



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Oak Knoll Renaissance

SITE LOCATION: 4200 West 23rd Court
Gary, IN 46404

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: Oak Knoll Developer, LLC

PRINCIPALS: Oak Knoll GP, LLC
Essence, LLC
Jamar Adams

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
60% of AMI:	256	One bedroom:	28
50% of AMI:	0	Two bedroom:	102
40% of AMI:	0	Three bedroom:	102
30% of AMI:	0	Four bedroom:	24
Market Rate:	0	Total units:	256

TOTAL PROJECTED COSTS: \$50,000,143
TOTAL COST PER UNIT: \$195,313

CREDITS REQUESTED: \$2,235,540
CREDITS RECOMMENDED: \$2,235,540
BOND VOLUME REQUESTED: \$26,024,000
BOND VOLUME RECOMMENDED: \$26,024,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-001
BIN NUMBER: IN-26-00100
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 59.5
IHCDA SCORE: 60.5

Award Date: July 24, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Stadium Flats

SITE LOCATION: 504 South Lafayette Boulevard
South Bend, IN 46601

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

DEVELOPER: RealAmerica Development, LLC

PRINCIPALS: Stadium Flats GP, LLC
Michael S. Surak Descendants Trust

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	4
70% of AMI:	10	One bedroom:	38
60% of AMI:	72	Two bedroom:	44
50% of AMI:	10	Three bedroom:	6
30% of AMI:	0	Four bedroom:	0
Market Rate:	0	Total units:	92

TOTAL PROJECTED COSTS: \$22,903,604

TOTAL COST PER UNIT: \$248,952

CREDITS REQUESTED: \$1,141,787

CREDITS RECOMMENDED: \$1,141,787

BOND VOLUME REQUESTED: \$12,075,000

BOND VOLUME RECOMMENDED: \$12,075,000

DEVELOPMENT FUND REQUESTED: \$500,000

DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2026A-B-002

BIN NUMBER: IN-26-00200

DEVELOPMENT FUND LOAN NUMBER: DFL-025-108

SELF SCORE: 69.0

IHCDA SCORE: 65.0

Award Date: August 28, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Cambridge Square North Apartments

SITE LOCATION: 7110 Township Line Road
Indianapolis, IN 46260

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

DEVELOPER: GBG LIHTC Development, LLC

PRINCIPALS: Glick Cambridge Square North Investor, LLC
Glick Housing Foundation

OF UNITS AT EACH SET ASIDE

80% of AMI: 0

60% of AMI: 380

50% of AMI: 0

40% of AMI: 0

30% of AMI: 0

Market Rate: 0

UNIT MIX

Efficiency: 0

One bedroom: 268

Two bedroom: 90

Three bedroom: 22

Four bedroom: 0

Total units: 380

TOTAL PROJECTED COSTS: \$61,822,989

TOTAL COST PER UNIT: \$162,692

CREDITS REQUESTED: \$2,247,072

CREDITS RECOMMENDED: \$2,247,072

BOND VOLUME REQUESTED: \$32,233,727

BOND VOLUME RECOMMENDED: \$32,233,727

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-004

BIN NUMBER: IN-26-00300

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 65.0

IHCDA SCORE: 68.0

Award Date: August 28, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Eastfield Reserve

SITE LOCATION: 3200 N Burkhardt Rd
Evansville, IN 47715

PROJECT TYPE: New Construction
PROJECT DESIGNATION: Family

DEVELOPER: Marian Development Group

PRINCIPALS: Eastfield Reserve GP, LLC
JLB Eastfield Reserve, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency:	0
70% of AMI: 0	One bedroom:	84
60% of AMI: 264	Two bedroom:	108
50% of AMI: 0	Three bedroom:	72
30% of AMI: 0	Four bedroom:	0
Market Rate: 0	Total units:	264

TOTAL PROJECTED COSTS: \$62,158,731
TOTAL COST PER UNIT: \$235,450

CREDITS REQUESTED: \$2,809,350
CREDITS RECOMMENDED: \$2,809,350
BOND VOLUME REQUESTED: \$30,300,000
BOND VOLUME RECOMMENDED: \$30,300,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-003
BIN NUMBER: IN-26-00400
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 54.50
IHCDA SCORE: 53.50

Award Date: August 28, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: The Grove at Pleasant Run

SITE LOCATION: 2852 E County Line Rd
Indianapolis, IN 46227

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

DEVELOPER: TWG Development, LLC

PRINCIPALS: TWG GP V, LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI:	0	One bedroom:	32
60% of AMI:	160	Two bedroom:	64
50% of AMI:	10	Three bedroom:	64
30% of AMI:	0	Four bedroom:	0
Market Rate:	0	Total units:	160

