

Indiana Housing and Community Development Authority

2025 4% LIHTC and Bonds Initial Application

Date:	12/16/2024
Development Name:	King Commons
Development City:	Indianapolis
Development County:	Marion
Application Fee:	\$3,500
Application Number (IHCDA use only):	

The following pages contain:

1. The Threshold Checklist
2. The Scoring Template
3. Information pages for the Application

For other specific submission guidelines, see Schedule G of the QAP.

Documentation Submission Checklist

Part 4.1 - Qualified Non Profits		Notes:
Articles of Incorporation	<input checked="" type="checkbox"/> Place in Tab C.	
IRS documentation of 501(c)(3) tax-exempt status	<input checked="" type="checkbox"/> Place in Tab C.	
Nonprofit Questionnaire (Form B)	<input checked="" type="checkbox"/> Place in Tab C.	
Part 4.2 - Community Integration		
Community Integration Narrative	<input type="checkbox"/> Place in Tab A.	
Copy of executed MOU(s) with referral provider(s)	<input type="checkbox"/> Place in Tab A.	
Part 4.4 Preservation		
Capital Needs Assessment (Schedule F)	<input type="checkbox"/> Place in Tab L.	
Third-party documentation from the entity enforcing affordable housing requirements	<input type="checkbox"/> Place in Tab L.	
Hard cost budget	<input type="checkbox"/> Place in Tab L.	
Part 5.1 - Threshold Requirements		
A. Development Feasibility		
Form A - Excel	<input type="checkbox"/> Place in Tab A.	
Form A - PDF	<input type="checkbox"/> Place in Tab A.	
Commercial - 15 year proforma	<input type="checkbox"/> Place in Tab A.	
B. IHCD Notification		
~ Form C	Submit via:	
9% RHTC/Competitive 4%, state tax credit, and bonds: submitted 30-60 days prior to application	<input type="checkbox"/>	
Noncompetitive 4% and bonds: submitted prior to application	<input checked="" type="checkbox"/> RHTC@ihcda.in.gov	
C. Not-for-Profit Participation		
Signed Resolution from Board of Directors	<input type="checkbox"/> Place in Tab C.	
D. Market Study		
See QAP for requirements.	<input checked="" type="checkbox"/> Place in Tab N.	
G. Capabilities of Management Team		
Resumes of Developer and Management Company	<input checked="" type="checkbox"/> Place in Tab D.	
Most recent year-end financial statements, year-to-date balance sheets, and income statements from:		
1) The Developer	<input checked="" type="checkbox"/> Place in Tab D.	
2) Any Individual or Entity providing guarantees	<input type="checkbox"/> Place in Tab D.	
H. Readiness to Proceed		
~ Complete Application - including:		
1) Form A	<input type="checkbox"/> Place in Tab A.	
2) Narrative Summary of Development	<input checked="" type="checkbox"/> Place in Tab A.	
~ Application Fee (and supplemental fees if applicable)	<input checked="" type="checkbox"/> To be paid online.	
~ Evidence of Site Control	<input checked="" type="checkbox"/> Place in Tab E.	
See QAP for acceptable forms of evidence.		
~ Development Site Information and Plans	<input checked="" type="checkbox"/> Place in Tab F.	
See QAP for specific requirements.		
~ Documentation of all funding sources	<input type="checkbox"/> Place in Tab G.	
LOI from Equity Providers for both Federal and State Tax credits	<input type="checkbox"/> Place in Tab G.	
See QAP for specific requirements.		
~ Documentation of proper zoning	<input type="checkbox"/> Place in Tab H.	
See QAP for specific requirements.		
J. Evidence of Compliance		
~ Affidavit (Form Q) from each Development Team member disclosing:	<input checked="" type="checkbox"/> Place in Tab J.	
1) complete interest in and affiliation with Development		
2) outstanding non-compliance issues		
3) any loan defaults		
4) ownership interest in other RHTC-funded Developments		
~ Management Agent Affidavit - See QAP for specifics.	<input checked="" type="checkbox"/> Place in Tab J.	
K. Phase I Environmental Assessment		
~ Phase I ESA	<input checked="" type="checkbox"/> Place in Tab K.	
~ An affidavit from the entity completing the Phase I ESA	<input checked="" type="checkbox"/> Place in Tab K.	
~ In case of RECs, narrative of how RECs will be mitigated	<input checked="" type="checkbox"/> Place in Tab K.	
~ Screenshot(s) from IDEM Restricted Sites map	<input type="checkbox"/> Place in Tab K.	
~ Environmental restrictive covenants	<input type="checkbox"/> Place in Tab K.	
~ FIRM floodplain map(s)	<input checked="" type="checkbox"/> Place in Tab K.	
~ Hazardous substances, floodplains, or wetlands: site plan, mitigation plan & budget etc	<input checked="" type="checkbox"/> Place in Tab K.	
L. Development Fund Historic Review		
~ Map from IDNRS's IHBC Public App webpage	<input type="checkbox"/> Place in Tab K.	
~ Application Fee (and supplemental fees if applicable)	<input type="checkbox"/> Place in Tab K.	
O. Commercial Areas		
~ Site plan showing Commercial Space	<input type="checkbox"/> Place in Tab F.	
~ Timeline for construction	<input type="checkbox"/> Place in Tab F.	
P. Appraisal		
~ Fair Market Appraisal	<input type="checkbox"/> Place in Tab L.	
See QAP for specific requirements.		
Q. Acquisition		

~ Fulfillment of or Exemption from 10-year placed-in-service rule A chain of title report, OR Tax opinion, OR A letter from the appropriate federal official ~ Disclosure of Related Parties and Proceeds from the sale 1) Attorney opinion 2) Completed Related Party Form	<input checked="" type="checkbox"/> Place in Tab L. <input type="checkbox"/> Place in Tab L. <input type="checkbox"/> Place in Tab L. <input type="checkbox"/> Place in Tab L.	
<u>R. Capital Needs Assessment/Structural Conditions Report</u>	<input type="checkbox"/> Place in Tab L.	
<u>S. Tenant Displacement & Relocation Plan</u>	<input type="checkbox"/> Place in Tab L.	
<u>T. IRS Form 8821 - for each Owner/GP - if requested</u>	<input type="checkbox"/> Place in Tab A.	
<u>U. Threshold Requirements for Supportive Housing</u> ~ Letter from CSH certifying completion of all requirements for the Indiana Supportive Housing Institute ~ Memorandum of Understanding with CSH for technical assistance ~ MOU with each applicable supportive service provider ~ Documentation of subsidy source commitments and narratives ~ Form O1 or O2 for vouchers, if applicable	<input type="checkbox"/> Place in Tab O. <input type="checkbox"/> Place in Tab O. <input type="checkbox"/> Place in Tab O. <input type="checkbox"/> Place in Tab O. <input type="checkbox"/> Place in Tab O.	
Part 5.2 - Underwriting Guidelines		
<u>J. Taxes and Insurance</u> Documentation of estimated property taxes and insurance	<input checked="" type="checkbox"/> Place in Tab M.	
<u>K. Federal Grants and Subsidies</u> Any additional information	<input type="checkbox"/> Place in Tab G.	
<u>L. Basis Boost</u> Narrative (or documentation for Declared Disaster Area)	<input checked="" type="checkbox"/> Place in Tab A.	
Part 5.3 - User Eligibility and Limitations		
<u>B. Developer Fee Limitation</u> Developer Fee Statement Non Profit Board Resolution	<input checked="" type="checkbox"/> Place in Tab M. <input checked="" type="checkbox"/> Place in Tab M.	
<u>D. Architect Competitive Negotiation Procedure, if used</u>	<input type="checkbox"/> Place in Tab M.	
<u>H. Related Party Fees - Form N</u>	<input checked="" type="checkbox"/> Place in Tab J.	
<u>I. Davis Bacon Wages</u> General Contractor Affidavit	<input checked="" type="checkbox"/> Place in Tab J.	
Part 5.4 - Minimum Development Standards		
<u>F. Minimum Unit Sizes</u> ~ Detailed Floor Plans	<input checked="" type="checkbox"/> Place in Tab F.	
Part 6.2 - Development Characteristics		
<u>E. Preservation of Existing Affordable Housing</u> Relevant proof of Preservation - See QAP for specific requirements	<input type="checkbox"/> Place in Tab P.	
<u>F. Infill New Construction</u> Aerial photos of the proposed site Documentation if qualifying adjacent site is an established park or green space Market study includes language certifying site is not existing agricultural land	<input checked="" type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P. <input checked="" type="checkbox"/> Place in Tab P.	
<u>G. Development is Historic in Nature</u> Relevant proof of historic documentation - See QAP for specific requirements The preliminary acceptance of the Part 2 historic tax credit application	<input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P.	
<u>H. Foreclosed and Disaster-Affected</u> Copy of foreclosure documents Documentation from a third-party confirming Disaster affected	<input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P.	
<u>I. Community Revitalization Plan</u> Documentation of development and adoption of plan Details regarding community input and public meetings held during plan creation Copy of entire plan Map of targeted area with project location marked Narrative listing location and page number of required items	<input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P.	
<u>K. Internet Access</u> Documentation from Internet service provider establishing total cost Narrative establishing how the amount budgeted for internet service was calculated	<input type="checkbox"/> Place in Tab T. <input type="checkbox"/> Place in Tab T.	
Part 6.3 - Sustainable Development Characteristics		
<u>A. Building Certification</u> The Green Professional acknowledgement	<input checked="" type="checkbox"/> Place in Tab J.	
<u>D. Desirable Sites</u> A site map indicating all desirable or undesirable sites. Market study must contain current interior and exterior photos of grocery stores that are being claimed for fresh produce points	<input checked="" type="checkbox"/> Place in Tab Q.	
Part 6.4 - Financing & Market		
<u>A. Leveraging Capital Resources</u> A letter from the appropriate authorized official approving the funds	<input type="checkbox"/> Place in Tab B.	

