

# Indiana Housing and Community Development Authority

## **2026-2027 Noncompetitive 4% LIHTC and Bonds Initial Application**

<b>Date:</b>	<u>7/31/2025</u>
<b>Development Name:</b>	<u>Cornerstone Apartments</u>
<b>Development City:</b>	<u>Indianapolis</u>
<b>Development County:</b>	<u>Marion</u>
<b>Application Fee:</b>	<u>\$4,500</u>
<b>Application Number (IHCDA use only):</b>	<u> </u>

*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

		Notes:
<b>Part 4.1 - Qualified Non Profits</b>		
Articles of Incorporation IRS documentation of §501(c)(3) or 501(c)(4) tax-exempt status Nonprofit Questionnaire (Form B) W-2 or 1099 for paid, full-time employee listed on Form B	<input type="checkbox"/> n/a <input type="checkbox"/> n/a <input type="checkbox"/> n/a <input type="checkbox"/> n/a	Place in Tab C. Place in Tab C. Place in Tab C. Place in Tab C.
		N/A
<b>Part 4.2 - Community Integration</b>		
Community Integration Narrative Copy of executed MOU(s) with referral provider(s) Form O2 if requesting Section 811 Project Rental Assistance	<input type="checkbox"/> n/a <input type="checkbox"/> n/a <input type="checkbox"/> n/a	Place in Tab A. Place in Tab A. Place in Tab A.
		N/A
<b>Part 4.4 Preservation</b>		
Capital Needs Assessment (Schedule F) Third-party documentation from the entity enforcing affordable housing requirements Hard cost budget	<input type="checkbox"/> n/a <input type="checkbox"/> n/a <input type="checkbox"/> n/a	Place in Tab L. Place in Tab L. Place in Tab L.
		N/A
<b>Part 5.1 - Threshold Requirements</b>		
<u>A. Development Feasibility</u> Form A - Excel Form A - PDF Commercial - 15 year proforma	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Place in Tab A. Place in Tab A. Place in Tab A.
<u>B. IHCDA Notification</u> ~ Form C 9% RHTC/Competitive 4%, state tax credit, and bonds: submitted 30-60 days prior to application Noncompetitive 4% and bonds: submitted no more than 60 days prior to application	<input type="checkbox"/>	Submit via: <a href="mailto:RHTC@ihcda.in.gov">RHTC@ihcda.in.gov</a>
<u>C. Not-for-Profit Participation</u> Signed Resolution from Board of Directors	<input type="checkbox"/>	Place in Tab C.
<u>D. Market Study</u> See QAP Schedule C for requirements.	<input type="checkbox"/>	Place in Tab N.
<u>G. Capabilities of Management Team</u> Resumes of Developer, Co-Developer, and Management Company Most recent year-end financial statements, year-to-date balance sheets, and year-to-date income statements from: 1) The Developer 2) Any Individual or Entity providing guarantees	<input type="checkbox"/> <input type="checkbox"/>	Place in Tab D. Place in Tab D. Place in Tab D.
<u>H. Readiness to Proceed</u> ~ Complete Application - including: 1) Form A 2) Narrative Summary of Development  ~ Application Fee (and supplemental fees if applicable)  ~ Evidence of Site Control See QAP for acceptable forms of evidence. ~ Development Site Information and Plans See QAP for specific requirements. ~ Documentation of all funding sources LOI from Equity Providers for both Federal and State Tax credits See QAP for specific requirements. ~ Documentation of proper zoning See QAP for specific requirements.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	Place in Tab A. Place in Tab A.  To be paid online.  Place in Tab E.  Place in Tab F.  Place in Tab G. Place in Tab G.  Place in Tab H.  Place in Tab J.
<u>J. Evidence of Compliance</u> ~ Affidavit (Form Q) from each Development Team member disclosing: 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 type="checkbox"/>	Place in Tab J.
<u>K. Phase I Environmental Assessment</u> ~ Phase I ESA ~ An affidavit from the entity completing the Phase I ESA ~ In case of RECs, narrative of how RECs will be mitigated ~ Screenshot(s) from IDEM Restricted Sites map ~ Environmental restrictive covenants ~ FIRM floodplain map(s) ~ Hazardous substances, floodplains, or wetlands: site plan, mitigation plan & budget etc ~ If applying for HOME, HTF, PBV, Sec. 811, or CoC from IHCDA: ERR workbook	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Place in Tab K. Place in Tab K.
<u>L. Development Fund Historic Review</u> ~ Map from IDNR's IHBBC Public App webpage	<input checked="" type="checkbox"/>	Place in Tab K.