TOTAL PROJECTED COSTS: \$41,325,143

TOTAL COST PER UNIT: \$258,282

CREDITS REQUESTED: \$1,944,396

CREDITS RECOMMENDED: \$1,944,396

BOND VOLUME REQUESTED: \$21,100,000

BOND VOLUME RECOMMENDED: \$21,100,000

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-005

BIN NUMBER: IN-26-00500

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 75.0

IHCDA SCORE: 75.0

Award Date: September 25, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Central at Old Southside

SITE LOCATION: 1406 & 1419 South Capitol Avenue
1472 South Illinois Street
Indianapolis, IN 46225

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

DEVELOPER: Union Development Holdings, LLC

PRINCIPALS: Union Development Holdings, LLC
Kyle Bach
Union Development Holdings II, LLC
Tom Tomaszewski

OF UNITS AT EACH SET ASIDE

80% of AMI: 0

70% of AMI: 0

60% of AMI: 216

50% of AMI: 11

30% of AMI: 0

Market Rate: 0

UNIT MIX

Efficiency: 0

One bedroom: 77

Two bedroom: 106

Three bedroom: 44

Four bedroom: 0

Total units: 227

TOTAL PROJECTED COSTS: \$65,040,445

TOTAL COST PER UNIT: \$286,522

CREDITS REQUESTED: \$3,014,286

CREDITS RECOMMENDED: \$3,014,286

BOND VOLUME REQUESTED: \$33,500,000

BOND VOLUME RECOMMENDED: \$33,500,000

DEVELOPMENT FUND REQUESTED: \$500,000

DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2026A-B-006

BIN NUMBER: IN-26-00600

DEVELOPMENT FUND LOAN NUMBER: DFL-025-110

SELF SCORE: 62.50

IHCDA SCORE: 58.50

Award Date: September 25, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Cambridge Square of Greenwood

SITE LOCATION: 1160 Southbridge Drive
Greenwood, IN 46240

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

DEVELOPER: GBG LIHTC Development LLC

PRINCIPALS: Glick Apartment Holdings LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI:	0	One bedroom:	138
60% of AMI:	186	Two bedroom:	38
50% of AMI:	0	Three bedroom:	10
30% of AMI:	0	Four bedroom:	0
Market Rate:	0	Total units:	186

TOTAL PROJECTED COSTS: \$36,128,045

TOTAL COST PER UNIT: \$194,237

CREDITS REQUESTED: \$1,270,310

CREDITS RECOMMENDED: \$1,270,310

BOND VOLUME REQUESTED: \$18,440,000

BOND VOLUME RECOMMENDED: \$18,440,000

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-007

BIN NUMBER: IN-26-00700

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 64.0

IHCDA SCORE: 60.5

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Cambridge Square of Beech Grove

SITE LOCATION: 335 Churchman Place
Beech Grove, IN

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Age-Restricted

DEVELOPER: Gene B. Glick Company, Inc.

PRINCIPALS: Glick Apartment Holdings

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency:	0
70% of AMI: 0	One bedroom:	126
60% of AMI: 126	Two bedroom:	0
50% of AMI: 0	Three bedroom:	0
30% of AMI: 0	Four bedroom:	0
Market Rate: 0	Total units:	126

TOTAL PROJECTED COSTS: \$25,232,979
TOTAL COST PER UNIT: \$200,262

CREDITS REQUESTED: \$1,033,558
CREDITS RECOMMENDED: \$1,033,558
BOND VOLUME REQUESTED: \$12,800,000
BOND VOLUME RECOMMENDED: \$12,800,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-008
BIN NUMBER: IN-26-00800
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 58.5
IHCDA SCORE: 56.0

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Renaissance Towers

SITE LOCATION: 524 Michigan Street
Hammond, IN 46320

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family, Age-Restricted

DEVELOPER: Sena Affordable Communities LLC

PRINCIPALS: Sena Affordable Communities LLC
SAC Real Estate Owner II LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 150	Efficiency:	0
70% of AMI: 0	One bedroom:	180
60% of AMI: 120	Two bedroom:	174
40% of AMI: 90	Three bedroom:	96
30% of AMI: 90	Four bedroom:	0
Market Rate: 0	Total units:	450