Approval of the loan assumption by the lender (for publicly funded or subsidized loan assumption)	<input type="checkbox"/>	Place in Tab B.	
Third-party appraisal (Land or building donation)	<input type="checkbox"/>	Place in Tab B.	
For loans with below market interest rates, lender acknowledgement	<input type="checkbox"/>	Place in Tab B.	
B. Non-IHCDA Rental Assistance			
Commitment or conditional commitment letter from the funding agency	<input checked="" type="checkbox"/>	Place in Tab B.	
F. Lease-Purchase			
Detailed plan for the lease-purchase program	<input type="checkbox"/>	Place in Tab R.	
Executed agreement with nonprofit that will implement the lease-purchase program	<input type="checkbox"/>	Place in Tab R.	
G. Leveraging the READI or HELP Programs			
Commitment letter from IEDC or OCRA	<input type="checkbox"/>	Place in Tab B.	
Part 6.5 - Other			
A. Certified Tax Credit Compliance Specialist			
Copies of Certification(s)	<input checked="" type="checkbox"/>	Place in Tab S.	
C. Emerging XBE Developers			
XBE Certification for emerging developer	<input type="checkbox"/>	Place in Tab S.	
MOU between developer and RHTC consultant or co-developer	<input type="checkbox"/>	Place in Tab S.	
D. Unique Features			
Unique Features Form R	<input type="checkbox"/>	Place in Tab A.	
E(1). CORES Certification			
Proof of CORES Certification for the owner or management company	<input type="checkbox"/>	Place in Tab T.	
E(2). Resident Service Coordinator for Supportive Housing (ISH only)			
If using third-party provider, copy of MOU for a dedicated Resident Service Coordinator	<input type="checkbox"/>	Place in Tab T.	
E(3). Onsite Daycare/Adult Day			
Copy of MOU for each licensed provider	<input type="checkbox"/>	Place in Tab T.	
Copy of provider's license	<input type="checkbox"/>	Place in Tab T.	
F. Integrated Supportive Housing for Persons Experiencing Homelessness			
CSH letter	<input type="checkbox"/>	Place in Tab O.	
Copy of executed CSH MOU	<input type="checkbox"/>	Place in Tab O.	
Copy of MOU with each applicable supportive service provider	<input type="checkbox"/>	Place in Tab O.	
Documentation of commitment of PBRA or narrative	<input type="checkbox"/>	Place in Tab O.	
G. Eviction Prevention Plan			
Affidavit from the Management Agent	<input checked="" type="checkbox"/>	Place in Tab J.	
H. Low-Barrier Tenant Screening			
Affidavit from the Management Agent	<input checked="" type="checkbox"/>	Place in Tab J.	
J. Developments from Previous Institutes			
Letter from CSH	<input type="checkbox"/>	Place in Tab O.	

Evaluation Factors	Self Score	IHCDA Use	Notes/Issues			
A. Rent Restrictions (up to 20 points) [Not Applicable for Competitive Bonds/AWHTC]			Number of Units:	AMI	Total Units	% at AMI%
30% and below 50% Area Median Income Rents						
1. Less than 25% at 30% AMI, 33% of total at or below 50% AMI (4 points)	4			30		#DIV/0!
2. At least 25% at 30% AMI, 33% of total at or below 50% AMI (8 points)				40		#DIV/0!
3. At least 25% at 30% AMI, 40% of total or below 50% AMI (12 points)			32	50	32	100.00%
4. At least 25% at 30% AMI, 50% of total or below 50% AMI (16 points)				60		#DIV/0!
5. At least 30% at 30% AMI, 50% of total or below 50% AMI (20 points)				>60		#DIV/0!
B. Income Restrictions (3 points)						
Applicant commits to income restrictions that match the rent restrictions selected in Part 6.2A	3					
Document Required: ~ Completed Form A						
C. Additional Years of Affordability (up to 4 points)						
35-year Extended Use Period (2 points)	4					
40-year Extended Use Period (4 points)						
Document Required: ~ Completed Form A						
Subtotal (27 possible points)	11.00	0.00				

A. Development Amenities (up to 6 points)				
1. 10 amenities in Chart 1 - QAP p. 54 (2 points) - Minimum of two amenities required in each of the three sub-columns A, B, & C in the first chart.				
2. 5 amenities in Chart 2 - QAP p. 55 (2 points) - Minimum of two amenities required in each of the two sub-categories A and B in the second chart.				
3. 3 amenities in Chart 3 - QAP p. 55 (2 points) - Minimum of one amenity required in each of the two sub-categories A and B in the third chart.				
		Family Developments		Elderly Developments
		Rehab/ Adaptive Reuse	New Construction	Rehab/ Adaptive Reuse w/o elevator
				New Construction or Rehab/Adaptive Reuse w/ elevator
B. Accessible/Adaptable Units (up to 5 points)				
1. 7.0 - 7.9%	5.00		1 points	--
2. 8.0 - 8.9%			3 points	--
3. 8.0 - 10.9%			--	1 points
4. 9.0 - 9.9%			5 points	--
5. 10.0 - 99.9%			5 points	--
6. 11.0 - 13.9%			5 points	3 points
7. 14.0 - 99.9%			5 points	5 points
8. 100%			5 points	5 points
C. Universal Design Features (up to 5 points)				
1. 8 or more universal design features from each Universal Design Column. (3 points)				
2. 9 or more universal design features from each Universal Design Column. (4 points)				
3. 10 or more universal design features from each Universal Design Column. (5 points)				
Document Required: ~ Completed Form A				
D. Vacant Structure (Up to 6 points)				
1. 50% of the structure square footage. (2 points)	0.00			
2. 75% of the structure square footage. (4 points)				
3. 100% of the structure square footage. (6 points)				
Document Required: ~ Completed Form A				
E. Preservation of Existing Affordable Housing (up to 6 points)				
1. RHTC development with compliance period OR extended use period that has expired/will expire in the current year. (6 points)	0.00			
Required Document: See QAP for required documentation. Place in Tab P.				
2. Previously HUD - or USDA-funded affordable housing. (6 points)				
Required Document: See QAP for required documentation. Place in Tab P.				
3. Preservation of any other affordable housing development. (4 points)				
Required Document: See QAP for required documentation. Place in Tab P.				
F. Infill New Construction (6 points)		6.00		
See QAP for required documentation. Place in Tab P.				
G. 1. Development is Historic in Nature (up to 2 points)				
~ 2 points if at least 50% of the total units or 1 point if at least 25% of the total units fall in one of the categories listed on pages 64-65 of the QAP.				

a. A building that is individually Listed on the Indiana Register of Historic Sites (IRHS) or National Register of Historic Places (NRHP), or by a local preservation ordinance; or (up to 2 points)	0.00		
b. A building classified as a contributing resource or local landmark for a district listed on the IRHS or NRHP, or by local preservation ordinance; or (up to 2 points)			
c. A building that is not already listed on the NRHP but has an approved Part 1 application for Federal Historic Tax Credits and received a recommendation for by the Indiana Department of National Resources Division of Historic Preservation and Archaeology (up to 2 points)			
See QAP for required documentation. Place in Tab P.			
G. 2. Development Utilizes Federal or State historic tax credits and has received preliminary Part 2 acceptance. (1 point)	0.00		
Required Document:			
See QAP for required documentation. Place in Tab P.			
H. Foreclosed and Disaster-Affected (4 points)	0.00		
See QAP for required documentation. Place in Tab P.			
I. a. Community Revitalization Plan (4 points)	0.00		
See QAP for required documentation. Place in Tab P.			
b. 2. At least 50% of the total development units are in a Qualified Census Tract (1 additional point)			
See QAP for Required Documentation. Place in Tab P.			
J. Tax Credit Per Unit (9% Applications Only) (up to 4 points)	0.00		
1. 80th percentile: 4 points 2. 60th percentile: 3 points 3. 40th percentile: 2 points 4. 20th percentile: 1 point 5. Below 20th percentile: 0 points			
Document Required: ~ Form A			
K. Internet Access (up to 4 points)	0.00		
Free high-speed service is provided (2 points) or Free high-speed Wi-Fi service is provided (3 points) and free Wi-Fi access is provided in common areas (1 point)			
Required Documentation: ~ Form A; Operating Budget must include line item for internet expenses See QAP for required documentation. Place in Tab T.			
Subtotal (54 possible points)	11.00	0.00	

Part 6.3. Sustainable Development Characteristics		
A. Building Certification (Up to 2 points)		
~ LEED Silver Rating (2 points)	0.00	
~ Silver Rating National Green Building Standard™ (2 points)		
~ Enterprise Green Communities (2 points)		
~ Passive House (2 points)		
~ Equivalent under a ratings for systems that are accredited by the American National Standards Institute may earn equivalent points for equivalent end results of the above listed items. (2 points)		
Required Documentation: ~ Completed Form A		
B. Onsite Recycling (up to 1 point)		
~ offering onsite recycling at no cost to residents (1 point)		
Required Documentation: ~ Completed Form A		
C. Desirable Sites (up to 12 Points)		
a) Proximity to Amenities (up to 3 points)	3.00	
b) Transit oriented (2 points)	2.00	
c) Opportunity index (up to 7 points)		
High Income (1 point)		
Low Poverty (1 point)		
Low Unemployment Rate (1 point)		
Life Expectancy (1 point)		
Access to Primary Care (1 point)	1.00	
Access to Post Secondary Education (1 point)	1.00	
Access to Employment (1 point)	1.00	
d) Located in a R/ECAP (1 point deduction)	-1.00	
e) Undesirable sites (1 point deduction per feature)		
See QAP for required documentation. Place in Tab Q.		
Subtotal (15 possible points)	7.00	0.00

Part 6.4. Financing & Market		
A. Leveraging Capital Resources (up to 4 points)		
1. 1.00 to 2.49% (1 point)	4.00	
2. 2.50 to 3.99% (1.5 points)		
3. 4.00 to 5.49% (2 points)		
4. 5.50 to 6.99% (2.5 points)		
5. 7.00 to 8.49% (3 points)		
6. 8.50 to 9.99% (3.5 points)		
7. 10% or greater (4 points)		
See QAP for required documentation. Place in Tab B.		
B. Non-IHCDA Rental Assistance (up to 2 points)		
See QAP for required documentation. Place in Tab B.	2.00	
C. Unit Production in Areas Underserved by the 9% RHTC Program [9% ONLY] (up to 14 points)		
<u>1) Within Local Unit of Government (LUG):</u>		
a. No RHTC allocation within the last 5 program years (3 points)		
b. No RHTC allocation within the last 10 program years (5 points)		
c. No RHTC allocation within the last 15 program years (7 points)		
<u>2) Within County:</u>		
a. No RHTC allocation within the last 5 program years (3 points)		
b. No RHTC allocation within the last 10 program years (5 points)		
c. No RHTC allocation within the last 15 program years (7 points)		
D. Census Tract without Active Tax Credit Properties. (up to 3 points)		
1) Census Tract without same type RHTC development (3 points)	3.00	
2) Only one RHTC development of same type (1.5 points)		
3) Preservation set-aside; only active RHTC development in the census tract (3 points)		
Required Document: ~ Completed Form A		
E. Housing Need Index (up to 7 points)		
1. Located in a county experiencing population growth (1 point)		
2. Located in a city or town in which 44% or more of renter households are considered rent burdened (1 point)	1.00	
3. Located in a city or town in which 25% or more of renter households are considered to have at least one severe housing problem (1 point)	1.00	
4. Located in a city or town in which 25% or more of renter households are at or below 30% of AMI (1 point)	1.00	
5. Located in a county in which the ration of RHTC units to renter households below 80% AMI is below state ratio (1 point)	1.00	
6. Located in a county in which the highest number of units were built in 1939 or earlier (1 point)	1.00	
7. Located in a county in which the percent of "vacant and available units" is below the state average (1 point)	1.00	
F. Lease Purchase (2 points)		
See QAP for qualifications and required documentation.		
Place in Tab R.		
G. Leveraging READI and HELP Programs (up to 4 points)		
1) Applicant does not request additional IHCD gap resources (2 points)		
2) Applicant requests a basis boost of no more than 20% (2 points)		
Required Document: ~ Completed Form A		
Subtotal (36 possible points)	15.00	0.00