~ Application Fee (and supplemental fees if applicable)		<input checked="" type="checkbox"/> Place in Tab K.	No Restrictive Covenants
<u>O. Commercial Areas</u>	~ Site plan showing Commercial Space ~ Timeline for construction	<input type="checkbox"/> n/a Place in Tab F. <input type="checkbox"/> n/a Place in Tab F.	N/A
<u>P. Appraisal</u>	~ Fair Market Appraisal See QAP for specific requirements.	<input type="checkbox"/> n/a Place in Tab L.	
<u>Q. Acquisition</u>	~ 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	<input type="checkbox"/> n/a Place in Tab L. <input type="checkbox"/> n/a Place in Tab L. <input type="checkbox"/> n/a Place in Tab L.	
	~ Disclosure of Related Parties and Proceeds from the sale 1) Attorney opinion 2) Completed Related Party Form	<input type="checkbox"/> n/a Place in Tab L.	N/A
<u>R. Capital Needs Assessment/Structural Conditions Report</u>	~ Detailed rehabilitation budget ~ Capital Needs Assessment or Structural Conditions Report	<input type="checkbox"/> n/a Place in Tab K. <input type="checkbox"/> n/a Place in Tab K.	N/A
<u>S. Tenant Displacement &amp; Relocation Plan</u>		<input type="checkbox"/> n/a Place in Tab L.	N/A
<u>T. IRS Form 8821 - for each Owner/GP - if requested</u>		<input type="checkbox"/> n/a Place in Tab A.	N/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"/> n/a Place in Tab O. <input type="checkbox"/> n/a Place in Tab O.	N/A
<b>Part 5.2 - Underwriting Guidelines</b>			
<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"/> n/a Place in Tab G.	
<u>L. Basis Boost</u>	Narrative (or documentation for Declared Disaster Area)	<input checked="" type="checkbox"/> Place in Tab A.	
<b>Part 5.3 - User Eligibility and Limitations</b>			
<u>B. Developer Fee Limitation</u>	Developer Fee Statement Non Profit Board Resolution	<input checked="" type="checkbox"/> Place in Tab M. <input type="checkbox"/> n/a Place in Tab M.	
<u>D. Architect Competitive Negotiation Procedure, if used</u>		<input type="checkbox"/> n/a Place in Tab M.	N/A
<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.	
<b>Part 6.2 - Development Characteristics</b>			
<u>E. Preservation of Existing Rental Housing</u>	Relevant proof of Preservation - See QAP for specific requirements	<input type="checkbox"/> n/a Place in Tab P.	N/A
<u>F. Infill New Construction</u>	Aerial photos of the proposed site Documentation if qualifying adjacent site is an established park or green space Architect or engineer certification that the site has or can connect to existing utilities	<input checked="" type="checkbox"/> X Place in Tab P. <input type="checkbox"/> n/a Place in Tab P. <input checked="" type="checkbox"/> X 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"/> n/a Place in Tab P. <input type="checkbox"/> n/a Place in Tab P.	N/A
<u>H. Foreclosed and Condemned Properties</u>	Copy of foreclosure documents Copy of condemnation documents from appropriate authority	<input type="checkbox"/> n/a Place in Tab P. <input type="checkbox"/> n/a Place in Tab P.	N/A
<u>I. Community Revitalization Plan</u>	Documentation of development and adoption of plan Copy of entire plan Map of targeted area with project location marked Narrative listing location and page number of required items	<input checked="" type="checkbox"/> X Place in Tab P. <input checked="" type="checkbox"/> X Place in Tab P. <input checked="" type="checkbox"/> X Place in Tab P. <input checked="" type="checkbox"/> X 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"/> n/a Place in Tab T. <input type="checkbox"/> n/a Place in Tab T.	N/A
<b>Part 6.3 - Sustainable Development Characteristics</b>			

