



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	
50% of AMI: 116	One bedroom: 96
40% of AMI: 0	Two bedroom: 88
30% of AMI: 0	Three bedroom: 48
Market Rate: 0	Four bedroom: 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
<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>
80% of AMI: 0	Efficiency: 0
60% of AMI: 72	
50% of AMI: 60	One bedroom: 56
40% of AMI: 0	Two bedroom: 48
30% of AMI: 0	Three bedroom: 28
Market Rate: 0	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
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

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
60% of AMI:	153
50% of AMI:	0
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	153
Two bedroom:	0
Three bedroom:	0
Four bedroom:	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

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
60% of AMI: 204
50% of AMI: 0
40% of AMI: 0
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 204
Two bedroom: 0
Three bedroom: 0
Four bedroom: 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
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

OF UNITS AT EACH SET ASIDE

80% of AMI: 17
60% of AMI: 108
50% of AMI: 0
40% of AMI: 17
30% of AMI: 0
Market Rate: 47

UNIT MIX

Efficiency: 0
One bedroom: 59
Two bedroom: 130
Three bedroom: 0
Four bedroom: 0
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. 38 th 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		
50% of AMI:	0	One bedroom:	44
40% of AMI:	0	Two bedroom	30
30% of AMI:	0	Three bedroom:	0
Market Rate:	0	Four bedroom:	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

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
60% of AMI:	202
50% of AMI:	10
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	46
One bedroom:	166
Two bedroom	0
Three bedroom:	0
Four bedroom:	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
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
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

OF UNITS AT EACH SET ASIDE

80% of AMI: 0

60% of AMI: 150

50% of AMI: 0

40% of AMI: 0

30% of AMI: 0

Market Rate: 0

UNIT MIX

Efficiency: 0

One bedroom: 28

Two bedroom: 92

Three bedroom: 30

Four bedroom: 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	
50% of AMI: 0	One bedroom: 68
40% of AMI: 0	Two bedroom: 0
30% of AMI: 0	Three bedroom: 0
Market Rate: 0	Four bedroom: 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.

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
60% of AMI:	150
50% of AMI:	0
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	75
Two bedroom	40
Three bedroom:	20
Four bedroom:	15
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
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
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

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
60% of AMI:	200
50% of AMI:	0
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	116
Two bedroom:	72
Three bedroom:	12
Four bedroom:	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

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
60% of AMI:	234
50% of AMI:	0
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	144
Two bedroom:	90
Three bedroom:	0
Four bedroom:	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

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
60% of AMI:	89
50% of AMI:	14
40% of AMI:	0
30% of AMI:	0
Market Rate:	28

UNIT MIX

Efficiency:	63
One bedroom:	68
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
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



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

PROJECT NAME: Vita of New Haven Assisted Living

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

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Affordable Assisted Living

DEVELOPER: Vita Investment Holdings, LLC

PRINCIPALS: Vita Investment Holdings, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
60% of AMI:	83
50% of AMI:	12
40% of AMI:	0
30% of AMI:	0
Market Rate:	25

UNIT MIX

Efficiency:	76
One bedroom:	44
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	120

TOTAL PROJECTED COSTS:	\$41,945,107
TOTAL COST PER UNIT:	\$349,543

CREDITS REQUESTED:	\$1,146,041
CREDITS RECOMMENDED:	\$1,146,041
BOND VOLUME REQUESTED:	\$19,904,915
BOND VOLUME RECOMMENDED:	\$19,904,915
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2025A-B-034
BIN NUMBER:	IN-25-03900
DEVELOPMENT FUND LOAN NUMBER:	DFL-025-102
SELF SCORE:	53.0
IHCDA SCORE:	54.0

Award Date: June 26, 2025