

Indiana Housing and Community Development Authority

2025 Annual Report



Indiana Housing & Community Development Authority

The staff at IHCDa are proud to present this 2025 Annual Report to highlight another year of successful programs and activities which promote safe, secure, affordable housing options that are within reach of low- and moderate-income individuals and families across all 92 counties of the great Hoosier State.

Through strong partnerships and collaboration with lenders, developers, nonprofit organizations and other entities, IHCDa was able to create and preserve affordable homes, support first-time homebuyers, promote housing stability for vulnerable populations, and assist in community stabilization and development throughout Indiana.

The following pages summarize key achievements, performance, financial investment, and direct impact of the various programs offered by IHCDa for the benefit of the individuals and communities we serve.

IHCDa gratefully acknowledges all who partner with us and support our mission and vision to advance opportunity, affordability, and stability in housing.

INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

2025 ANNUAL REPORT

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I. **Background.** The Indiana Housing and Community Development Authority (IHCDA) was created in 1978 by the Indiana General Assembly (Indiana Code 5-20-1-3) as a financially self-sufficient agency of state government.

II. **Governance.** IHCDA is governed by an independent board of directors comprised of seven members - the Lieutenant Governor, the Treasurer of the State, the Director of the Public Finance Authority, and four at-large members as appointed by the Governor. The current make-up of the board is:

- Chairperson: Jim McGoff, Public Finance Director of the State of Indiana
- Micah Beckwith, Lt. Governor of the State of Indiana
- Daniel Elliott, Treasurer of the State of Indiana
- Thomas McGowan, by gubernatorial appointment
- Andy Place, Sr., by gubernatorial appointment
- G. Michael Schopmeyer, by gubernatorial appointment
- Chad Greiwe, by gubernatorial appointment

III. **Leadership.** Tom Pearson was appointed as Executive Director in May 2025 by Governor Mike Braun and serves directly under Secretary of Business Affairs Mike Speedy. Tom Pearson had most recently served as Director of the Homeownership Department.

The Executive team is comprised of the Executive Director and:

- Matt Rayburn, Deputy Executive Director and Chief Real Estate Development Officer
- Samantha Spergel, Chief Community Programs and Services Officer
- Jennifer Phillips, General Counsel
- Brennen Garard, Chief Financial Officer

IV. **Oversight.** IHCDA administers several federal programs and is responsible to federal agencies including US Department of Treasury, US Department of Housing and Urban Development, US Department of Health and Human Services, US Department of Energy, and the Internal Revenue Service. As such, IHCDA is subject to internal and external compliance monitoring and independent audits. IHCDA maintains a long track record of audits free of material findings or significant issues. See Exhibit 1 for the audited Schedule of Expenditures of Federal Awards.

V. **Vision and Mission.** In 2025, IHEDA undertook an internal planning process which resulted in the creation of new Vision, Mission, and Commitment Statements.

Our Vision: Each and every Hoosier feels at home in their community.

Our Mission: To advance opportunity, affordability, and stability in housing

Our Commitment: We serve our neighbors through our work in housing.

Therefore, we . . .

- Explore new ideas and solutions.
 - We cultivate creativity, curiosity, and conversation. We constantly strive for innovation and excellence
- Celebrate success.
 - We honor individual wins, recognize partners' achievements, and share stories of the people in our programs.
- Communicate with transparency.
 - We are clear, honest, open, and timely in our communication. We understand communication requires both sharing and listening.
- Design our processes and programs with the person in mind.
 - We emphasize accessibility, ease of use, and elimination of obstacles.
- Seek to maintain the public's trust.
 - We understand that trust is earned, not guaranteed. We exhibit accountability, integrity, and good stewardship in all programs and practices.
- Engage and collaborate with partners.
 - We empower partners to expand their capacity and to leverage their relationships in the community. We provide technical assistance and training to support their success.