Part 6.5. Other			
A. Certified Tax Credit Compliance Specialist (up to 3 points)			
1. Management (Max 2 points)	2.00		
2. Owner (Max 1 point)	1.00		
Required Document: ~ Completed Form A, Section Q ~ See QAP for other required documentation. Place in Tab S.			
B. MBE, WBE, DBE, VOSB, and SDVOSB (Max 5 points)			
~ Completed Form A, Section U See QAP for required documentation. Place in Tab S.			
C. Emerging XBE Developer (Max 5 points)			
Required Document: ~ See QAP for required documentation. - Place in Tab S.			
D. Unique Features (9% Applications Only) (Max 3 points)			
Required Document: ~ Unique Features Form R - Place in Tab A.			
E. Resident Services (Max 17 points)			
1. Resident Services (up to 8 points)	8.00		
2. Cores Certification (2 points)			
3. Resident Service Coordinator (Supportive Housing) (2 points)			
4. Onsite Daycare/Adult Day Center (5 points)			
Required Document: ~ Completed Form A. See QAP for required documentation. Place in Tab T.			
F. Integrated Supportive Housing (Max 3 points)			
~ Non-Institute Integrated Supportive Housing with previous experience (3 points)			
G. Eviction Prevention Plan (up to 2 points)			
Required Documents: ~ Completed Form A ~ Management Company affidavit acknowledging commitment. Place in Tab J. ~ Eviction Prevention Plan drafted and submitted prior to lease-up.			
H. Low-Barrier Tenant Screening (up to 4 points)			
1. Plan does not screen for misdemeanors (1 point)	1.00		
2. Plan does not screen for felonies older than five years (1 point)	1.00		
3a. Plan does not screen for evictions older than 12 months (1 point)	2.00		
3b. Plan does not screen for evictions older than 6 months (2 points)			
Required Documents: ~ Completed Form A ~ Management Company affidavit acknowledging commitment Place in Tab J. ~ Tenant Selection Plan drafted and submitted prior to lease-up			
I. Owners Who Have Requested Release Through Qualified Contract (Max 4 point reduction)			
1. Qualified Contract requested for one project after 1/25/2021 (-2 points)			
2. Qualified Contract requested for multiple projects after 1/25/2021 (-4 points)			
3. Foreclosure that resulted in release of extended use period (-4 points)			
J. Developments from Previous Institutes (Max 3 points)			
Required Documents: ~ Letter from CSH. Place in Tab O.			
Subtotal (45 possible points)		18.00	0.00
Reduction of Points		0.00	0.00
Subtotal (possible 4 point reduction)		18.00	0.00
Total Development Score (177 possible points)		62.00	0.00

Select Financing Type. (Check all that apply.)	Geographic Location: MUST select ONE. (Applies to all 4% bond applications)
<input checked="" type="checkbox"/> Rental Housing Tax Credits (RHTC) <input checked="" type="checkbox"/> Multi-Family Tax Exempt Bonds <input type="checkbox"/> State Affordable and Workforce Housing Tax Credits (AWHTC) <input type="checkbox"/> IHCD HOME Investment Partnerships (MUST complete HOME Supplement) <input type="checkbox"/> IHCD Development Fund (MUST complete Development Fund Supplement) <input type="checkbox"/> OTHER: Please list. 	<input type="checkbox"/> Small City <input checked="" type="checkbox"/> Large City <input type="checkbox"/> Rural
	Geographic Set-Asides (Competitive 4% ONLY)
	<input type="checkbox"/> Northwest <input type="checkbox"/> Northeast <input checked="" type="checkbox"/> Central <input type="checkbox"/> Southwest <input type="checkbox"/> Southeast

A. Development Name and Location

1. Development Name King Commons

Street Address 2455 Dr. Martin Luther King Jr. Street

City Indianapolis Marion MARION State IN Zip 46208

2. Is the Development located within existing city limits? ☒ Yes ☐ No

If no, is the site in the process or under consideration for annexation by a city? ☐ Yes ☐ No

Date: _____

3. Census Tract(s) # 180973512

a. Qualified Census tract? ☒ Yes ☐ No

b. Is Development eligible for adjustment to eligible basis? ☒ Yes ☐ No

Explain why Development qualifies for 30% boost: Located in a QCT.

4. Is Development located in a Difficult Development Area (DDA)? ☐ Yes ☒ No

5. Congressional District 7 State Senate District 33 State House District 99

6. List the political jurisdiction in which the Development is to be located and the name and address of the chief executive officer thereof:

Political Jurisdiction (name of City or County) Indianapolis

Chief Executive Officer (name and title) Joe Hogsett, Mayor

Street Address 2147 N Pennsylvania Street

City Indianapolis State IN Zip 46204

B. Funding Request

1. Total annual Federal Tax credit amount requested with this Application \$ 809,660

2. Total annual State Tax credit amount requested with this Application \$ -

3. Total amount of Multi-Family Tax Exempt Bonds requested with this Application \$ 8,650,000.00

4. Total amount of IHCD HOME funds requested with this Application \$ -

5. Total amount of IHCD Development Fund funds requested with this Application \$ -

6. Total number of IHCD Section 8 Vouchers requested with this Application

Form O1 0.00

Form O2 0.00

If a Permanent Supportive Housing Development

7. Total Amount of Housing Trust Fund \$ -

If a Permanent Supportive Housing Development

8. Have any prior applications for IHCD funding been submitted for this Development? ☐ Yes ☒ No

If yes, please list the name of the Development(s), date of prior application, type of funding request (with amount) and indicate what information has changed from the prior application. (Place this information in Tab D.)

footnotes:

C. Types of Allocation

1. Minimum Set Aside

Election of the Minimum Set Aside Requirement (This election is also made by the owner on IRS Form 8609): The Owner irrevocably elects **one** of the Minimum Set Aside Requirements:

- ☒ At least 20% of the rental residential units in this Development are rent restricted and to be occupied by individuals whose income is 50% or less of the area median gross income.
- ☐ At least 40% of the rental residential units in this Development are rent restricted and to be occupied by individuals whose income is 60% or less of the area median gross income.
- ☐ At least 40% of the rental residential units in this Development are rent restricted and to be occupied by individuals whose income is 80% or less of the area median gross income. The average income of the restricted units must be at or below 60% of the area median gross income.

2. Type of Allocation

- ☒ New construction, or
- ☐ Rehabilitation, or
- ☐ Historic Rehab/Adaptive Reuse

3. Type of Project

- ☒ Family
- ☐ Age-Restricted
- ☐ Integrated Supportive Housing
- ☐ Affordable Assisted Living

4. Age Restrictions per Housing for Older Persons Act of 1995

If this Development will be designated as age-restricted, please elect which definition this Development will adopt:

- ☐ At least 80% of the units in the entire development are restricted for and solely occupied by households in which at least one member is age 55 or older.
- ☐ 100% of the units are restricted for households in which all members are age 62 or older.

footnotes:

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D. Applicant Information☐ Yes ☒ No

1. Is Applicant an IHCD State Certified CHDO?

If the Applicant intends to apply for CHDO Operating Supplement in conjunction with a RHTC/HOME award, the applicant must submit a completed CHDO Application Workbook. The CHDO Application Workbook can be found on the IHCD CHDO Program website.

Participating Jurisdiction (non-state) Certified CHDO?

☐ Yes ☒ No

Qualified not-for-profit?

☒ Yes ☐ No

A public housing agency (PHA)?

☐ Yes ☒ No

2. Name of Applicant Organization Partners In Housing Development Corporation

Contact Person Monica Lunderman

Street Address 441 W. Michigan Street

City Indianapolis State Indiana Zip 46202

Phone 317-737-2846 E-mail mlunderman@partnersinhousingindy.org

3. If the Applicant is not a Principal of the General Partner of the Ownership Entity, explain the relationship between the Applicant and the Owner.

4. Identity of Not-for-profit

Name of Not-for-profit Partners in Housing Development Corporation

Contact Person Monica Lunderman

Address 441 W. Michigan Street

City Indianapolis State Indiana Zip 46202

Phone 317-737-2846

E-mail address mlunderman@partnersinhousingindy.org

Role of Not-for-Profit in Development

Owner and operator

5. List the following information for the person or entity who owned the property immediately prior to Applicant or Owner's acquisition.

Name of Organization Meridian Lodge #33

Contact Person Robert Mays

Street Address P.O. Box 88631

City Indianapolis State Indiana Zip 46208

6. Is the prior owner related in any manner to the Applicant and/or Owner or part of the development team? ☐ Yes ☒ No

If yes, list type of relationship and percentage of interest.

7. BIN of most recently issued 8609 to applicant, owner or developer within Indiana

03100, IN-20-03101, IN-20-03102, IN-20-

E. Owner Information

1. Owner Entity

- ☒ Legally formed
☐ To be formed

Name of Owner King Commons, LLC

Contact Person Monica Lunderman

Street Address 441 West Michigan Street

City Indianapolis

State Indiana

Zip 46202

Phone 317-737-2846

E-mail Address mlunderman@partnersinhousingindy.org

Federal I.D. No. 93-3740905

- Type of entity:
- ☐ Limited Partnership
- ☐ Individual(s)
- ☐ Corporation
- ☒ Limited Liability Company
- ☐ Other: _____

2. List all that have an ownership interest in Owner and the Development. Must **include** names of **all** general partners (**including the principals of each general partner if applicable**), managing member, controlling shareholders, etc.

	Name	Role	% Ownership	Email
General Partner (1)	King Commons GP, LLC	GP	0.01%	mlunderman@partnersinhousingindy.org
Principal	Partners In Housing		100%	mlunderman@partnersinhousingindy.org
Principal				
Principal				
General Partner (2)				
Principal				
Principal				
Principal				
Limited Partner	TBD Investor	LP	99.99%	
Principal				
Principal				

Provide Name and Signature for each Authorized Signatory on behalf of the Applicant.

1. Monica Lunderman, President/CEO
Printed Name & Title


Signature

2. _____
Printed Name & Title

Signature

footnotes:

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F. Development Team Good Standing

1. Have Applicant, Owner, Developer, Management Agent, and any other member of the Development Team

a. Ever been convicted of a felony under the federal or state laws of the United States? ☐ Yes ☒ No

b. Ever been a party (as a debtor) in a bankruptcy proceeding under the applicable bankruptcy laws of the United States? ☐ Yes ☒ No

c. Ever defaulted on any low-income housing Development(s)? ☐ Yes ☒ No

d. Ever defaulted on any other types of housing Development(s)? ☐ Yes ☒ No

e. Ever Surrendered or conveyed any housing Development(s) to HUD or the mortgagor? ☐ Yes ☒ No

f. Uncorrected 8823s on any developments? ☐ Yes ☒ No

f. If you answered yes to any of the questions in above, please provide additional information regarding these circumstances in Tab J.

2. Has the applicant or its principals returned, or had rescinded, any IHEDA Funding?

☐ Yes ☒ No

If Yes, list the dates returned and award numbers of said funds.

<u>BIN</u>	<u>Date Returned</u>	<u>Amount</u>

footnotes:

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G. Development Team Information

Note: ALL DEVELOPMENT TEAM MEMBERS MUST BE IDENTIFIED AT TIME OF APPLICATION

Please submit Form Q (Affidavit) for each team member.