<u>A. Building Certification</u> Affidavit from Green Professional	<input checked="" type="checkbox"/> Place in Tab J.	
<u>C. 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.	
<b>Part 6.4 - Financing &amp; Market</b>		
<u>A. Leveraging Capital Resources</u> Narrative identifying all sources counted as leveraging and applicant's % calculation A letter from the appropriate authorized official approving the funds Approval of the loan assumption by the lender (for publicly funded or subsidized loan assumption) Third-party appraisal (Land or building donation) For loans with below market interest rates, lender acknowledgement	<input type="checkbox"/> n/a Place in Tab B. <input checked="" type="checkbox"/> Place in Tab B. <input type="checkbox"/> n/a Place in Tab B. <input type="checkbox"/> n/a Place in Tab B. <input type="checkbox"/> n/a Place in Tab B.	
<u>B. Non-IHCDA Rental Assistance</u> Commitment or conditional commitment letter from the funding agency	<input type="checkbox"/> n/a Place in Tab B.	N/A
<u>F. Lease-Purchase</u> Detailed plan for the lease-purchase program Executed agreement with nonprofit that will implement the lease-purchase program	<input type="checkbox"/> n/a Place in Tab R. <input type="checkbox"/> n/a Place in Tab R.	N/A
<u>G. Leveraging the READI Program</u> Commitment letter from IEDC or participating region	<input type="checkbox"/> n/a Place in Tab B.	N/A
<b>Part 6.5 - Other</b>		
<u>A. Certified Tax Credit Compliance Specialist</u> Copies of Certification(s)	<input checked="" type="checkbox"/> Place in Tab S.	
<u>B. Unique Features</u> Unique Features Form R	<input type="checkbox"/> n/a Place in Tab A.	N/A
<u>D. Resident Service Coordinator for Supportive Housing (ISH only)</u> If using third-party provider, copy of MOU for a dedicated Resident Service Coordinator	<input type="checkbox"/> n/a Place in Tab T.	N/A
<u>E. Integrated Supportive Housing for Persons Experiencing Homelessness</u> CSH letter Copy of executed CSH MOU Copy of MOU with each applicable supportive service provider Documentation of commitment of PBRA or narrative, or Form O2	<input type="checkbox"/> n/a Place in Tab O. <input type="checkbox"/> n/a Place in Tab O. <input type="checkbox"/> n/a Place in Tab O. <input type="checkbox"/> n/a Place in Tab O.	N/A
<u>F. Eviction Prevention Plan</u> Affidavit from the Management Agent	<input checked="" type="checkbox"/> Place in Tab J.	
<u>G. Low-Barrier Tenant Screening</u> Affidavit from the Management Agent	<input checked="" type="checkbox"/> Place in Tab J.	
<u>I. Developments from Previous Institutes</u> Letter from CSH	<input type="checkbox"/> n/a Place in Tab O.	

Evaluation Factors	Self Score	IHCDA Use	Notes/Issues			
<b>A. Rent Restrictions (up to 16 points)</b> [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 20% at 30% AMI, 33% of total at or below 50% AMI <b>(4 points)</b>	0.00		30			#DIV/0!
2. At least 20% at 30% AMI, 33% of total at or below 50% AMI <b>(8 points)</b>			40			#DIV/0!
3. At least 20% at 30% AMI, 40% of total or below 50% AMI <b>(12 points)</b>			18	50	186	9.68%
4. At least 20% at 30% AMI, 50% of total or below 50% AMI <b>(16 points)</b>			150	60	186	80.65%
			18	>60	186	9.68%
<b>B. Income Restrictions (3 points)</b> [Not Applicable for Competitive Bonds/AWHTC]						
Applicant commits to income restrictions that match the rent restrictions selected in Part 6.2A	3.00					
<b>Document Required:</b> ~ Completed Form A						
<b>C. Additional Years of Affordability (4 points)</b>						
35-year Extended Use Period (2 points)	4.00					
40-year Extended Use Period (4 points)						
<b>Document Required:</b> ~ Completed Form A						
<b>Subtotal (23 possible points)</b>	7.00	0.00				