VI. Real Estate Department.

Development of Affordable Rental Housing - LIHTC

The Low-Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 and represents the most important resource for creating affordable rental housing in Indiana and the United States. IHCD serves as the allocating agency for LIHTC for the acquisition, rehabilitation, and new construction of rental housing reserved for lower-income households.

In 2025, IHCD made reservations of 9% LIHTC credits in the amount of \$24,182,588 annually for ten years, based upon a calculated per capita appropriation of \$3.416 for each of Indiana's 6.9 million residents.

In 2023, Indiana's General Assembly introduced a state tax credit program, the Affordable Workforce Housing Tax Credit (AWHTC), which provides \$30 million in state tax credits for each of five years. IHCD also administers this allocation.

Additional LIHTC credits are made available to developments that are financed by using tax-exempt bond financing. This arrangement provided over \$428,297,597 in bond financing and was accompanied by an additional \$39,163,128 in credits annually for ten years.

In total, with state and federal tax credits, tax-exempt bond financing, and additional gap financing through HOME Funds, the National Housing Trust Fund, and the Development Fund, commitments of over \$1.1 billion were made which will make possible the development of 41 projects, comprising 4,840 new or preserved units of housing. This amount of funding represents a new one-year record for Indiana's LIHTC program.

This brings the current Indiana portfolio of occupied or planned and funded LIHTC properties to a total of 846 properties with 66,992 units of housing.

9% LIHTC Program

21 projects – 1,039 units

Funding Sources Allocated:

- Federal Tax Credits \$241,825,580
- HOME Funds \$ 1,000,000
- Housing Trust Fund \$ 3,000,000
- Development Fund \$ 6,990,000

4% LIHTC with State AWHTC Program 5 projects - 731 units

Funding Sources Allocated:

- Federal Tax Credits \$ 80,990,890
- State Tax Credits \$ 30,000,000
- Tax-Exempt Bonds \$ 72,449,673
- Development Fund \$ 1,000,000

4% LIHTC Program (non-competitive) 15 projects – 3,070 units

Funding Sources Allocated:

- Federal Tax Credits \$310,640,390
- Tax-Exempt Bonds \$355,847,924
- Development Fund \$ 2,500,000

Total 2025 Funding approvals

41 projects

4,840 units of housing

\$1,106,244,457 from all IHCDCA-administered sources

See Exhibit 2 for a complete listing of 2025 Awarded LIHTC Properties.

Development of Affordable Homes – HOME - for Rent or for Purchase

The US Department of Housing and Urban Development (HUD) awards each state and some localities formula block grants for the creation of affordable housing targeted toward families and households with low and very low incomes. HOME Investment Partnerships Program (HOME) funds are to benefit families with incomes below 60% of the area median income. National Housing Trust Fund (HTF) grants are to benefit households with incomes below 30% of the area median income. IHCD is the recipient and administrator of these grants for the state of Indiana.

In addition to the annual formula grants, IHCD also received funding from the HOME - American Rescue Plan (HOME-ARP) for the creation of additional housing options for people at risk of homelessness.

In 2025, IHCD made awards of HOME funds and HOME-ARP in the following amounts and activities.

HOME Funds:

7 Homebuyer projects	18 new homes	\$1,685,687
6 Rental developments	48 new apartments	\$8,302,000

HOME-ARP Funds:

2 Rental developments	16 new apartments	\$3,441,936
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Additional HOME and HTF funding was committed to LIHTC developments as previously outlined.

IHCD also included \$500,000 from the Development Fund as additional development subsidy for each of the two HOME-ARP Rental developments mentioned above.

Ramp Up Indiana

Ramps are one of the most common modifications required and requested by homeowners with a household member who has a mobility impairment or is a user of a wheelchair. Ramp Up Indiana is a stand-alone program which provides grants to nonprofit organizations or local units of government for the installation of exterior ramps to homes occupied by people who need improved accessibility.