1. Attorney Darnell McCoy

Firm Name Frost Brown Todd LLP

Phone 502-779-8641

E-mail Address dmccoy@fbtlaw.com

Is the named Attorney's affidavit in Tab J? ☒ Yes ☐ No

2. Bond Counsel (if applicable) Tyler J. Kalachnik
(*Must be an Indiana Firm)

Firm Name Ice Miller LLP

Phone 317-236-2116

E-mail Address tyler.kalachnik@icemiller.com

Is the named Bond Counsel's affidavit in Tab J? ☒ Yes ☐ No

3. Developer (contact person) Bryan Conn

Firm Name RDOOR Housing Corporation

Phone 317-805-4362

E-mail address bconn@rdoor.org

Is the Contact Person's affidavit in Tab J? ☒ Yes ☐ No

4. Co-Developer (contact person)

Firm Name

Phone

E-mail address

Is the Contact Person's affidavit in Tab J? ☐ Yes ☐ No

5. Accountant (contact person) Bruce Merrill

Firm Name CBiz Somerset

Phone 317-472-2161

E-mail address bruce.merrill@cbiz.com

Is the Contact Person's affidavit in Tab J? ☒ Yes ☐ No

footnotes:

6. Consultant (contact person) _____

Firm Name _____

Phone _____

E-mail address _____

Is the Contact Person's affidavit in Tab J? ☐ Yes ☐ No

7. High Performance Building Consultant (contact person) Travis Dunn

Firm Name TSI Energy Solutions

Phone 800-481-5748

E-mail address tdunn@tsienergysolutions.com

Is the Contact Person's affidavit in Tab J? ☒ Yes ☐ No

8. Management Entity (contact person) Jill Meals-Herron

Firm Name Herron Property Management

Phone 317-927-8283

E-mail address jill@herronmgmt.com

Is the Contact Person's affidavit in Tab J? ☒ Yes ☐ No

9. General Contractor (contact person) Jason Ellis

Firm Name Community Construction

Phone 317-677-6377

E-mail address jason.ellis@communityconstruction.us.com

Is the Contact Person's affidavit in Tab J? ☒ Yes ☐ No

10. Architect (contact person) Billy Ponko

Firm Name R3B Architecture

Phone 574-850-2270

E-mail address billy@r3barchitecture.com

Is the Contact Person's affidavit in Tab J? ☒ Yes ☐ No

11. Identity of Interest

Does any member of the development team have any financial or other interest, directly or indirectly, with another member of the development team, and/or any contractor, subcontractor, or person providing services to the Development for a fee.

☐ Yes ☒ No

If Yes, provide a list and description of such interest(s) in TAB J.

footnotes:

H. Threshold

1. Site Control: Select type of Site Control Applicant has:

<input checked="" type="checkbox"/>	Executed and Recorded Deed	
<input type="checkbox"/>	Option (expiration date:	
<input type="checkbox"/>	Purchase Contract (expiration date:	
<input type="checkbox"/>	Long Term Lease (expiration date:	
<input type="checkbox"/>	Intends to acquire site/building through a government body.	

2. Scattered Site Development: If sites are not contiguous, do all of the sites collectively qualify as a scattered site Development pursuant to IRC Section 42(g)(7)?

☐ Yes ☒ No

3. Completion Timeline (month/year)

Estimated Date

Construction Start Date	10/2025
Completion of Construction	12/2026
Lease-Up	3/2027
Building Placed in Service Date(s)	6/2027

4. Zoning: Is site properly zoned for your development without the need for an additional variance?

☒ Yes ☐ No

5. Utilities: List the Utility companies that will provide the following services to the proposed Development

Water:	Citizens
Sewer:	Citizens
Electric:	AES
Gas:	Citizens

6. Applicable State and Local Requirements & Design Requirements are being met (see QAP section 5.1.M)

☒ Yes ☐ No

7. Lead Based Paint: Are there any buildings in the proposed development constructed prior to 1978?

☐ Yes ☒ No

If yes, Developer acknowledges project complies with the Lead-Based Paint Pre-Renovation Rule ("Lead PRE") and the State of Indiana's Lead-Based Paint Rules

☒ Acknowledged

8. Acquisition Credit Information

- ☐ The Acquisition satisfies the 10-year general look-back rule of IRC Section 42(d)(2)(B)(ii) and supporting documentation included in Tab L
- ☐ The Acquisition satisfies the Related Party rule of IRC Section 42(d)(2)(B)(iii) and Attorney Opinion included in Tab L
- ☐ If requesting an acquisition credit based on an exception to this general rule e.g. Section 42(d)(2)(D)(i) or Section 42(d)(6)], an Attorney's Opinion is provided in Tab L

9. Rehabilitation Credit Information

- ☐ Development satisfies the 20% of basis/\$6000 min. rehab requirement of IRC Section 42(e)(3)(A)(ii).
- ☐ Development satisfies the Minimum Rehab costs of the QAP: \$25,000/unit for Rehab and \$35,000/unit for Preservation
- ☐ If requesting Rehabilitation credits based on exceptions like IRC Section 42(e)(3)(B) or IRC Section 42(f)(5)(B)(ii)(I) provide supporting documentation

10. Relocation Information. If there is a permanent or temporary relocation of existing tenants, is a displacement and relocation Plan included in Tab L?

☐ Yes ☐ No

11. Irrevocable Waiver of Right to Request Qualified Contract: The Applicant acknowledges that they irrevocably waive the right to request a Qualified Contract for this Development.

☒ Acknowledged

12. Federal Grants: Is Development utilizing any Federal Grants not structured as a loan If Yes, then please explain how these Federal funds will be treated in eligible basis:

☐ Yes ☒ No

13. Davis Bacon Wages: Does Davis Bacon apply to this Development?

☒ Yes ☐ No

Eg. 12 or more HOME-assisted units, 9 or more Project Based Voucher units, 12 or more Section 811 Project Rental Assistance units

If yes, Developer acknowledges that Davis Bacon wages will be used.

☒ Acknowledged

14. Minimum Unit Size: What percent of units, by bedroom type, meet or exceed the square footage requirements set forth in Part 5.4.D of the QAP?

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
	0.00%	0.00%	100.00%	100.00%

15. Accessible/Adaptable Units: Number of Units that are Type A or Type B

# of Type A/Type B units in Development	Total Units in Development	% of Total Development
27	32	84.3750%

16. Development Meets Accessibility Requirements for Age-Restricted Developments and Housing First set-aside

☐ Yes ☐ No

The following are mandatory Threshold requirements. All applicants must affirmatively check the boxes below to acknowledge these requirements:

17. Visitability Mandate: If the Development is new construction of single-family homes, duplexes, triplexes, or townhomes, then the units must be visitable and in compliance with the Type C unit criteria in ICC A117.1 Section 1005.

☒

18. Smoke-Free Housing: Developer commits to operating as smoke-free housing.

☒

19. Special Needs Population: Developer commits to setting aside 10% of the total units for occupancy by qualified tenants who meet the definition of "special needs populations" pursuant to Indiana Code 5-20-1-4.5.

☒

20. Affirmative Fair Housing Marketing Plan: Developer agrees to create an Affirmative Fair Housing Marketing Plan by initial leaseup.

☒

21. Developer Acknowledges that Developer will comply with the Closing Requirements, Deadlines, and Fees of Schedule D.

☒

footnotes: H.14 See "King Commons Waiver Response 2024" in Tab F. 100% of units are Type B or meet the USFAS accessibility standards.

I. Affordability

1. Do you commit to income restrictions that match the rent restrictions selected? ☒ Yes ☐ No
2. **Additional Years of Affordability**
- Applicant commits to 30 year Extended Use Period ☐
- Applicant commits to 35 year Extended Use Period ☐
- Applicant commits to 40 year Extended Use Period ☒

J. Development Characteristics

1. Development Amenities: Please list the number of development amenities from each column listed under Part 6.2.A. of the 2023-24 QAP.

- a. Chart 1: Common Area: 0
1. Total development amenities available from chart 1, sub-category A:
2. Total development amenities available from chart 1, sub-category B:
3. Total development amenities available from chart 1, sub-category C:
- b. Chart 2: Apartment Unit: 0
1. Total development amenities available from chart 2, sub-category A:
2. Total development amenities available from chart 2, sub-category B:
- c. Chart 3: Safety & Security: 0
1. Total development amenities available from chart 3, sub-category A:
1. Total development amenities available from chart 3, sub-category B:

2. Adaptable/Accessible

Please Fill the appropriate box with number of Type A/Type B Units

	Non Age-Restricted Developments
Rehab/Adaptive Resue	
New Construction	27
	Age-Restricted/Housing First
Rehab/Adaptive Resue (w/ Elevator)	
Rehab/Adaptive Resue (w/ Elevator) & New Construction	

3. Universal Design Features

Applicants will adopt minimum of:

- Six (6) Universal Design Features ☒
- Eight (8) Universal Design Features ☐
- Nine (9) Universal Design Features ☐
- Ten (10) Universal Design Features ☐

footnotes:

100% of units are Type B or meet the USFAS accessibility standards.

4. Does the Development propose to convert a percentage of total square footage in a 100% vacant structure into rental housing? ☐ Yes ☒ No
- If yes, how much of the vacant structure square footage will be utilized? ☐ 100% ☐ 75% ☒ 50%
5. Is the proposed development considered Historic in Nature as defined by the QAP? ☐ Yes ☒ No
6. For Developments Preserving Existing Affordable Housing, select one:
☐ Existing RHTC Project
☐ HUD/USDA Affordable Housing
☐ Other
7. Does the Development meet the the following criteria for Infill New Construction? ☒ Yes ☐ No
- i. The site is surrounded on at least two sides with adjacent established development. ☒ Yes ☐ No
- ii. The site maximizes the use of existing utilities and infrastructure. ☒ Yes ☐ No
- iii. At least one side of the development must be adjacent to occupied residential development, operating commercial development, active public space or another active community amenity. ☒ Yes ☐ No
8. Does the property qualify as one of the following:
☐ Foreclosed Upon
☐ Affected by a Disaster
9. a. Is there a Community Revitalization Plan that clearly targets the specific neighborhood in which the project is located? ☐ Yes ☐ No
- b. Is the proposed Development in a QCT? ☒ Yes ☐ No

10. Tax Credit Per Unit

Total Tax Credit Request*	\$809,660
Total Program Units in Development	<u>32</u>
Tax Credits per Unit	<u>\$ 25,301.88</u>

11. Internet Access. The Development will provide:
- ☐ the necessary infrastructure for high-speed internet/broadband service.
- ☐ each unit with free high-speed internet/broadband service.
- ☐ each unit with free Wi-Fi high-speed internet/broadband service.
- ☐ free Wi-Fi access in a common area, such as a clubhouse or community room.

footnotes:

K. Sustainable Development Characteristics

1. Building Certification

- ☐ LEED Silver Rating
- ☐ Silver Rating National Green Building Standard
- ☐ Enterprise Green Communities
- ☐ Passive House
- ☐ Equivalent Certification

2. Onsite Recycling

- ☐ Development will have onsite recycling at no cost to residents

3. Desirable Sites

Target Area Points	
Proximity to Amenities	3
Transit Oriented	2
Opportunity Index	2
Undesirable Sites	0
Total Points	7

If the site map, which indicates the specific locations of each desirable site, is located in the Market Study, list the page number from the Market Study.

