



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Cumberland Crossing

SITE LOCATION: 10225 Stage Coach Trail
Fishers, IN 46037

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: Birge & Held Development, LLC

PRINCIPALS: Cumberland Crossing Fishers GP, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency: 0	
60% of AMI: 116	One bedroom: 96	
50% of AMI: 116	Two bedroom: 88	
40% of AMI: 0	Three bedroom: 48	
30% of AMI: 0	Four bedroom: 0	
Market Rate: 0	Total units: 232	

TOTAL PROJECTED COSTS: \$54,766,121
TOTAL COST PER UNIT: \$236,061

CREDITS REQUESTED: \$1,939,471
CREDITS RECOMMENDED: \$1,939,471
BOND VOLUME REQUESTED: \$27,830,000
BOND VOLUME RECOMMENDED: \$27,830,000
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2025A-B-002
BIN NUMBER: IN-25-00100
DEVELOPMENT FUND LOAN NUMBER: DFL-024-122
SELF SCORE: 64.0
IHCDA SCORE: 65.0

Award Date: August 22, 2024



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME:	Rosedale Hills
SITE LOCATION:	2139 East Hanna Avenue Indianapolis, IN 46227
PROJECT TYPE:	Rehabilitation & New Construction
PROJECT DESIGNATION:	Family
DEVELOPER:	Rogers Development Group LLC & Strategic Capital Partners
PRINCIPALS:	Rosedale Multifamily Partners, LP
# OF UNITS AT EACH SET ASIDE	UNIT MIX
80% of AMI:	0
60% of AMI:	72
50% of AMI:	60
40% of AMI:	0
30% of AMI:	0
Market Rate:	0
	Efficiency:
	0
	One bedroom:
	56
	Two bedroom
	48
	Three bedroom:
	28
	Four bedroom:
	0
	Total units:
	132
TOTAL PROJECTED COSTS:	\$32,811,463
TOTAL COST PER UNIT:	\$248,572
CREDITS REQUESTED:	\$1,493,056
CREDITS RECOMMENDED:	\$1,493,056
BOND VOLUME REQUESTED:	\$16,500,000
BOND VOLUME RECOMMENDED:	\$16,500,000
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000
APPLICANT NUMBER:	2025A-B-003
BIN NUMBER:	IN-25-00200
DEVELOPMENT FUND LOAN NUMBER:	DFL-025-002
SELF SCORE:	75.5
IHCDA SCORE:	75.5

Award Date: August 22, 2024



Indiana Housing & Community Development Authority

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Cambridge Square of Bloomington

SITE LOCATION: 307 N. Pete Ellis Drive
Bloomington, IN 47408

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Age-Restricted

DEVELOPER: GBG LIHTC Development LLC

PRINCIPALS: Glick Apartment Holdings, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency: 0	
60% of AMI: 153	One bedroom: 153	
50% of AMI: 0	Two bedroom: 0	
40% of AMI: 0	Three bedroom: 0	
30% of AMI: 0	Four bedroom: 0	
Market Rate: 0	Total units: 153	

TOTAL PROJECTED COSTS: \$25,422,650
TOTAL COST PER UNIT: \$166,161.11

CREDITS REQUESTED: \$875,891
CREDITS RECOMMENDED: \$875,891
BOND VOLUME REQUESTED: \$13,138,000
BOND VOLUME RECOMMENDED: \$13,138,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2025A-B-005
BIN NUMBER: IN-25-00300
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 55.0
IHCDA SCORE: 57.0

Award Date: September 26, 2024



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Carriage House Glendale

SITE LOCATION: 2516 Tacoma Circle
Indianapolis, IN 46220

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Age Restricted

DEVELOPER: Gene B. Glick Company, Inc.