TOTAL PROJECTED COSTS: \$133,428,803

TOTAL COST PER UNIT: \$296,508

CREDITS REQUESTED: \$5,331,326

CREDITS RECOMMENDED: \$5,331,326

BOND VOLUME REQUESTED: \$65,000,000

BOND VOLUME RECOMMENDED: \$65,000,000

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-009

BIN NUMBER: IN-26-00900

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 62.5

IHCDA SCORE: 61.5

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: New Albany RAD

SITE LOCATION: 1 Wolfe Trace; 201-421 Crystal Court; 405 A/B Ealy St.
New Albany, IN 47150

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: Southern Indiana Community Housing Corporation

PRINCIPALS: Southern Indiana Community Housing Corporation

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency:	0
70% of AMI: 0	One bedroom:	107
60% of AMI: 125	Two bedroom:	12
40% of AMI: 0	Three bedroom:	6
30% of AMI: 0	Four bedroom:	0
Market Rate: 0	Total units:	125

TOTAL PROJECTED COSTS: \$16,674,004
TOTAL COST PER UNIT: \$133,392

CREDITS REQUESTED: \$576,103
CREDITS RECOMMENDED: \$576,103
BOND VOLUME REQUESTED: \$7,766,335
BOND VOLUME RECOMMENDED: \$7,766,335
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-011
BIN NUMBER: IN-26-01000
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 57.1
IHCDA SCORE: 60.1

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Garfield Towers

SITE LOCATION: 2200 Garfield Avenue
Terre Haute, IN 47804

PROJECT TYPE: Historic Rehabilitation
PROJECT DESIGNATION: Age-Restricted

DEVELOPER: Brinshore Development, LLC
Low Income Housing Development Corporation of
Terre Haute

PRINCIPALS: Brinshore Development, LLC
Brint Development, Inc.
RJS Real Estate Service, Inc.
Low Income Housing Development Corporation of
Terre Haute

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
70% of AMI: 0
60% of AMI: 76
50% of AMI: 45
30% of AMI: 31
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 150
Two bedroom: 2
Three bedroom: 0
Four bedroom: 0
Total units: 152

TOTAL PROJECTED COSTS: \$41,525,833
TOTAL COST PER UNIT: \$273,196

CREDITS REQUESTED: \$1,623,623
CREDITS RECOMMENDED: \$1,623,623
BOND VOLUME REQUESTED: \$13,382,983
BOND VOLUME RECOMMENDED: \$13,382,983
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2026A-B-012
BIN NUMBER: IN-26-01100
DEVELOPMENT FUND LOAN NUMBER: DFL-025-111
SELF SCORE: 99.0
IHCDA SCORE: 92.0

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Beacon Heights

SITE LOCATION: 2210 Beacon Street
Fort Wayne, IN 46805

PROJECT TYPE: Historic Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: Brinshore Development, LLC
Housing Opportunities of Fort Wayne, Inc.

PRINCIPALS: Brinshore Development, LLC
Brint Development, Inc.
RJS Real Estate Service, Inc.
Beacon Heights HOFW, LLC
HOFW

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI:	Efficiency:	0
70% of AMI:	One bedroom:	96
60% of AMI:	Two bedroom:	4
50% of AMI:	Three bedroom:	0
30% of AMI:	Four bedroom:	0
Market Rate:	Total units:	100

TOTAL PROJECTED COSTS:	\$30,904,713
TOTAL COST PER UNIT:	\$309,047
CREDITS REQUESTED:	\$1,172,508
CREDITS RECOMMENDED:	\$1,172,508
BOND VOLUME REQUESTED:	\$10,134,330
BOND VOLUME RECOMMENDED:	\$10,134,330
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2026A-B-013
BIN NUMBER:	IN-26-01200
DEVELOPMENT FUND LOAN NUMBER:	DFL-025-112
SELF SCORE:	91.5
IHCDA SCORE:	91.0

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Foulkes Village

SITE LOCATION: 2 Foulkes Drive
Terre Haute, IN 47802

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: Brinshore Development, LLC
Low Income Housing Development Corporation of Terre Haute

PRINCIPALS: Brinshore Development, LLC
Brint Development, Inc.
RJS Real Estate Service, Inc.
Low Income Housing Development Corporation of Terre Haute

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
70% of AMI: 0
60% of AMI: 48
50% of AMI: 29
30% of AMI: 20
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 12
Two bedroom: 35
Three bedroom: 38
Four bedroom: 12
Total units: 97