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footnotes:

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L. Financing & Marketing**1. Rental Assistance**

a. Will any low-income units receive Project-Based rental assistance?

☒ Yes ☐ No

If yes, indicate type of rental assistance and attach copy of rental assistance contract, if applicable.

☐ Section 8 HAP☐ FmHA 515 Rental Assistance☒ Other:IHA Project Based Vouchers

b. Is this a Supportive Housing Project?

☒ Yes ☐ No

If yes, are you applying for IHCD Project-Based Section 8?

☐ Yes ☐ No

c. Number of units (by number of bedrooms) receiving assistance:

6 (1) Bedroom12 (2) Bedrooms10 (3) Bedrooms4 (4) Bedrooms

d. For scoring purposes, are 20% units or more receiving Rental Assistance?

☒ Yes ☐ No

For HUD purposes, are more than 25% units receiving Rental Assistance?

☒ Yes ☐ No

If yes, select the excepted unit category

☐ Age-Restricted
☒ Supportive Housing

e. Number of years in the rental assistance contract

TBD

Expiration date of contract

TBD**2. Development is in a Census Tract that:**

Does not contain any active RHTC projects of the same occupancy type

☒

Contains one (1) active RHTC project of the same occupancy type

☐

3. ☐ This Development will be subject to the standard 15-year Compliance Period as part of a Lease-Purchase Program and will offer homeownership opportunities to qualified tenants after compliance period. See IRS Revenue Ruling 95-48 and IHCD Declaration of Extended Rental Housing Commitment.

4. Leveraging the READI or HELP Programs☐ Applicant does not request additional IHCD gap resources☐ Applicant requests a basis boost of no more than 20%

footnotes:

M. Other

1. Certified Tax Credit Specialist:

Name/Organization	Role of Individual on Development Team	Certification Type	Date of Certification
Lauren Rodriguez	Developer	Certified Credit Compliance Professional	5/2024
Jill Meals-Herron	Management Firm	Housing Credit Certified Professional (HCCP)	9/2021
Jill Meals-Herron	Management Firm	Site Compliance Specialist (SCS)	7/2021

2. MBE/WBE/DBE/VOSB/SDVOSB Participation

Check the boxes that apply:

Firm/Entity	>=5% AND <10% of Total Soft Costs	>= 10% of Total Soft Costs
Professional Services		

Firm/Entity	>=5% AND <10% of Total Hard Costs	>= 10% of Total Hard Costs
General Contractor		

Firm/Entity	>=8% AND <15% of Total Hard Costs	>=15% of of Total Hard Costs
Sub-contractors		

Firm/Entity	
Owner/Developer	1
Management Entity (Minimum 2 year contract)	1

3. Is the Applicant an emerging XBE Developer?

☐ Yes
☒ No

4. Resident Services

Number of Resident Services Selected:

Level 1 Services	7
Level 2 Services	5

5. CORES Certification

CORES Certification for the owner or management company

☐

6. Resident Service Coordinator for Supportive Housing

Development is an Integrated Supportive Housing Development and utilizes a Resident Service Coordinator

☒

7. Onsite Daycare/Before and After School Care/Adult Day

Onsite, licensed daycare center

Onsite, licensed before and after school care

Onsite, waiver-certified adult day center

☐
☐
☐

8. Integrated Supportive Housing

Total Units	Total Supportive Housing Units	Percent of total
32	32	100.00%

9. Development will implement an Eviction Prevention Plan

☒

10. Low-Barrier Tenant Screening

- ☒ Plan does not screen for misdemeanors
- ☒ Plan does not screen for felonies older than five years
- ☐ Plan does not screen for evictions more than 12 months prior to application
- ☒ Plan does not screen for evictions more than 6 months prior to application

footnotes:

M.4. Development is a supportive housing apartment building that will include a resident services coordinator. See 'King Commons Service Narrative' in Tab T.

1. Units and Bedrooms by AMI

List number of units and number of bedrooms for each income category in chart below:								
		0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms.	4 Bedrooms.	Total	% of Total
20 % AMI	# Units						0	0.00%
30 % AMI	# Units						0	0.00%
40% AMI	# Units						0	0.00%
50% AMI	# Units		6	12	10	4	32	100.00%
60% AMI	# Units						0	0.00%
70% AMI	# Units						0	0.00%
80% AMI	# Units						0	0.00%
Market Rate	# Units						0	0.00%
Development Total	# Units	0	6	12	10	4	32	100.00%
	# Bdrms.	0	6	24	30	16	76	100.00%

2. Units and Bedrooms by Bedroom size

Unit Type	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Substantial Rehabilitation				
Single Family (Infill) Scattered Site				
Historic Rehabilitation				
New Construction	6	12	10	4
New Construction - Age Restricted				

3. Will the development utilize a manager's unit?

☐ Yes ☒ No

If yes, how will the unit be considered in the building's applicable fraction?

☐ Tax Credit Unit
☐ Exempt unit
☐ Market Rate Unit

6. Utilities and Rents

a. Monthly Utility Allowance Calculations - Entire Section Must Be Completed

Utilities	Type of Utility (Gas, Electric, Oil, etc.)	Utilities Paid by:	Enter Allowance Paid by Tenant ONLY				
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Heating	Electric	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Air Conditioning	Electric	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Cooking	Electric	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Other Electric		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Water Heating	Electric	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Water		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Sewer		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Trash		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Total Utility Allowance for Costs Paid by Tenant			\$ -	\$ -	\$ -	\$ -	\$ -

b. Source of Utility Allowance Calculation

<input type="checkbox"/> HUD	<input type="checkbox"/> HUD Utility Schedule Model (HUSM)
<input type="checkbox"/> PHA/IHCDA	<input type="checkbox"/> Utility Company (Provide letter from utility company)
<input type="checkbox"/> Rural Development	<input type="checkbox"/> Energy Consumption Model
<input type="checkbox"/> Other (specify):	

Note: IRS regulations provide further guidance on how utility allowances must be determined.

More info is also located in the RHTC Compliance Manual, Part 3.4.

c. List below the applicable rental housing tax credit monthly rent limits (based on the number of bedrooms) less the applicable utility allowance calculated in subpart 2.a. above:

	0 BR	1 BR	2 BR	3 BR	4 BR
Maximum Allowable Rent for Tenants at 20% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 30% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 40% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 50% AMI		\$ 1,097	\$ 1,283	\$ 1,669	\$ 2,028
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ 1,097	\$ 1,283	\$ 1,669	\$ 2,028
Maximum Allowable Rent for Tenants at 60% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 70% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 80% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ -	\$ -	\$ -	\$ -

footnotes: Rents determined by IHA/HUD in December 6, PBV Award Letter in Tab B.

- d. List below the maximum rent limits minus tenant-paid utilities for all HOME-Assisted, and/or HOME-Eligible, Non-assisted units in the development.

	0 BR (SRO w/o kitchen and/or bath)	0 BR (SRO with kitchen and bath)	1 BR	2 BR	3 BR	4 BR
Maximum Allowable Rent for beneficiaries at 20% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for beneficiaries at 30% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for beneficiaries at 40% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for beneficiaries at 50% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for beneficiaries at 60% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

- e. Estimated Rents and Rental Income

1. Total Number of Low-Income Units (20% Rent Maximum)

Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type	Check if units are under a HAP Contract
Yes/No	Yes/No	Yes/No	# of bedrooms						
			Bedrooms					\$ -	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
Other Income Source									
Other Income Source									
Total Monthly Income								\$ -	
Annual Income								\$ -	
** Please specify what funding type is going into each unit. If there is HOME and RHTC in the unit, for example, then indicate "Yes" to both and "No" for Development Fund. If there is not HOME or Development Fund financing indicate "No" in the Development Fund and HOME columns and "Yes" in Tax Credit column.**									

2. Total Number of Low-Income Units (30% Rent Maximum)

Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type	Check if units are under a HAP Contract
Yes/No	Yes/No	Yes/No	# of bedrooms						
			Bedrooms					\$ -	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
Other Income Source									
Other Income Source									
Total Monthly Income								\$ -	
Annual Income								\$ -	

footnotes:

3. Total Number of Low-Income Units (40% Rent Maximum)

Dev Fund	HOME	RHTC	Unit Type		Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type	Check if units are under a HAP Contract
Yes/No	Yes/No	Yes/No	# of bedrooms							
				Bedrooms					\$ -	<div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px;"></div>
				Bedrooms					\$ -	
				Bedrooms					\$ -	
				Bedrooms					\$ -	
				Bedrooms					\$ -	
				Bedrooms					\$ -	
Other Income Source										
Other Income Source										
Total Monthly Income									\$ -	
Annual Income									\$ -	

4. Total Number of Low-Income Units 32 (50% Rent Maximum)

Dev Fund	HOME	RHTC	Unit Type		Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type	Check if units are under a HAP Contract
Yes/No	Yes/No	Yes/No	# of bedrooms							
No	No	Yes	1	Bedrooms	1	4	585	1097	\$ 4,388	X
No	No	Yes	1	Bedrooms	1	1	494	1097	\$ 1,097	X
No	No	Yes	1	Bedrooms	1	1	542	1097	\$ 1,097	X
No	No	Yes	2	Bedrooms	2	6	819	1283	\$ 7,698	X
No	No	Yes	2	Bedrooms	2	4	819	1283	\$ 5,132	X
No	No	Yes	2	Bedrooms	1	2	843	1283	\$ 2,566	X
No	No	Yes	3	Bedrooms	2	10	1076	1669	\$ 16,690	X
No	No	Yes	4	Bedrooms	2	4	1300	2028	\$ 8,112	X
Other Income Source					Bank Interest				\$ 167	
Other Income Source										
Total Monthly Income									\$ 46,947	
Annual Income									\$ 563,360	

5. Total Number of Low-Income Units (60% Rent Maximum)

Dev Fund	HOME	RHTC	Unit Type		Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type	Check if units are under a HAP Contract
Yes/No	Yes/No	Yes/No	# of bedrooms							
				Bedrooms					\$ -	<div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px; margin-bottom: 2px;"></div> <div style="background-color: yellow; width: 15px; height: 15px;"></div>
				Bedrooms					\$ -	
				Bedrooms					\$ -	
				Bedrooms					\$ -	
				Bedrooms					\$ -	
				Bedrooms					\$ -	
Other Income Source										
Other Income Source										
Total Monthly Income									\$ -	
Annual Income									\$ -	

6. Total Number of Low-Income Units (70% Rent Maximum)

Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type	Check if units are under a HAP Contract
Yes/No	Yes/No	Yes/No	# of bedrooms						
			Bedrooms					\$ -	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Other Income Source						
			Other Income Source						
			Total Monthly Income					\$ -	
			Annual Income					\$ -	

7. Total Number of Low-Income Units (80% Rent Maximum)

Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type	Check if units are under a HAP Contract
Yes/No	Yes/No	Yes/No	# of bedrooms						
			Bedrooms					\$ -	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Other Income Source						
			Other Income Source						
			Total Monthly Income					\$ -	
			Annual Income					\$ -	