PRINCIPALS: Glick Apartment Holdings, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency:	0
60% of AMI: 204	One bedroom:	204
50% of AMI: 0	Two bedroom:	0
40% of AMI: 0	Three bedroom:	0
30% of AMI: 0	Four bedroom:	0
Market Rate: 0	Total units:	204

TOTAL PROJECTED COSTS: \$33,356,189
TOTAL COST PER UNIT: \$163,511

CREDITS REQUESTED: \$1,193,348
CREDITS RECOMMENDED: \$1,193,348
BOND VOLUME REQUESTED: \$17,398,500
BOND VOLUME RECOMMENDED: \$17,398,500
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2025A-B-006
BIN NUMBER: IN-25-00400
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 54.5
IHCDA SCORE: 54.5

Award Date: September 26, 2024



Indiana Housing & Community Development Authority

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Vita Lifestyle Lafayette

SITE LOCATION: State Road 38 & Park East Boulevard
Lafayette, IN 47905

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Age Restricted

DEVELOPER: Vita Investment Holdings, LLC

PRINCIPALS: Vita Investment Holdings, LLC
Paul Ezekiel Turner

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>
80% of AMI: 17	Efficiency: 0
60% of AMI: 108	One bedroom: 59
50% of AMI: 0	Two bedroom: 130
40% of AMI: 17	Three bedroom: 0
30% of AMI: 0	Four bedroom: 0
Market Rate: 47	Total units: 189

TOTAL PROJECTED COSTS: \$45,117,070
TOTAL COST PER UNIT: \$238,715

CREDITS REQUESTED: \$1,258,157
CREDITS RECOMMENDED: \$1,258,157
BOND VOLUME REQUESTED: \$23,033,860
BOND VOLUME RECOMMENDED: \$23,033,860
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2025A-B-007
BIN NUMBER: IN-25-00500
DEVELOPMENT FUND LOAN NUMBER: DFL-024-125
SELF SCORE: 54.0
IHCDA SCORE: 52.0

Award Date: November 21, 2024



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Broadway Park & Citizen's Park

SITE LOCATIONS: 605/617/625 E. 38th St. & 3760 Broadway St.
2216/2228 N. College Ave.
Indianapolis, IN 46205

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Family

DEVELOPER: BPCP, LP

PRINCIPALS: BPCP, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency: 0	
60% of AMI: 74	One bedroom: 44	
50% of AMI: 0	Two bedroom: 30	
40% of AMI: 0	Three bedroom: 0	
30% of AMI: 0	Four bedroom: 0	
Market Rate: 0	Total units: 74	

TOTAL PROJECTED COSTS: \$23,449,558
TOTAL COST PER UNIT: \$316,886

CREDITS REQUESTED: \$845,858
CREDITS RECOMMENDED: \$845,858
BOND VOLUME REQUESTED: \$12,250,000
BOND VOLUME RECOMMENDED: \$12,250,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2025A-B-008
BIN NUMBER: IN-25-00600

SELF SCORE: 62.5
IHCDA SCORE: 52.42

Award Date: November 21, 2024



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME:	Vita of Westfield
SITE LOCATION:	17748 Spring Mill Road Westfield, IN 46074
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Affordable Assisted Living
DEVELOPER:	Vita Investment Holdings, LLC
PRINCIPALS:	Vita Investment Holdings, LLC Paul Ezekiel Turner
# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
60% of AMI:	119
50% of AMI:	15
40% of AMI:	0
30% of AMI:	0
Market Rate:	30
UNIT MIX	
Efficiency:	81
One bedroom:	44
Two bedroom:	39
Three bedroom:	0
Four bedroom:	0
Total units:	164
TOTAL PROJECTED COSTS:	\$47,955,718
TOTAL COST PER UNIT:	\$292,413
CREDITS REQUESTED:	\$1,347,750
CREDITS RECOMMENDED:	\$1,347,750
BOND VOLUME REQUESTED:	\$22,680,066
BOND VOLUME RECOMMENDED:	\$22,680,066
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2025A-B-010
BIN NUMBER:	IN-25-00700
DEVELOPMENT FUND LOAN NUMBER:	DFL-024-126
SELF SCORE:	56.00
IHCDA SCORE:	52.00

Award Date: November 21, 2024



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Arbors of South Towne Apartments