This program is funded by the Affordable Housing and Community Development Fund (Development Fund). The Development Fund was established by the Indiana General Assembly in 1989 to fund the creation and rehabilitation of affordable housing and to support other community development needs. (The Development Fund also provides the necessary gap subsidy for some LIHTC and HOME Funds awards as mentioned above.)

During 2025, Ramp Up disbursed funding in the amount of \$95,516 among five organizations throughout the state. This funding provided for the completion of 27 new ramp installations.

Rental Assistance – Housing Choice Vouchers

Housing Choice Vouchers, created by Section 8 of Title 42 of the Housing Act of the US Code, represent an on-going rental assistance program for low-income families. The program is overseen by HUD and is administered by local Public Housing Agencies (PHA). IHCD is the PHA for the state of Indiana and administers the HCV program in 84 counties with the assistance of 14 Local Subcontracting Agencies.

In 2025, IHCD provided \$46,711,763 in rental assistance to 6,514 households, including several special purpose vouchers:

- 376 Veterans Affairs Supportive Housing Vouchers
- 408 Non-Elderly Disabled Vouchers
- 37 Family Unification Program Vouchers
- 25 Stability Vouchers
- 108 Mainstream Vouchers

In addition to HCV, IHCD administered 268 Emergency Housing Vouchers for an additional \$2,469,782 in assistance.

Project-Based Rental Assistance Programs

The Project-Based Voucher (PBV) program allows Public Housing Agencies that administer a tenant-based Housing Choice Voucher program to use a portion of their voucher budget authority to attach vouchers to specific projects via long-term Housing Assistance Payment contracts. In exchange, the owners agree to serve very low-income households at risk of housing instability, including persons with disabilities and persons experiencing homelessness. In 2025, IHCD awarded PBV contracts to six new developments to cover 94 units.

The Section 811 Project Rental Assistance (811) program provides long-term Rental Assistance Contracts to projects in which up to 25% of the units are reserved for extremely low-income households who meet the HUD definition of non-elderly with a disability. In 2025, IHCD awarded 811 contracts to four new developments to cover 37 units.

The Section 8 Project-Based Rental Assistance (PBRA) program provides rental assistance contracts directly between HUD and project owners. IHCD, along with its subcontractor, Indiana Quadel, continues to serve as HUD's designated Contract Administrator to conduct certain oversight functions of PBRA properties in Indiana. As of the end of 2025, the PBRA portfolio consisted of 379 projects with 28,814 assisted units.

Permanent Supportive Housing

Permanent Supportive Housing combines affordable housing and individualized supportive services to meet the needs of Hoosiers who are experiencing homelessness.

One part of IHCD's supportive housing work is HOME Tenant Based Rental Assistance (HOME TBRA) which makes up the difference between reasonable market-based rent and a family's ability to pay. This rental assistance was provided specifically to households where at least one member was formerly incarcerated and had exited the corrections system during the previous six months and is at risk of homelessness, or to individuals who are currently experiencing homelessness and were formerly incarcerated. In 2025, HOME TBRA funds benefitted 316 people in 270 households, including 28 households with a total of 46 children.

HOME-ARP funding awarded in the previous program year has provided supportive services to 985 people, including 142 elderly individuals and 140 single parents during 2025.

And the Indiana Supportive Housing Institute saw results of four new projects (also funded last year) being placed in service, providing 95 new units of permanent supportive housing.

Housing for Persons with Substance Use Disorders

In September 2024, IHCD, in partnership with the Family and Social Services Administration Division of Mental Health and Addiction and the Executive Director for Drug Prevention, Treatment, and Enforcement, issued a request for proposals for the development of housing for persons with substance use disorders. Applicants selected through the initiative were each eligible to apply for up to \$2,500,000 of grant funding through the National Opioid Settlement Fund.

Housing developed through this initiative must provide affordable rental housing with supportive services for a 15-year compliance period to households in which at least one member has a substance use disorder. Applicants must implement one of the following models: permanent supportive housing, transitional housing, or Level II, III, or IV recovery housing.