8. Total Number of Market Rate Units

Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type
Yes/No	Yes/No	Yes/No	# of bedrooms					
			Bedrooms					\$ -
			Bedrooms					\$ -
			Bedrooms					\$ -
			Bedrooms					\$ -
			Bedrooms					\$ -
			Other Income Source					
			Other Income Source					
			Total Monthly Income					\$ -
			Annual Income					\$ -

5. Summary of Estimated Rents and Rental Income

Annual Income (20% Rent Maximum)	\$	-
Annual Income (30% Rent Maximum)	\$	-
Annual Income (40% Rent Maximum)	\$	-
Annual Income (50% Rent Maximum)	\$	563,360
Annual Income (60% Rent Maximum)	\$	-
Annual Income (70% Rent Maximum)	\$	-
Annual Income (80% Rent Maximum)	\$	-
Annual Income (Market Rate Units)	\$	-
Potential Gross Income	\$	563,360
Less Vacancy Allowance	5%	\$ 28,168

Effective Gross Income \$ 535,192

Default annual % increase in income over the Compliance Period? 2%

W. Annual Expense Information

(Check one) ☒ Housing OR ☐ Commercial

<u>Administrative</u>		<u>Other Operating</u>	
1. Advertising	750	1. Elevator	5,000
2. Management Fee	37,463	2. Fuel (heating & hot water)	
3. Legal/Partnership	3,000	3. Electricity	48,384
4. Accounting/Audit	3,000	4. Water/Sewer	20,800
5. Compliance Mont.	1,500	5. Gas	
6. Office Expenses	5,000	6. Trash Removal	10,000
7. Other (specify below)	1,800	7. Payroll/Payroll Taxes	80,000
Employee Training		8. Insurance	33,500
Total Administrative	\$ 52,513	9. Real Estate Taxes*	35,000
<u>Maintenance</u>		10. Other Tax	
1. Decorating	\$ 7,500	11. Yrly Replacement Reserves	14,400
2. Repairs	\$ 20,000	12. Resident Services	32,700
3. Exterminating	\$ 3,500	13. Internet Expense	8,000
4. Ground Expense	\$ 5,000	14. Other (specify below)	
5. Other (specify below)	\$ 52,500		
Security		Total Other Operating	\$ 287,784
Total Maintenance	\$ 88,500		
Total Annual Administrative Expenses:	\$ 52,513.0	Per Unit	1641
Total Annual Maintenance Expenses:	\$ 88,500.0	Per Unit	2766
Total Annual Other Operating Expenses:	\$ 287,784	Per Unit	8993
TOTAL OPERATING EXPENSES (Admin+Operating+Maint):	\$ 428,797	Per Unit	\$ 13,400
Default annual percentage increase in expenses for the next 15 years?			3%
Default annual percentage increase for replacement reserves for the next 15 years?			3%

* List full tax liability for the property. Do not reflect tax abatement.

footnotes:

15 Year Operating Cash Flow Projection:

Housing Commercial	<div><div>x</div></div>	Headnotes	No debt service. Use expense ratio. Added management fee line in Expenses to show calculation as 7% of EGI over 15 years. The administraiive line does not include the management fee in this proforma. Please see the Subsidy Layering Review Narrative in Tab A for an explanation on year 10-15 cash flow/expense ratios.															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals	
Income																		
Potential Gross Income		563,360	574,627	586,120	597,842	609,799	621,995	634,435	647,124	660,066	673,267	686,733	700,467	714,477	728,766	743,342		9,742,420
Less: Vacancies		(28,168)	(28,731)	(29,306)	(29,892)	(30,490)	(31,100)	(31,722)	(32,356)	(33,003)	(33,663)	(34,337)	(35,023)	(35,724)	(36,438)	(37,167)		(487,121)
Effective Gross Income		535,192	545,896	556,814	567,950	579,309	590,895	602,713	614,767	627,063	639,604	652,396	665,444	678,753	692,328	706,175		9,255,299
Expenses																		
Management Fee		37,463	38,213	38,977	39,757	40,552	41,363	42,190	43,034	43,894	44,772	45,668	46,581	47,513	48,463	49,432		647,871
Administrative (less Management Fee)		15,050	15,502	15,967	16,446	16,939	17,447	17,970	18,510	19,065	19,637	20,226	20,833	21,458	22,101	22,764		279,914
Maintenance		88,500	91,155	93,890	96,706	99,608	102,596	105,674	108,844	112,109	115,472	118,937	122,505	126,180	129,965	133,864		1,646,004
Operating		287,784	296,418	305,310	314,469	323,903	333,621	343,629	353,938	364,556	375,493	386,758	398,360	410,311	422,621	435,299		5,352,470
Other																		-
Less Tax Abatement																		-
Total Expenses		428,797	441,287	454,143	467,378	481,001	495,026	509,463	524,325	539,625	555,374	571,588	588,279	605,461	623,150	641,360		7,926,258
Net Operating Income		106,395	104,609	102,671	100,572	98,308	95,869	93,250	90,442	87,438	84,230	80,808	77,165	73,291	69,178	64,815		1,329,041
Debt Service - 1st Mort.																		-
Debt Service - 2nd Mort.																		-
Debt Service - 3rd Mort.																		-
Debt Service - 4th Mort.																		-
Debt Service - 5th Mort.																		-
Total Debt Service		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Cash Flow		106,395	104,609	102,671	100,572	98,308	95,869	93,250	90,442	87,438	84,230	80,808	77,165	73,291	69,178	64,815		1,329,041
Total Combined DCR		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#	#DIV/0!
Deferred Dev. Fee Payment		71,064	68,667	65,744	61,564	58,186	54,602	50,804	46,783	40,822								518,236
Surplus Cash		35,331	35,942	36,927	39,008	40,122	41,267	42,446	43,659	46,616	84,230	80,808	77,165	73,291	69,178	64,815		810,805
Cash Flow/Total Expenses		8%	8%	8%	8%	8%	8%	8%	8%	9%	15%	14%	13%	12%	11%	10%		10%
(not to exceed 10 %)																		
EGI/Total Expenses		1.25	1.24	1.23	1.22	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10		1.17

Commercial and Office Space: IHCD Rental Housing financing resources cannot be used to finance commercial space within a Development. Income generated and expenses incurred from this space, though, must be factored into IHCD's underwriting for the Development as a whole when reviewing the application. If the Development involves the development of commercial space, the applicant will need to provide separate annual operating expense information and a separate 15-year proforma for the commercial space. Be sure to label which forms are for the housing and which ones are for the commercial space. Also separate out all development costs associated with the commercial space on line M of the Development Costs chart.

Y. Sources of Funds/Developments (Include any IHCD HOME requests)

1. Construction Financing. List individually the sources of construction financing, including any such loans financed through grant sources. *Please provide documentation in Tab G.*

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name & Telephone Number of Contact Person
1 Federal LIHTC Equity	11/15/2024	12/12/2024	\$ 6,589,023	Josh Reed, 317-714-6032
2 State HOME ARP	12/19/2023	3/13/2024	\$ 4,000,000	Peter Nelson, 317-232-7777
3 City HOME ARP	5/26/2023	6/26/2023	\$ 3,680,000	Costin Ritter, 317-327-5483
4 National Housing Trust Fund	12/19/2023	3/13/2024	\$ 3,000,000	Peter Nelson, 317-232-7777
5 Construction Loan	11/15/2024	15-Dec	\$ 1,085,734	Gus Gilmore, 317-324-4731
Total Amount of Funds			\$ 18,354,757	

2. Permanent Financing. List individually the sources of permanent financing, including any such loans financed through grant sources. *Please provide documentation in Tab G.*

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
1 Federal LIHTC Equity	11/15/2024	12/12/2024	\$ 6,719,506	\$0			
2 PIHDC Loan (State HOME ARP)	12/19/2023	3/13/2024	\$ 4,000,000	\$0	2.00%	15	15
3 PIHDC Loan (City HOME ARP)	5/26/2024	6/26/2023	\$ 3,680,000	\$0	2.00%	15	15
4 PIHDC Loan (IHCD Trust Fund)	11/19/2023	3/13/2024	\$ 3,000,000	\$0	2%	15	15
5							
Total Amount of Funds			\$ 17,399,506	\$ -			
Deferred Developer Fee			\$ 518,236				

3. Grants. List all grants provided for the development. *Provide documentation in Tab G.*

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name and Telephone Numbers of Contact Person
1				
2				
3				
4				
Total Amount of Funds			\$ -	

If the loan and any outstanding interest is not expected to be paid until the end of the Initial Compliance Period, there must be reasonable expectation that the fair market value of the Development will be sufficient at that time to pay the accrued interest and debt and that the net income of the Development will be sufficient to sustain debt service.

footnotes: See PIHDC loan letters for in Tab G.

4. Historic Tax Credits

Have you applied for a Historic Tax Credit?

☐ Yes ☒ No

If Yes, please list amount

If Yes, indicate date Part I of application was duly filed:

Include with application.
Please provide in Tab P.

5. Other Sources of Funds (excluding any syndication proceeds)

a. Source of Funds

Amount

b. Timing of Funds

c. Actual or Anticipated Name of Other Source

d. Contact Person

Phone

6. Sources and Uses Reconciliation

Limited Partner Equity Investment from Fed Tax Credits	\$	6,719,506	*From Fed Credit Determination Tab
General Partner Investment from Fed Tax Credits			
Limited Partner Equity Investment from State Tax Credits	\$	-	*From State Credit Determination Tab
General Partner Investment from State Tax Credits			
Total Equity Investment	\$	6,719,506	
Total Permanent Financing			
Deferred Developer Fee	\$	518,236	
Other	PIHDC Loan (State HOME ARP)	\$	4,000,000
Other	PIHDC Loan (City HOME ARP)	\$	3,680,000
Other	PIHDC Loan (IHCD Trust Fund)	\$	3,000,000
Other			
Other			
Other			
Total Sources of Funds	\$	17,917,741.98	
Total Uses of Funds	\$	17,917,741.98	

^^^Note: Sources MUST EQUAL Uses^^^

* Are Load Fees included in Equity Investment?

☐ Yes ☒ No

If Yes, Load Fees are: \$

footnotes:

7. Federal Tax Credit Intermediary Information

a. Actual or Anticipated Name of Intermediary

(e.g. Syndicator, etc.) Merchants Capital

Contact Person Joshua T. Reed

Phone 317-569-7420

Street Address 410 Monon Blvd

City Carmel State IN Zip 46032

Email jreed@merchantscapital.com

8. State Tax Credit Intermediary Information

a. Actual or Anticipated Name of Intermediary

(e.g. Syndicator, etc.)