TOTAL PROJECTED COSTS: \$40,081,419
TOTAL COST PER UNIT: \$413,211

CREDITS REQUESTED: \$1,768,975
CREDITS RECOMMENDED: \$1,768,975
BOND VOLUME REQUESTED: \$13,027,137
BOND VOLUME RECOMMENDED: \$13,027,137
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2026A-B-016
BIN NUMBER: IN-26-01300
DEVELOPMENT FUND LOAN NUMBER: DFL-025-113
SELF SCORE: 82.0
IHCDA SCORE: 77.0

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Stone Lake Apartments I

SITE LOCATION: 2913 East Hanna Avenue
Indianapolis, IN 46227

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

DEVELOPER: Atrium SL Development LLC
SAPCO Development LLC

PRINCIPALS: Atrium Housing, Inc.
Atrium Manager LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	5	Efficiency:	0
70% of AMI:	92	One bedroom:	116
60% of AMI:	67	Two bedroom:	120
50% of AMI:	33	Three bedroom:	0
40% of AMI:	34	Four bedroom:	0
30% of AMI:	5	Total units:	236
Market Rate:	0		

TOTAL PROJECTED COSTS: \$57,159,369

TOTAL COST PER UNIT: \$242,201

CREDITS REQUESTED: \$2,426,396

CREDITS RECOMMENDED: \$2,426,396

BOND VOLUME REQUESTED: \$28,864,412

BOND VOLUME RECOMMENDED: \$28,864,412

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-017

BIN NUMBER: IN-26-01400

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 60.0

IHCDA SCORE: 56.5

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Karl King Riverbend Tower

SITE LOCATION: 515 East Monroe Street
South Bend, IN 46601

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Age-Restricted

DEVELOPER: L120 Holdings LLC

PRINCIPALS: Adam Mermelstein
Azi Mandel

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI:	0	One bedroom:	219
60% of AMI:	109	Two bedroom:	0
50% of AMI:	66	Three bedroom:	0
30% of AMI:	44	Four bedroom:	0
Market Rate:	0	Total units:	219

TOTAL PROJECTED COSTS: \$59,877,536
TOTAL COST PER UNIT: \$273,413

CREDITS REQUESTED: \$2,468,809
CREDITS RECOMMENDED: \$2,468,809
BOND VOLUME REQUESTED: \$31,200,000
BOND VOLUME RECOMMENDED: \$31,200,000
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-018
BIN NUMBER: IN-26-01500
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 66.5
IHCDA SCORE: 61.0

Award Date: November 20, 2025



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Stone Lake Apartments II

SITE LOCATION: 2913 East Hanna Avenue
Indianapolis, IN 46227

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

DEVELOPER: Atrium SL Development LLC
SAPCO Development LLC

PRINCIPALS: Atrium Housing, Inc.
Atrium Manager LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	36	Efficiency:	0
70% of AMI:	36	One bedroom:	36
60% of AMI:	26	Two bedroom:	144
50% of AMI:	56	Three bedroom:	0
40% of AMI:	13	Four bedroom:	0
30% of AMI:	13	Total units:	180
Market Rate:	0		

TOTAL PROJECTED COSTS: \$51,485,161

TOTAL COST PER UNIT: \$286,029

CREDITS REQUESTED: \$2,219,169

CREDITS RECOMMENDED: \$2,219,169

BOND VOLUME REQUESTED: \$17,096,881

BOND VOLUME RECOMMENDED: \$17,096,881

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-019

BIN NUMBER: IN-26-04200

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 61.0

IHCDA SCORE: 62.5

Award Date: February 26, 2026



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Lofts at Ludlow Hill

SITE LOCATION: Campus Dr & Wilson Creek Rd at Bielby Rd
Lawrenceburg, IN 47025

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

DEVELOPER: TWG Development, LLC

PRINCIPALS: TWG GP V, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency:	0
70% of AMI: 0	One bedroom:	30
60% of AMI: 110	Two bedroom:	50
50% of AMI: 0	Three bedroom:	30
40% of AMI: 0	Four bedroom:	0
30% of AMI: 0	Total units:	110
Market Rate: 0		

TOTAL PROJECTED COSTS: \$28,134,155

TOTAL COST PER UNIT: \$255,765

CREDITS REQUESTED: \$1,344,133

CREDITS RECOMMENDED: \$1,344,133

BOND VOLUME REQUESTED: \$8,500,000

BOND VOLUME RECOMMENDED: \$8,500,000

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-020

BIN NUMBER: IN-26-04300

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 60.5

IHCDA SCORE: 66.00

Award Date: February 26, 2026



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Western Avenue I

SITE LOCATION: 628 West Western Avenue
South Bend, IN 46601

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

DEVELOPER: The Michaels Organization
Housing Authority of South Bend

PRINCIPALS: Michaels Lifting Lives 2024, LLC
Michael J. Levitt Revocable Trust
South Bend Housing Partnership, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI: 0