In 2025, IHCD awarded the full \$10,000,000 to four selected applicants. These four developments will result in the creation of 41 units of housing.

VII. Homeownership Department.

IHCDA's **Homeownership Program** provides Down Payment Assistance between 3.5% and 5% of the price of a home to first-time homebuyers and reduced rate loans to homebuyers in targeted census tracts. The down-payment assistance and the reduced rate lending are made possible by the sale of tax-exempt and taxable bond financing.

The program utilizes a long list of Participating Lenders from which prospective buyers are free to choose to originate the loans. This lending activity is the primary method IHCDA employs to encourage and facilitate homeownership among low- and moderate-income families.

In 2025, the Homeownership Program assisted 3,086 homebuyers with \$33,383,037 in down-payment assistance which facilitated \$583,345,844 in total borrowing.

VIII. Community Programs.

Healthy Homes Resource Program

The Healthy Homes Resource Program includes funding and activities in two distinct areas: Lead Hazard Reduction and Healthy Home Production. These programs focus on mitigating hazards in the home which are likely to have adverse effects on the inhabitants. The most common of these hazards are lead-based paint, radon, mold, electrical hazards, accessibility issues, structural concerns, carbon monoxide and fuel combustion products, and pests and their refuse.

In 2025, the Lead Hazard Reduction Program expended \$1,050,341 to complete mitigation projects in 29 homes. The Healthy Homes Program expended \$601,739 to complete repairs in 28 additional homes.

Weatherization Assistance Program

The Weatherization Assistance Program (WAP) provides energy conservation measures to reduce utility bills for low-income families across the state. Utilizing funding from three distinct sources, the Weatherization Program assisted with such measures in 640 homes, to make the home and the financial situation both more comfortable.

Sources:

Infrastructure Investment and Jobs Act (IIJA)	\$2,529,660
Department of Energy (DOE)	\$3,909,557
<u>Low-Income Home Energy Assistance Program (LIHEAP)</u>	<u>\$5,616,696</u>
Total	\$12,055,913

Low-Income Home Energy Assistance Program

The Low-Income Home Energy Assistance Program (LIHEAP) is a federal program that assists income-eligible households with their home energy bills, especially during the winter, to ensure non-payment of heating bills does not result in heating fuel being discontinued.

In 2025, funding from Health and Human Services in the amount of \$49,249,453 was used to serve 114,594 Hoosier households.

Placemaking in Indiana

Creating Places

CreatINg Places is a place-based, crowd-granting program developed and implemented by IHCD in cooperation with Patronicity. The program aims to assist communities in capitalizing on their strengths and their identities to improve and enhance quality of life for their residents. Since 2016, the program has provided over \$12 million in matching grants.

In 2025 alone, 47 projects completed their funding campaigns with the help of 7,081 donations for a total of \$2,190,166, earning a total of \$1,885,012 in matching funds. Throughout the life of the program, projects have managed a 97% success rate in reaching their fundraising goals.

My Community, My Vision

A very similar spin-off program is My Community, My Vision, a youth-driven placemaking program which connects young people to their communities. The program engaged youth councils with community leaders in semester-long project development which resulted in lasting impacts in their communities.

Four youth teams raised a total of \$194,149 in donations from 716 donors and were successful in earning \$130,000 in matching funds.

CreatINg Livable Communities

CreatINg Livable Communities, a multigenerational placemaking partnership, was developed with AARP Indiana to assist communities with projects specifically for aging in place, those which benefit Hoosiers who are 50+ years old. In 2025, three such projects were funded with \$5,000 each, bringing the program lifetime total to \$60,000 in matching funds granted to 12 projects which raised a total of \$479,729 from 1,275 individual donors.

Individual Development Accounts

The Individual Development Account (IDA) program helps low-income Hoosiers achieve self-sufficiency through setting and achieving goals through financial literacy education, one-on-one support, and matched savings incentives.