<b>Part 6.2 - Development Characteristics</b>					
<b>A. Development Amenities (up to 6 points)</b>					
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.	2.00				
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.	2.00				
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.	2.00				
<b>B. Accessible/Adaptable Units (up to 5 points)</b>		5.00		Family Rehab or Adaptive Reuse	Family New Construction OR Age-Restricted Adapt. Reuse w/o elevator
1. 7.0 - 7.9%	1 point			--	--
2. 8.0 - 9.9%	3 points			1 point	--
3. 10.0 - 10.9%	5 points			1 point	--
4. 11.0 - 12.9%	5 points			3 points	1 point
5. 13.0 - 14.9%	5 points			3 points	--
7. 15.0 - 99.9%	5 points			5 points	5 points
8. 100%	5 points			5 points	5 points
<b>C. Universal Design Features (up to 5 points)</b>		4.00			
1. 8 or more universal design features from <b>each</b> Universal Design Column. (3 points)					
2. 9 or more universal design features from <b>each</b> Universal Design Column. (4 points)					
3. 10 or more universal design features from <b>each</b> Universal Design Column. (5 points)					
<b>Document Required:</b> ~ Completed Form A					
<b>D. Vacant Structure (6 points)</b>		0.00			
<b>Document Required:</b> ~ Completed Form A					
<b>E. Preservation of Existing Rental Housing (up to 6 points)</b>		0.00			
1. RHTC development with compliance period OR extended use period that has expired/will expire in the current year. (6 points)					
2. Previously HUD - or USDA-funded affordable housing. (6 points)					
3. Preservation of any other affordable housing development. (4 points)					
4. Preservation of existing market rate housing that will be converted to affordable housing through the LIHTC program (4 points)					
<b>See QAP for required documentation.</b> Place in Tab P.					
<b>Bonus Point: Number of Units Preserved (4% Application) (up to 3 pts.)</b>		0.00			
a. 100 - 124 units: 1 point					
b. 125 - 149 units: 2 points					
c. 150+ units: 3 points					
<b>F. Infill New Construction (6 points)</b>		6.00			
<b>See QAP for required documentation.</b> Place in Tab P.					
<b>G. 1. Development is Historic in Nature (up to 2 points)</b>		0.00			
~ 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 page 67 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)					
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)					
<b>See QAP for required documentation.</b> Place in Tab P.					
<b>G. 2. Development Utilizes Federal or State historic tax credits and has received preliminary Part 2 acceptance. (1 point)</b>		0.00			
<b>Required Document:</b> See QAP for required documentation. Place in Tab P.					

<b>H. Foreclosed and Condemned Properties</b> (3 points)		0.00		
See QAP for required documentation. Place in Tab P.				
<b>I. Internet Access</b> (up to 4 points)				
Free high-speed service is provided, or (3 points) Internet is included in project's utility allowance (3 points)		0.00		
Either of the above, and Free Wi-Fi access is provided in common areas (1 point)		0.00		
<b>Required Documentation:</b> ~ Form A; Operating Budget must include line item for internet expenses See QAP for required documentation. Place in Tab T.				
<b>J. Lease-Purchase</b> (2 points)		0.00		
See QAP for qualifications and required documentation. Place in Tab R.				
<b>K. Building Certification</b> (Up to 2 points)				
~ LEED Rating System (1 points) ~ Bronze Rating National Green Building Standard™ (1 points) ~ Equivalent 1-point certification (1 points)				
~ LEED Silver Rating (2 points) ~ Silver Rating National Green Building Standard™ (2 points) ~ Enterprise Green Communities (2 points) ~ Passive House (2 points) ~ Equivalent 2-point certification (2 points)		1.00		NGBS - Bronze
<b>Required Documentation:</b> ~ Completed Form A				
<b>L. Onsite Recycling</b> (1 point)				
~ offering onsite recycling at no cost to residents		1.00		
<b>Required Documentation:</b> ~ Completed Form A				
<b>Subtotal (52 possible points)</b>		23.00	0.00	