SITE LOCATION: 7915 Decatur Rd.
Fort Wayne, IN 46816

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Age-Restricted

DEVELOPER: Allied Real Estate Partners, LLC

PRINCIPALS: Allied Argenta, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency:	46
60% of AMI: 202	One bedroom:	166
50% of AMI: 10	Two bedroom:	0
40% of AMI: 0	Three bedroom:	0
30% of AMI: 0	Four bedroom:	0
Market Rate: 0	Total units:	212

TOTAL PROJECTED COSTS: \$39,136,327
TOTAL COST PER UNIT: \$184,605

CREDITS REQUESTED: \$1,741,459
CREDITS RECOMMENDED: \$1,741,459
BOND VOLUME REQUESTED: \$19,852,727
BOND VOLUME RECOMMENDED: \$19,852,727
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2025A-B-011
BIN NUMBER: IN-25-02900
DEVELOPMENT FUND LOAN NUMBER: DFL-024-138
SELF SCORE: 51.00
IHCDA SCORE: 54.00

Award Date: December 19, 2024



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
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PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Henderson Court Apartments

SITE LOCATION: 2475 South Winslow Court
Bloomington, IN 47401

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: GBG LIHTC Development, LLC

PRINCIPALS: Gene B. Glick Family Housing Foundation

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency: 0	
60% of AMI: 150	One bedroom: 28	
50% of AMI: 0	Two bedroom: 92	
40% of AMI: 0	Three bedroom: 30	
30% of AMI: 0	Four bedroom: 0	
Market Rate: 0	Total units: 150	

TOTAL PROJECTED COSTS: \$33,147,868
TOTAL COST PER UNIT: \$220,986

CREDITS REQUESTED: \$1,125,602
CREDITS RECOMMENDED: \$1,125,602
BOND VOLUME REQUESTED: \$17,000,000
BOND VOLUME RECOMMENDED: \$17,000,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2025A-B-012
BIN NUMBER: IN-25-03000

SELF SCORE: 55.50
IHCDA SCORE: 54.00

Award Date: January 23, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Vivera Oakwood
SITE LOCATION: 15165 Cleveland Road
Mishawaka, IN 46530
PROJECT TYPE: New Construction
PROJECT DESIGNATION: Affordable Assisted Living
DEVELOPER: Marian Development Group, LLC
PRINCIPALS: JLB Vivera Oakwood LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>
80% of AMI: 0	Efficiency: 50
60% of AMI: 118	One bedroom: 68
50% of AMI: 0	Two bedroom: 0
40% of AMI: 0	Three bedroom: 0
30% of AMI: 0	Four bedroom: 0
Market Rate: 0	Total units: 118

TOTAL PROJECTED COSTS:	\$42,588,264
TOTAL COST PER UNIT:	\$360,917

CREDITS REQUESTED:	\$1,732,600
CREDITS RECOMMENDED:	\$1,732,600
BOND VOLUME REQUESTED:	\$19,700,000
BOND VOLUME RECOMMENDED:	\$19,700,000
DEVELOPMENT FUND REQUESTED:	\$0
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2025A-B-013
BIN NUMBER:	IN-25-03100
DEVELOPMENT FUND LOAN NUMBER:	N/A
SELF SCORE:	51.0
IHCDA SCORE:	50.0

Award Date: February 27, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: LaSalle Park Homes

SITE LOCATION: 102 S. Falcon St.
South Bend, IN 46619

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: LaSalle Park Homes, Inc.

PRINCIPALS: LaSalle Park Homes, Inc.