70% of AMI: 0

60% of AMI: 62

50% of AMI: 48

40% of AMI: 0

30% of AMI: 0

Market Rate: 46

UNIT MIX

Efficiency: 0

One bedroom: 65

Two bedroom: 73

Three bedroom: 17

Four bedroom: 1

Total units: 156

TOTAL PROJECTED COSTS: \$51,033,684

TOTAL COST PER UNIT: \$327,139

CREDITS REQUESTED: \$1,638,835

CREDITS RECOMMENDED: \$1,638,835

BOND VOLUME REQUESTED: \$14,500,000

BOND VOLUME RECOMMENDED: \$14,500,000

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2026A-B-021

BIN NUMBER: IN-26-04400

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 66.5

IHCDA SCORE: 65.0

Award Date: February 26, 2026



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Courts of Colfax

SITE LOCATION: 600 N Colfax Street
Warsaw, IN 46580

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Age-Restricted

DEVELOPER: House Investments, LLP
Partnership for Affordable Housing, Inc.

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency:	0
70% of AMI: 0	One bedroom:	78
60% of AMI: 62	Two bedroom:	0
50% of AMI: 16	Three bedroom:	0
40% of AMI: 0	Four bedroom:	0
30% of AMI: 0	Total units:	78
Market Rate: 0		

TOTAL PROJECTED COSTS:	\$13,411,622
TOTAL COST PER UNIT:	\$171,944
CREDITS REQUESTED:	\$571,332
CREDITS RECOMMENDED:	\$571,332
BOND VOLUME REQUESTED:	\$4,420,000
BOND VOLUME RECOMMENDED:	\$4,420,000
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$500,000

APPLICANT NUMBER:	2026A-B-022
BIN NUMBER:	IN-26-04500
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-101
SELF SCORE:	61.5
IHCDA SCORE:	57.0

Award Date: March 26, 2026



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: Freight & Main

SITE LOCATION: 739 South Main Street
Elkhart, IN 46516

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

DEVELOPER: Milhaus Development LLC
Garrison Frazier Developments

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI:	0	One bedroom:	121
60% of AMI:	210	Two bedroom:	89
50% of AMI:	0	Three bedroom:	0
40% of AMI:	0	Four bedroom:	
			0
30% of AMI:	0	Total units:	210
Market Rate:	0		

TOTAL PROJECTED COSTS:	\$53,578,520
TOTAL COST PER UNIT:	\$255,136
CREDITS REQUESTED:	\$2,582,137
CREDITS RECOMMENDED:	\$2,582,137
BOND VOLUME REQUESTED:	\$17,233,909
BOND VOLUME RECOMMENDED:	\$17,233,909
DEVELOPMENT FUND REQUESTED:	\$0
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER: 2026A-B-023

BIN NUMBER: IN-26-04600

DEVELOPMENT FUND LOAN NUMBER: N/A

SELF SCORE: 60.5

IHCDA SCORE: 61.0

Award Date: March 26, 2026



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2026A-B Bond Round

PROJECT NAME: PK Housing IN Portfolio

SITE LOCATION: Scattered Site
 Ashley, Kendallville, Knox, Auburn, Ligonier,
 Batesville, Columbia City, Shipshewana

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family, Age-Restricted

DEVELOPER: PK Companies, LLC
 Harmony Housing Affordable Development Inc.

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI:	0	One bedroom:	186
60% of AMI:	222	Two bedroom:	220
50% of AMI:	137	Three bedroom:	48
40% of AMI:	0	Four bedroom:	0
30% of AMI:	95	Total units:	454
Market Rate:	0		

TOTAL PROJECTED COSTS: \$67,464,771

TOTAL COST PER UNIT: \$148,601

CREDITS REQUESTED: \$2,415,862

CREDITS RECOMMENDED: \$2,415,862

BOND VOLUME REQUESTED: \$18,104,000

BOND VOLUME RECOMMENDED: \$18,104,000

DEVELOPMENT FUND REQUESTED: \$500,000

DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2026A-B-024

BIN NUMBER: IN-26-04700

DEVELOPMENT FUND LOAN NUMBER: DFL-026-102

SELF SCORE: 64.00

IHCDA SCORE: 63.17

Award Date: March 26, 2026