<b>Part 6.3 - Market Characteristics</b>			
<b>A. Desirable Sites</b>	<b>(up to 6 Points)</b>		
a) Access to Fresh Produce	<b>(2 points)</b>	2.00	
b) Proximity to Positive Land Uses	<b>(2 points)</b>	2.00	
c) Transit Access	<b>(2 points)</b>	2.00	
d) Undesirable Sites	<b>(1 point deduction per site)</b>	<b>0.00</b>	
<b>B. Areas Underserved by the 9% Program</b>	<b>(up to 6 points) (Not Applicable for 4%)</b>		
No 9% allocation in LUG within the last 5 years	<b>(1 point)</b>		
No 9% allocation in LUG within the last 10 years	<b>(2 points)</b>		
No 9% allocation in LUG within the last 15 years	<b>(3 points)</b>		
No 9% allocation in county within the last 5 years	<b>(1 point)</b>		
No 9% allocation in county within the last 10 years	<b>(2 points)</b>		
No 9% allocation in county within the last 15 years	<b>(3 points)</b>		
<b>C. Census Tract without Active Tax Credit Properties</b>	<b>(up to 3 points)</b>		
1) Census Tract without same type RHTC development	<b>(3 points)</b>	0.00	
2) Only one RHTC development of same type	<b>(1.5 points)</b>		
<b>Required Document:</b> ~ Completed Form A			
<b>D. Opportunity Index</b>	<b>(up to 4 points)</b>		
High Income	<b>(1 point)</b>	0.00	
Low Poverty	<b>(1 point)</b>	0.00	
Low Unemployment Rate	<b>(1 point)</b>	0.00	
Access to Primary Care	<b>(1 point)</b>	1.00	
R/ECAP	<b>(1 point deduction)</b>		
<b>E. Housing Need Index</b>	<b>(up to 8 points)</b>		
1. Located in a county experiencing population growth	<b>(1 point)</b>	0.00	
2. Located in a city or town in which 44% or more of renter households are considered rent burdened	<b>(1 point)</b>	0.00	
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		1.00	
<b>(1 point)</b>			
4. Located in a city or town in which 25% or more of renter households are at or below 30% of AMI	<b>(1 point)</b>	1.00	
5. Located in a county in which the ratio of RHTC units to renter households below 80% AMI is below state ratio	<b>(1 point)</b>	1.00	
6. Located in a county in which the highest number of units were built before 1940	<b>(1 point)</b>	1.00	
7. Located in a county in which the percent of "vacant and available units" is below the state average	<b>(1 point)</b>	0.00	
8. Located in a county designated as an Age-Restricted Rental Housing Desert	<b>(1 point)</b>	0.00	
<b>F. 10-Year Projected Job Growth</b>	<b>(up to 5 points)</b>		
a. 10,000+ (5 points) b. 9,000-9,999 (4.5 points) c. 8,000-8,999 (4 points) d. 7,000-7,999 (3.5 points) e. 6,000-6,999 (3 points) f. 5,000-5,999 (2.5 points) g. 4,000-4,999 (2 points) h. 3,000-3,999 (1.5 points) i. 2,000-2,999 (1 point) j. 1,000-1,999 (0.5 point) k. 0-999 (0 points)	5.00		
<b>G. Five-Year Actual Job Growth % by County</b>	<b>(up to 5 points)</b>		
a. 10.00%+ (5 points) b. 9.00-9.99% (4.5 points) c. 8.00-8.99% (4 points) d. 7.00-7.99% (3.5 points) e. 6.00-6.99% (3 points) f. 5.00-5.99% (2.5 points)	1.00		

- g. 4.00-4.99% (2 points)
- h. 3.00-3.99% (1.5 points)
- i. 2.00-2.99% (1 point)
- j. 1.00-1.99% (0.5 point)
- k. Less than 1.00% (0 points)

<b>H. Ratio of New Jobs to Housing Permits (up to 3 points)</b>	
Net jobs added per permit issued:	
a. 20+ (3 points)	2 50
b. 15-19 (2.5 points)	

<b>Part 6.4 - Financing</b>				
<b>A. Leveraging Capital Resources (up to 4 points)</b>				
1. 1.00 to 2.49% <b>(1 point)</b>				
2. 2.50 to 3.99% <b>(1.5 points)</b>				
3. 4.00 to 5.49% <b>(2 points)</b>				
4. 5.50 to 6.99% <b>(2.5 points)</b>				
5. 7.00 to 8.49% <b>(3 points)</b>				
6. 8.50 to 9.99% <b>(3.5 points)</b>				
7. 10% or greater <b>(4 points)</b>				
See QAP for required documentation. Place in Tab B.				
<b>B. Leveraging the READI Program (up to 4 points)</b>				
1) Applicant does not request additional IHCDA gap resources <b>(2 points)</b>		0.00		
2) Applicant requests a basis boost of no more than 20% <b>(2 points)</b>		0.00		
<b>Required Document:</b> ~ Completed Form A				
<b>C. Non-IHCDA Rental Assistance (up to 2 points)</b>		0.00		
<b>Required Documentation:</b> ~ See QAP. Place in Tab B.				
<b>D. Tax Credit/Bond Volume Per Unit (up to 4 points)</b> <b>(Not applicable for Noncompetitive 4%)</b>				
80th Percentile <b>(4 points)</b>				
60th Percentile <b>(3 points)</b>				
40th Percentile <b>(2 points)</b>				
20th Percentile <b>(1 point)</b>				
Below 20th Percentile <b>(0 points)</b>				
<b>Subtotal (14 possible points)</b>		0.00	0.00	