In 2025, with the participation of 16 local organizations, awards in the total amount of \$504,000 were made to 96 individuals, including \$432,000 in matching funds, helping each person to realize the goals they had set.

Neighborhood Assistance Program

The Neighborhood Assistance Program (NAP) supports nonprofit organizations in their work to strengthen Indiana communities and improve the lives of their families. NAP donations are used to fund neighborhood-based projects which benefit distressed areas, low-income households, and citizens returning from incarceration.

In 2025, nearly \$5M was raised through the awarding of \$2.5M in tax credits.

It is estimated that tens of thousands of Hoosiers benefited from the 309 projects which were made possible through these donations.

Community Services Block Grant

IHCDA manages Community Services Block Grant (CSBG) funding to achieve the following goals: increase self-sufficiency, improve living conditions, foster residents' feelings of ownership of and pride in their communities, and strengthen family and support systems. Examples of CSBG-funded initiatives address:

- Tenant rights education, Eviction sealing clinics, and Landlord engagement
- Employment resource programs
- Health dignity, and economic stability programs

During the program year ending in 2025, \$11,166,773 was disbursed to the 22 Community Action Programs across the state. These funds were used by the organizations to serve 127,754 households, including 297,758 individuals.

IX. Community Services.

Coordinated Entry

Coordinated Entry (CE) is a system and process for connecting people experiencing homelessness to a variety of housing programs. IHCD serves as the Coordinated Entry lead for all Indiana counties except for Marion County. In 2025, the CE process assessed and assisted approximately 8700 individuals and households for services and support.

Continuum of Care - Permanent Supportive Housing

The Permanent Supportive Housing (PSH) program funded under the Continuum of Care (CoC) supports individuals with disabilities who are experiencing homelessness, along with their families. PSH combines housing assistance with support services to address needs specific to people who are chronically homeless. PSH provides dignity and safety while facilitating independent living skills and mitigating other complex challenges.

Individuals served through PSH	1,046
Adults	860
Children	186
Rental Assistance	\$4,661,503
Supportive Services Expenditures	\$ 594,342

Continuum of Care - Rapid Re-Housing (RRH)

Rapid Re-Housing (RRH) provides 3-24 months of tenant-based rental assistance and supportive services for households recently experiencing homelessness, allowing them to address certain challenges that may have led to their homelessness, including employment issues, substance use disorders, and domestic violence.

Individuals served through RRH	79
Adults	26
Children	53

Combined CoC Expenses

Rental Assistance	\$ 782,553
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Housing Opportunities for Persons with AIDS

Housing Opportunities for Persons with AIDS (HOPWA) is a program funded by a grant of the same name from HUD. The funding is used to provide rent, mortgage, and utility assistance and a wide variety of housing-related and supportive services. Through IHCD's administration of HOPWA, a total of 1,217 Hoosiers accessed life-saving housing and health resources. Of the clients who exited the program in 2025, 73% made positive moves to stable housing situations.

Total individuals served	904
2025 HOPWA Program Assistance	\$1,956,499

Emergency Solutions Grant

The Emergency Solutions Grant (ESG) program is also funded by a grant of the same name from HUD that provides vital assistance to individuals and families experiencing homelessness or at risk of becoming homeless, helping them establish stable, permanent housing. The ESG program includes Homelessness Prevention, Emergency Shelter, Rapid Re-Housing, and Street Outreach services across the state, excluding Marion County. A total of 6,447 individuals received assistance through the Balance of State programs in 2025. Of the clients who exited the Rapid Re-Housing and Homelessness Prevention programs, 74% made positive moves to stable housing situations.

Shelter Services	4,097 individuals served
Street Outreach	964 individuals served
Rapid Re-Housing	1,386 individuals served

During Program Year 2025, \$7,898,772 was drawn for services to support these individuals.