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>
80% of AMI: 0	Efficiency: 0
60% of AMI: 150	One bedroom: 75
50% of AMI: 0	Two bedroom: 40
40% of AMI: 0	Three bedroom: 20
30% of AMI: 0	Four bedroom: 15
Market Rate: 0	Total units: 150

TOTAL PROJECTED COSTS: \$33,722,063
TOTAL COST PER UNIT: \$224,814

CREDITS REQUESTED: \$1,505,387
CREDITS RECOMMENDED: \$1,505,387
BOND VOLUME REQUESTED: \$17,000,000
BOND VOLUME RECOMMENDED: \$17,000,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2025A-B-014
BIN NUMBER: IN-25-03200
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 60.0
IHCDA SCORE: 59.0

Award Date: February 27, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
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PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Monon 35 – Phase I
SITE LOCATION: 3500 Sutherland Ave
Indianapolis, IN 46218
PROJECT TYPE: New Construction
PROJECT DESIGNATION: Family
DEVELOPER: Sullivan Development, LLC
PRINCIPALS: Sullivan Development, LLC
Sullivan Holdings, LLC
J & G Capital, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>
80% of AMI: 0	Efficiency: 0
60% of AMI: 200	One bedroom: 116
50% of AMI: 0	Two bedroom: 72
40% of AMI: 0	Three bedroom: 12
30% of AMI: 0	Four bedroom: 0
Market Rate: 0	Total units: 200

TOTAL PROJECTED COSTS:	\$48,628,420
TOTAL COST PER UNIT:	\$243,142
CREDITS REQUESTED:	\$2,284,192
CREDITS RECOMMENDED:	\$2,284,192
BOND VOLUME REQUESTED:	\$25,500,000
BOND VOLUME RECOMMENDED:	\$25,500,000
DEVELOPMENT FUND REQUESTED:	\$0
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2025A-B-015
BIN NUMBER:	IN-25-03300
DEVELOPMENT FUND LOAN NUMBER:	N/A
SELF SCORE:	54.0
IHCDA SCORE:	51.0

Award Date: March 27, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Stoneleaf Reserve
SITE LOCATION: 15503 E Douglas Rd
Mishawaka, IN 46530
PROJECT TYPE: New Construction
PROJECT DESIGNATION: Age-Restricted
DEVELOPER: Kittle Property Group, Inc.
PRINCIPALS: Jeffrey L. Kittle Trust

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>
80% of AMI: 0	Efficiency: 0
60% of AMI: 234	One bedroom: 144
50% of AMI: 0	Two bedroom: 90
40% of AMI: 0	Three bedroom: 0
30% of AMI: 0	Four bedroom: 0
Market Rate: 0	Total units: 234

TOTAL PROJECTED COSTS:	\$48,016,607
TOTAL COST PER UNIT:	\$205,199
CREDITS REQUESTED:	\$2,259,470
CREDITS RECOMMENDED:	\$2,259,470
BOND VOLUME REQUESTED:	\$23,500,000
BOND VOLUME RECOMMENDED:	\$23,500,000
DEVELOPMENT FUND REQUESTED:	\$0
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2025A-B-016
BIN NUMBER:	IN-25-03400
DEVELOPMENT FUND LOAN NUMBER:	N/A
SELF SCORE:	55.0
IHCDA SCORE:	54.0

Award Date: March 27, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2025A-B Bond Round

PROJECT NAME: Vita of New Haven Independent Living

SITE LOCATION: Landin Road and Shorden Road
New Haven, IN 46774

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Age-Restricted

DEVELOPER: Vita Investment Holdings, LLC

PRINCIPALS: Vita Investment Holdings, LLC
CRF

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>
80% of AMI: 0	Efficiency: 63
60% of AMI: 89	One bedroom: 68
50% of AMI: 14	Two bedroom: 0
40% of AMI: 0	Three bedroom: 0
30% of AMI: 0	Four bedroom: 0
Market Rate: 28	Total units: 131

TOTAL PROJECTED COSTS: \$29,567,065
TOTAL COST PER UNIT: \$225,703

CREDITS REQUESTED: \$901,502
CREDITS RECOMMENDED: \$901,502
BOND VOLUME REQUESTED: \$15,762,369
BOND VOLUME RECOMMENDED: \$15,762,369
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2025A-B-035
BIN NUMBER: IN-25-03600
DEVELOPMENT FUND LOAN NUMBER: DFL-024-139
SELF SCORE: 53.0
IHCDA SCORE: 54.0

Award Date: March 27, 2025