Contact Person

Phone

Street Address

City State Zip

Email

9. Tax-Exempt Bond Financing/Credit Enhancement

a. If Multi-family Tax Exempt Bonds are requested, list percent such bonds represent of the aggregate basis of the building and land of the development: 54%

If this percentage is 50% or more , a formal allocation of credits from IHCD is not necessary (although the development must satisfy and comply with all requirements for an allocation under this Allocation Plan and Section 42 of the Code. The Issuer of the bonds must determine the maximum amount of credits available to the development which, just as for developments which do need allocation, is limited to the amount of credits necessary to make the development financially feasible). AT THE TIME OF SUBMITTING THIS APPLICATION, YOU MUST PROVIDE IHCD WITH AN OPINION OF COUNSEL, SATISFACTORY TO IHCD, THAT YOU ARE NOT REQUIRED TO OBTAIN AN ALLOCATION OF TAX CREDITS FROM IHCD AND THAT THE DEVELOPMENT MEETS THE REQUIREMENTS OF THE ALLOCATION PLAN AND CODE.

footnotes:

b. Name of Issuer Indiana Housing and Community Development Authority

Street Address 30 South Meridian Street

City Indianapolis State IN Zip 46204

Telephone Number 317-232-7777

Email arakowski@ihcda.in.gov

c. Name of Borrower King Commons, LLC

Street Address 441 West Michigan Street

City Indianapolis State IN Zip 46202

Telephone Number 317-737-2846

Email mlunderman@partnersinhousingindy.org

If the Borrower is not the Owner, explain the relationship between the Borrower and Owner in footnotes below.

If Development will be utilizing Multi-family Tax Exempt Bonds, you must provide a list of the entire development team in addition to above. Place in Tab J.

d. Does any Development financing have any credit enhancement? ☐ Yes ☒ No
If yes, list the financing and describe the credit enhancement:

e. Is HUD approval for transfer of physical asset required? ☐ Yes ☒ No
If yes, provide copy of TPA request to HUD.

f. Is Rural Development approval for transfer of physical asset required? ☐ Yes ☒ No
If yes, has Rural Development been notified of your RHTC application? ☐ Yes ☐ No

g. Is the Development a federally-assisted low-income housing Development with at least 50% of its units in danger of being removed by a federal agency from the low-income housing market due to eligible prepayment, conversion, or financial difficulty? ☐ Yes ☒ No
If yes, please provide documentation in Tab P of the application package.

10. Total Multi-Family Tax Exempt Bonds already awarded to Developer
in current year: \$ -

footnotes: Description of development team provided in Development Team Narrative in Tab J.

Z. Cost/Basis/Maximum Allowable Credit

1. Development Costs - List and Include Eligible Basis by Credit Type.

ITEMIZED COSTS	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
a. To Purchase Land and Buildings			
1. Land	500,000		
2. Demolition	45,000		
3. Existing Structures			
4. Other(s) (Specify below.)			
Carrying Costs (Ineligible)	215,000		
b. For Site Work			
1. Site Work (not included in Construction Contract)			
2. Other(s) (Specify below.)			
c. For Rehab and New Construction (Construction Contract Costs)			
1. Site Work	600,000	600,000	
2. New Building	9,359,831	9,359,831	
3. Rehabilitation**			
4. Accessory Building			
5. General Requirements*	557,248	557,248	
6. Contractor Overhead*	185,748	185,748	
7. Contractor Profit*	557,248	557,248	
8. Hard Cost Contingency	464,373	464,373	
d. For Architectural and Engineering Fees			
1. Architect Fee - Design*	418,978	418,978	
2. Architect Fee - Supervision*	50,000	50,000	
3. Consultant or Processing Agent	80,000	80,000	
4. Engineering Fees	50,000	50,000	
5. High Performance Building Consultant	20,000	20,000	
6. Other Fees (Specify below.)			
e. Other Owner Costs			
1. Building Permits	20,000	20,000	
2. Tap Fees	121,022	121,022	
3. Soil Borings	10,000	10,000	
4. Real Estate Attorney	10,000	10,000	
5. Developer Legal Fees			
6. Construction Loan - Legal	75,000	75,000	
7. Title and Recording			
8. Cost of Furniture	100,000	100,000	
9. Accounting			
10. Surveys	10,000	10,000	
11. Other Costs (Specify below.)			
Bond Premium	289,943	289,943	
SUBTOTAL OF THIS PAGE	13,739,391	12,979,391	-

* Designates the amounts for those items that are limited, pursuant to the Qualified Allocation Plan

** Please provide a rehabilitation budget in Tab L that lists the cost of furniture, construction of community building, and common area amenities.

$$\begin{array}{rclcl}
 \$0.00 & - & \$100,000.00 & / & 32 & = & (3,125) \\
 \text{Rehabilitation Costs} & & \text{Costs of Furniture,} & & \text{Total Number} & & \text{Rehabilitation} \\
 & & \text{Construction of} & & \text{of Units} & & \text{Costs per Unit} \\
 & & \text{Community Center,} & & & & \\
 & & \text{and Common Area} & & & & \\
 & & \text{Amenities**} & & & &
 \end{array}$$

ITEMIZED COSTS	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
SUBTOTAL OF PREVIOUS PAGE	13,739,391	12,979,391	0
f. For Interim Costs			
1. Construction Insurance	75,000	75,000	
2. Construction Period Interest	150,000		
3. Other Capitalized Operating Expenses	75,000	75,000	
4. Construction Loan Orig. Fee	21,000	21,000	
5. Construction Loan Credit Enhancement			
6. Construction Period Taxes	25,000	25,000	
7. Fixed Price Contract Guarantee			
g. For Permanent Financing Fees & Expenses			
1. Bond Premium	277,500		
2. Credit Report			
3. Permanent Loan Orig. Fee			
4. Permanent Loan Credit Enhancement			
5. Cost of Iss/Underwriters Discount			
6. Title and Recording			
7. Counsel's Fee			
8. Other(s) (specify below)			
h. For Soft Costs			
1. Property Appraisal	5,000	5,000	
2. Market Study	7,645	7,645	
3. Environmental Report	15,000	15,000	
4. IHEDA Fees	56,126		
5. Consultant Fees			
6. Guarantee Fees			
7. Soft Cost Contingency	22,355	22,355	
8. Other(s) (specify below)			
Liability Insurance, Cost Certification	45,000	45,000	
i. For Syndication Costs			
1. Organizational (e.g. Partnership)			
2. Bridge Loan Fees and Expenses			
3. Tax Opinion			
4. Other(s) (specify below)			
Syndicator costs and fees	90,000		
j. Developer's Fee			
100 % Not-for Profit			
% For-Profit	2,300,000	2,300,000	
k. For Development Reserves			
1. Rent-up Reserve	299,326		
2. Operating Reserve	214,399		
3. Other Capitalized Reserves*	500,000		
*Please explain in footnotes.			
l. Total Project Costs	17,917,742	15,570,391	-

footnotes: Service reserve for supportive housing

ITEMIZED COSTS	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
SUBTOTAL OF PREVIOUS PAGE	17,917,742	15,570,391	0
m. Total Commercial Costs*			
n. Total Dev. Costs less Comm. Costs (l-m)	17,917,742		
o. Reductions in Eligible Basis Subtract the following: 1. Amount of Grant(s) used to finance Qualifying development costs 2. Amount of nonqualified recourse financing 3. Costs of nonqualifying units of higher quality (or excess portion thereof) 4. Historic Tax Credits (residential portion) <i>Subtotal (o.1 through o.4 above)</i>			
		0	0
p. Eligible Basis (ll minus o.5)		15,570,391	0
q. High Cost Area / Basis Boost Adjustment to Eligible Basis Please see 2022 QAP pg. 34 for eligibility criteria. Adjustment Amount cannot exceed 30%			
		4,671,117	
r. Adjusted Eligible Basis (p plus q)		20,241,508	0
s. Applicable Fraction (% of development which is low income) (Select from drop down choices.)	Based on Unit Mix or Sq Ft? Unit Mix	100.00%	
t. Total Qualified Basis (r multiplied by s)		20,241,508	0
u. Applicable Percentage (weighted average of the applicable percentage for each building and credit type)		4.00%	9.00%
v. Maximum Allowable Credit under IRS Sec 42 (t*u)		809,660	0
w. Combined 30% and 70% PV Credit	809,660		

* Commercial costs are defined as those costs that are not eligible basis and are attributed to non-residential areas of the Development (e.g. retail area of mixed-use development).

Note: The actual amount of credit for the Development is determined by IHCD. If the Development is eligible for Historic Tax Credit, include a complete breakdown of the determination of eligible basis for the Historic Credit with the Application. If the Development's basis has been adjusted because it is in a high cost area or qualified census tract, the actual deduction for the Historic Cost items must be adjusted by multiplying the amount by 130%. This does not apply to Historic Tax Credits.

footnotes:

2. Determination of Reservation Amount Needed

The following calculation of the amount of credits needed is substantially the same as the calculation which will be made by IHCD to determine, as required by the IRS, the maximum amount of credits which may be reserved for the Development. However, IHCD at all times retains the right to substitute such information and assumptions as are determined by IHCD to be reasonable for the information and assumptions provided herein as to costs (including development fees, profits, etc.) sources of funding, expected equity, etc. Accordingly, if the development is selected by IHCD for a reservation of credits, the amount of such reservation may differ significantly from the amount that is computed below.

a.	TOTAL DEVELOPMENT COSTS	\$	<u>17,917,742</u>
b.	LESS SYNDICATION COSTS	\$	<u>90,000</u>
c.	TOTAL DEVELOPMENT COSTS (a - b)	\$	<u>17,827,742</u>
d.	LESS: TOTAL SOURCES OF FUNDING EXCLUDING SYNDICATION PROCEEDS	\$	<u>10,680,000</u>
e.	EQUITY GAP (c - d)	\$	<u>7,147,742</u>
f.	EQUITY PRICING (Price per dollar of 10-year credit expected to be personally invested by you or raised as equity excluding syndication or similar costs to 3rd parties)	\$	<u>0.83</u>
g.	Limited Partner Ownership %		<u>99.99%</u>
h.	10-YEAR CREDIT AMOUNT NEEDED TO FUND THE EQUITY GAP (e/f)	\$	<u>8,611,737</u>
i.	ANNUAL TAX CREDIT REQUIRED TO FUND EQUITY GAP (h/10)	\$	<u>861,174</u>
j.	MAXIMUM ALLOWABLE CREDIT AMOUNT	\$	<u>809,660</u>
k.	RESERVATION AMOUNT REQUESTED (Amount must be no greater than the lesser of j. or i.)	\$	<u>809,660</u>
l.	LIMITED PARTNER INVESTMENT		<u>6,719,506</u>
m.	GENERAL PARTNER INVESTMENT		<u>0</u>
n.	TOTAL EQUITY INVESTMENT (anticipated for initial app)	\$	<u>6,719,506</u>
o.	DEFERRED DEVELOPER FEE	\$	<u>518,236</u>
p.	Per Unit Info		
1.	CREDIT PER UNIT (Including non-program units) (j/Number of Units)	\$	<u>25,302</u>
2.	CREDIT PER BEDROOM (Including non-program units) (j/Number of Bedrooms)	\$	<u>10,653</u>
3.	HARD COST PER UNIT	\$	<u>348,975</u>
4.	HARD COST PER BEDROOM	\$	<u>146,936.84</u>
5.	TOTAL DEVELOPMENT COST PER UNIT <u>a - (Cost of Land + Commercial Costs + Historic Credits)</u>		