Temporary Assistance for Needy Families

The Temporary Assistance for Needy Families (TANF) program provided funding for short-term Rapid Re-Housing and Homeless Prevention efforts across the state. Families with children who are experiencing homelessness or are at imminent risk of homelessness are provided with rental and utility assistance to stabilize their housing. Through IHCDA's administration of the TANF program, 929 families accessed support for stabilizing their housing. Of those families assisted, 82% of participants exited to stable housing situations.

Families served	929
Children in Families served	2,095
Adults in Families served	1,578
Seniors in Families served	19
Total Allocated to Program Subrecipients	\$8,193,809
Total Disbursed in 2025	\$5,505,617

X. **Indiana Emergency Rental Assistance.**

The Indiana Emergency Rental Assistance (IERA) program completed its mission during 2025. In the final year of activity, IERA assisted 5,562 households in 88 counties with \$24,288,676 in rental assistance.

Totals for the program included \$447,541,434 which benefitted 65,879 Hoosier households in 90 counties.

Exhibit 1 - Schedule of Expenditures of Federal Awards (SEFA) - Audited

	2023	2024
Section 8 Housing Assistance Payments Program (<i>Section 8 Project-Based Cluster</i>) (Federal)	\$ 210,935,484	\$ 243,565,246
Low Income Home Energy Assistance Program (Federal)	\$ 6,653,752	\$ 10,164,403
Low Income Home Energy Assistance Program (Federal) Cares Act	\$ 126,816,184	\$ 91,225,821
Section 8 - Housing Choice Vouchers (<i>Housing Voucher Cluster</i>) (Federal)	\$ 38,822,396	\$ 48,030,347
Section 8 - Housing Choice Vouchers (<i>Housing Voucher Cluster</i>) (Federal) Cares Act	\$ 2,743,456	\$ 3,499,695
Section 8 - Housing Choice Vouchers Mainstream (<i>Housing Voucher Cluster</i>) (Federal)	\$ 296,027	\$ 474,248
Family Unification Program	\$ 322,018	\$ 503,307
HOME Investment Partnerships Program (Federal)	\$ 31,981,498	\$ 38,855,790
Indiana Office of Rural and Community Affairs Community Development Block Grants (Federal)	\$ 14,484,487	\$ 14,117,621
Community Services Block Grant (Federal)	\$ 11,393,689	\$ 11,494,205
Community Services Block Grant (Federal) Cares Act	\$ 75,856	\$ -
Weatherization Assistance for Low-Income Persons (Federal)	\$ 10,099,894	\$ 13,794,162
Continuum of Care Program (Federal)	\$ 9,375,019	\$ 10,656,527
Emergency Solutions Grant Program (Federal)	\$ 3,565,610	\$ 3,671,086
Emergency Solutions Grant Program (Federal) Cares Act	\$ 5,408,708	\$ 179,962
Rural Rental Housing Loans (Federal)	\$ 1,374,457	\$ 1,312,748
Housing Trust Fund (Federal)	\$ 6,882,152	\$ 8,819,995
Housing Opportunities for Persons with AIDS (Federal)	\$ 2,260,590	\$ 2,395,830
Housing Opportunities for Persons with AIDS (Federal) Cares Act	\$ 3,336	\$ -
Performance Based Contract Administrator Programs (Federal)	\$ 1,140,414	\$ 1,197,683
Temporary Housing for Needy Families (<i>TANF Cluster</i>) (Federal)	\$ 135	\$ 481,558
Lead Hazard Reduction Demonstration Grant Program (Federal)	\$ 59,308	\$ 610,800