Total Number of Units

\$ 559,929

3. Determination of State Tax Credit Reservation Amount

a.	Aggregate 10 Year Federal RHTC Amount	\$	<u>8,096,600.00</u>
b.	Agg. State Tax Credit as % of Agg. Federal Tax Credit (0%-100%)	\$	<u></u>
c.	Aggregate 5 Year State AWHTC Amount	\$	<u>0.00</u>
	State AWHTC per year	\$	<u>0.00</u>
d.	State Tax Credit Equity Price	\$	<u></u>
e.	Limited Partner ownership %	\$	<u>99.99%</u>
f.	Limited Partner Equity from State Tax Credits (Aggregate State RHTC x Equity Price x 99.99%)		<u>-</u>
g.	Financial Gap		<u>(0)</u>

	QAP Guidelines	Per Application	Within Limits?
Underwriting Guidelines:			
Total Operating Expenses (per unit)	5,000	13,400	Yes
Management Fee (Max Fee 5-7% of "Effective Gross Income")			
1 - 50 units = 7%	37,463	37,463	Yes
51 - 100 units = 6%			
101 or more units = 5%			
Vacancy Rate			
Development has more than 20% PBV/PBRA/PRA	4% - 7%	5.0%	Yes
*If Development has more than 20% PBV/PBRA/PRA, check the box in cell K21 of "Financing & Mkt (p 20)" tab			
Affordable Assisted Living	10%-12%		
*If Development is AAL check cell D30 in "Types of Allocation (p 10)" tab			
All Other Developments	6% - 8%	5.0%	
Operating Reserves (4 months Operating Expenses, plus 4 months debt service or \$1,500 per unit, whichever is greater)	142,932	214,399	Yes
Replacement Reserves (New Construction age-restricted = \$250; New Construction non age-restricted = \$300; Rehabilitation = \$350; Single Family Units: \$420; Historic Rehabilitation: \$420)	9,600	14,400	Yes
Is Stabilized Debt Coverage Ratio within bounds?			
Large and Small City	1.15-1.45	#DIV/0!	
*If Development is in Large or Small city, check cell M5 or J5 respectively in "Development Info (p 9)" tab			
Rural	1.15-1.50	#DIV/0!	
*If Development is in Rural, check cell J7 in "Development Info (p 9)" tab			
Developments with PBV	1.10-1.45	#DIV/0!	#DIV/0!
*If Development has PBV, check the box in cell K4 of "Financing & Mkt (p 20)" tab			
At least 40% of the total Units in the project must be tax credit.	40%	<= 100%	Yes
Average of tax credit units must not exceed 60% AMI	60%	>= 50%	Yes
User Eligibility and Other Limitations:			
Do Sources Equal Uses?			Yes
50% test	50%	54%	Yes
Developer Fee with consultant fee	2,335,559	2,300,000	Yes
*For Bond Deals, Developer fee is 15% of Eligible Basis BEFORE Basis Boost			
Maximum Deferred Developer Fee as % of Developer fee	80%	<= 22.5%	Yes
Deferred Developer Fee Requirement: greater than \$2,500,000 has to be deferred	-	518,236	Yes
Can the Deferred Developer Fee be repaid in 15 years?	518,236	518,236	Yes
Development Fund Limitation	500,000	-	Yes
Total Development Fund Assisted Units as per % TDC calculation	0.0		
Dev Fund Assisted units (at or below 50% AMI)	10.00	0.00	
For Bond apps: # DF units based on greater of 10 units or DFL as % of TDC			
Contractor Fee Limitation	1,394,376	1,300,244	Yes
General Requirements	597,590	557,248	Yes
General Overhead	199,197	185,748	Yes
Builders Profit	597,590	557,248	Yes
Hard Cost Contingency	563,004	464,373	Yes
Soft Cost Contingency	22,432	22,355	Yes
Architect Fee Limitation	468,978	468,978	Yes
Rehabilitation Costs Minimum (Per Unit) (\$35,000 for Preservation, \$25,000 for other rehab)	25,000	N/A	Yes
Basis Boost	4,671,118	4,671,118	Yes
Applicable Fraction (Lower of Sq. Footage or Units)	100.00%	100.00%	Yes

The undersigned hereby acknowledges that :

1. This Application form, provided by IHCDCA to applicants for funding, tax credits and tax-exempt bonds, including the sections herein relative to basis, credit calculations and determinations of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of IHCDCA in reviewing the reservation requests. Completion hereof in no way guarantees eligibility for the credits or bonds or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; any notations herein describing IRC requirements are offered only as general guides and not as legal advice;
2. The undersigned is responsible for ensuring that the proposed Development will be comprised of qualified low-income buildings; that it will in all respects satisfy all applicable requirements of federal tax laws and any other requirements imposed upon it by the IHCDCA in respect of the proposed Development and bond issue; and that the IHCDCA has no responsibility for ensuring that all or any funding allocated to the Development may be usable or may not later be recaptured;
3. For purposes of reviewing this Application, IHCDCA is entitled to rely upon the representations of the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relating to the determinations of qualified basis for the development as a whole and for each building therein individually as well as the amounts and types of credit applicable thereto, and that the issuance of a reservation based on such representations in no way imposes any responsibility on the IHCDCA for the accuracy of these representations or their compliance with IRC requirements;
4. IHCDCA may request or require changes in the information submitted herewith, may substitute its own figures which it deems reasonable for any or all figures provided herein by the undersigned and may reserve credits, if any, in an amount significantly different from the amount requested;
5. The IHCDCA offers no advice, opinion or guarantee that the Applicant, the Issuer or the proposed development will ultimately qualify for or receive low-income housing tax credits, Multi-family tax-exempt Bonds, HOME funds or section 501(c)3 Bonds;
6. Allocations/reservations of funding are not transferable without prior written notice and consent of the IHCDCA;
7. If the IHCDCA believes, in its sole discretion, that the Development will not be completed or that any condition set forth in the Application will not be satisfied within the required time period, or will become unsatisfied or will otherwise cause the Development to fail to qualify for a Bond allocation, the Issuer agrees that the IHCDCA may rescind and retrieve any funds allocated to the Issuer. The Issuer acknowledges that all terms, conditions, obligations and deadlines set forth in this Application constitute conditions precedent to any allocation of funds, and the Development's failure to comply with any of such terms and conditions shall entitle the IHCDCA, in its sole discretion, to deem the allocation canceled by mutual consent. After any such cancellation, the Issuer acknowledges that neither it nor the Development will have any right to claim funds. The IHCDCA reserves the right, in its sole discretion, to modify and/or waive any such failed condition precedent, so long as such waiver does not violate any Code requirements relating to the Development;
8. The requirements for applying for funding and the terms of any reservation or allocation thereof are subject to change at any time by federal or state law, federal, state or IHCDCA regulations, or other binding authority;
9. Reservations may be subject to certain conditions to be satisfied prior to allocation and shall in all cases be contingent upon the receipt of the required Application and reservation fees;
10. Applicant is submitting this Application on behalf of Owner, whether Owner has already been formed or is a to-be-formed entity;
11. Applicant represents and warrants to IHCDCA that it has all necessary authority to act for, obligate and execute this Application on behalf of itself and Owner, and to engage in all acts necessary to consummate this Application. Applicant further represents and warrants to IHCDCA that the signatories hereto have been duly authorized and that this Application shall be the valid and binding act of the Applicant, enforceable according to its terms;
12. In the event the Applicant is not the Owner, Applicant represents and warrants to IHCDCA that it will take, and not fail to take, any and all necessary actions to cause the Owner to ratify and confirm all representations in and comply with the terms and conditions of this Application;
13. Applicant represents and warrants to IHCDCA that it will take any and all action necessary and not fail to cause the Developer to ratify and confirm all representations in and comply with the terms and conditions of this Application.

Further, the undersigned hereby certifies that:

- a) All factual information provided herein or in connection herewith is true, correct and complete, and all estimates are reasonable;

- b) It shall promptly notify the IHCD of any corrections or changes to the information submitted to the IHCD in connection with this Application upon becoming aware of same;
- c) It is responsible for all calculations and figures used for the determination of the eligible basis and qualified basis for any and all buildings and other improvements, and it understands and agrees that the amount of funding to be reserved and allocated has been calculated pursuant to and in reliance upon the representations made herein;

- d) It will at all times indemnify, defend and hold harmless IHCD A against claims, losses, costs, damages, expenses and liabilities of any nature (including, without limitation, attorney fees to enforce the indemnity rights hereunder) directly or indirectly resulting from, arising out of, or relating to IHCD A's acceptance, consideration, approval or disapproval of this Application and the issuance or non-issuance of an allocation of funding in connection herewith; and
- e) It shall furnish the IHCD A with copies of any and all cost certifications made to any other governmental agency, including, but not limited to, cost certifications made to FmHA or FHA, at the time that such certifications are furnished to such other agency.
14. Applicant hereby authorizes IHCD A and its successors, affiliates, agents and assigns to utilize in any manner and at anytime, any photograph, picture, or misrepresents in any other medium (collectively "photographs") of the property covered by this Application, without limitation, in any and all matters, publications, or endeavors, commercial or noncommercial, undertaken directly or indirectly by IHCD A at any time on or after the date of this Application without any limitation whatsoever. Applicant understands that: (1) it is relinquishing any and all ownership rights in any such photographs; and (ii) it is relinquishing any and all legal rights that it may now or hereafter have to, directly or indirectly, challenge, question or otherwise terminate the use of the photographs by IHCD A.
15. DISSEMINATION OF INFORMATION and AGREEMENT TO RELEASE AND INDEMNIFY. The undersigned for and on behalf of itself, the Development, Owner and all participants in the Development, together with their respective officers, directors, shareholders, members, partners, agents, representatives, and affiliates (collectively, "Applicant") understands, acknowledges and agrees that this and any application for Rental Housing Tax Credits ("Credits") (including, but not limited to, all preliminary or final Applications, related amendments and information in support thereof and excepting personal financial information) are, and shall remain, available for dissemination and publication to the general public.

As additional consideration for IHCD A's review of its request for Credits, the Applicant does hereby release IHCD A and its directors, employees, attorneys, agents and representatives of and from any and all liability, expenses, costs and damage that applicant may, directly or indirectly, incur because of such dissemination or publication, and the Applicant hereby agrees to hold IHCD A harmless of and from any and all such liability, expense or damage.

AFFIRMATION OF APPLICANT. Under penalty of perjury, I/we certify that the information, acknowledgements, and representations in this application and its supporting documents are true and accurate to the best of my/our knowledge. The undersigned understands that providing false, misleading or incomplete information herein constitutes an act of fraud and may subject applicant to debarment and other legal recourse.

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this document to be executed in its name on this 26th day of November 2024

Legal Name of Applicant/Owner

By:

Printed Name:

Its:

Monica Lunderman
Monica Lunderman

STATE OF Indiana)
) SS:
COUNTY OF Marion)

Before me, a Notary Public, in and for said County and State, personally appeared, Monica Lunderman
(the Executive Director of Partners in Housing),
the Applicant in the foregoing Application of _____ (current year) funding, who acknowledged
the execution of the foregoing instrument as his (her) voluntary act and deed, and stated, to the best of his (her) knowledge
and belief, that any and all representations contained therein are true.

Witness my hand and Notarial Seal this 26th day of Nov., 2024.

My Commission Expires:

My County of Residence:

[Signature]
Notary Public
Nicholas Hunot
Printed Name
(title)