Section 811 Supportive Housing for Persons with Disabilities	\$ 9,124	\$ 100,093
Healthy Homes (Federal)	\$ 489,850	\$ 532,450
Healthy Homes Weatherization Cooperation Grant	\$ 8,586	\$ 56,899
Education Stabilization Fund	\$ 1,262,708	\$ 431,913
Block Grants for Community Mental Health	\$ 20,687	\$ 250,685
Epidemiology and Laboratory Capacity for Infection Diseases	\$ 322,799	\$ 288,530
Indiana Emergency Rental Assistance	\$ 117,443,961	\$ 101,686,166
Homeowners Assistance Program	\$ 118,174,139	\$ 12,092,840
Youth Homelessness Systems Improvement	\$ -	\$ 58,817
Second Chance Reentry Initiative	\$ -	\$ 11,371
Total SEFA	\$ 722,426,324	\$ 620,560,798
Development Fund (State)	\$ 3,797,149	\$ 5,570,674
Indiana Foreclosure Prevention Network (State)	\$ 11,226	\$ 8,047
Housing First (State)	\$ 863,612	\$ 1,059,441
Individual Development Account (State)	\$ 516,206	\$ 638,511
Weatherization Assistance for Low-Income Persons (Private)	\$ 940,127	\$ 671,903
Neighborhood Assistance Program (State)	\$ 79,819	\$ 67,591
Duke Deferral	\$ 143,975	\$ (9,610)
Total Non-SEFA	\$ 6,352,114	\$ 8,006,557
Total SEFA and Non-SEFA	\$ 728,778,438	\$ 628,567,355
Total SEFA and Non-SEFA less SEFA Loan amounts	\$ 694,432,780	\$ 595,367,740

Exhibit 2 - 2025 Low-Income Housing Tax Credit Awards

Project Name	Type	Location	Program Units
9% LIHTC			
707 North Apartments	Family	Indianapolis	40
Bluffton Senior Villas II (BSV II)	Age-Restricted	Bluffton	32
Burnett Manor	Age-Restricted	Rockville	60
Country Acres	Family	La Porte	100
Donald & Main Apartments	Family	South Bend	50
Durbin Plaza Senior	Age-Restricted	Lawrenceburg	52
Frankfort Fields	Family	Frankfort	38
GC Horizons	Family; Integrated Supportive Housing	Plymouth	32
Historic Jeff Centre	Age-Restricted	Lafayette	74
Jackson Square	Age-Restricted	Lebanon	46
Providence Ridge	Family	Greenwood	41
Ritchey Woods	Age-Restricted	Fishers	65
River City Homes	Family	Evansville	43
Tanners Creek Manor	Age-Restricted	Lawrenceburg	46
The Branches	Age-Restricted; Integrated Supportive Housing	Hobart	36
Towne Village Apartments	Age-Restricted	Ligonier	28
Trafalgar Senior Apartments	Age-Restricted	Trafalgar	46
Tri Day	Integrated Supportive Housing	South Bend	42
Village Premier - Senior Phase	Age-Restricted	Fort Wayne	50
Walters-Biggs RD	Family	Scattered	78
West Park	Family	Indianapolis	40

4% with State AWHTC and Bonds

Allen's Place	Age-Restricted	Clarksville	150
Trinity Flats	Family; Age-Restricted	Indianapolis	169
Heritage Trails	Family	South Bend	180
Crawford Door	Family	Evansville	134
The Crossing at Trails Edge	Family	Muncie	98

4% with Bonds - Non-competitive

New Albany RAD	Family	New Albany	125
Cambridge Square of Beech Grove	Age-Restricted	Beech Grove	126
Stadium Flats	Family	South Bend	92
Beacon Heights	Family	Fort Wayne	100
Cambridge Square of Greenwood	Family	Greenwood	186
Garfield Towers	Age-Restricted	Terre Haute	152
Foulkes Village	Family	Terre Haute	97
The Grove at Pleasant Run	Family	Indianapolis	160
Oak Knoll Renaissance	Family	Gary	256
Cambridge Square North	Family	Indianapolis	380
Stone Lake Apartments	Family	Indianapolis	236
Karl King Riverbend Tower	Age-Restricted	South Bend	219
Eastfield Reserve	Family	Evansville	264
Central at Old Southside	Family	Indianapolis	227
Renaissance Towers	Family, Age-Restricted	Hammond	450