<b>Part 6.5. Other</b>			
<b>A. Certified Tax Credit Compliance Specialist</b>	<b>(up to 3 points)</b>	1.00	
1. Management	<b>(Max 2 points)</b>	1.00	
2. Owner	<b>(Max 1 point)</b>	1.00	
<b>Required Document:</b>			
~ Completed Form A, Section M			
~ Copies of certifications. <b>Place in Tab S.</b>			
<b>B. Unique Features</b>	<b>(up to 3 points)</b>	0.00	
<b>Required Document:</b>			
~ Unique Features Form R. <b>Place in Tab A.</b>			
<b>C. Resident Services</b>	<b>(up to 5 points)</b>	5.00	
<b>Required Document:</b>			
~ Completed Form A. See QAP for required documentation. <b>Place in Tab T.</b>			
<b>D. Resident Service Coordinator (Supportive Housing )</b>	<b>(2 points)</b>	0.00	
~ Completed Form A. See QAP for required documentation. <b>Place in Tab T.</b>			
<b>E. Integrated Supportive Housing</b>	<b>(3 points)</b>		
~ Non-Institute Integrated Supportive Housing with previous experience		0.00	
<b>F. Developments from Previous Institutes</b>	<b>(Max 3 points)</b>	0.00	
<b>Required Documents:</b>			
~ Letter from CSH. <b>Place in Tab O.</b>			
<b>G. Eviction Prevention Plan</b>	<b>(up to 2 points)</b>	2.00	
<b>Required Documents:</b>			
~ Completed Form A			
~ Management Company affidavit acknowledging commitment. <b>Place in Tab J.</b>			
~ Eviction Prevention Plan drafted and submitted prior to lease-up.			
<b>H. Low-Barrier Tenant Screening</b>	<b>(up to 4 points)</b>		
1. Plan does not screen for misdemeanors	<b>(1 point)</b>	1.00	
2. Plan does not screen for felonies older than five years	<b>(1 point)</b>	1.00	
3a. Plan does not screen for evictions older than 12 months, <u>or</u>	<b>(1 point)</b>	1.00	
3b. Plan does not screen for evictions older than 6 months	<b>(2 points)</b>		
<b>Required Documents:</b>			
~ Completed Form A			
~ Management Company affidavit acknowledging commitment <b>Place in Tab J.</b>			
~ Tenant Selection Plan drafted and submitted prior to lease-up			
<b>I. Readiness to Proceed</b>	<b>(up to 5 points)</b>		
ESA does not identify any RECS	<b>(1 point)</b>	0.00	
Phase II ESA completed and submitted	<b>(1 point)</b>	0.00	
Uncommitted sources $\leq$ 10% of total sources, <u>or</u>	<b>(1 point)</b>	0.00	
Uncommitted sources $\leq$ 5% of total sources	<b>(2 points)</b>		
HUD PCNA is final version	<b>(1 point)</b>	0.00	
Commits to closing within 6 months of approval	<b>(1 point)</b>	0.00	
<b>J. Owners Who Have Requested Release Through Qualified Contract</b>	<b>(Max 4 point reduction)</b>		
1. Qualified Contract requested for one project after 1/25/2021	<b>(-2 points)</b>		
2. Qualified Contract requested for multiple projects after 1/25/2021	<b>(-4 points)</b>		
3. Foreclosure that resulted in release of extended use period	<b>(-4 points)</b>		
<b>Part 6.6. Bond Experience Scoring (Not Applicable for 9%)</b>			
<b>A. Indiana Bond Experience</b>	<b>(Max 4 points)</b>		
1. Developer has been issued Form 8609 for at least one 4% LIHTC/bond project placed in service no more than 5 years prior to application due date	<b>(4 points)</b>	0.00	
2. Developer has been issued Form 8609 for at least one 4% LIHTC/bond project placed in service between 5-10 years prior to application due date	<b>(2 points)</b>		
<b>Subtotal (34 possible points)</b>		12.00	0.00
<b>Reduction of Points</b>		0.00	0.00
<b>Subtotal (possible 4 point reduction)</b>		12.00	0.00
<b>Total Development Score (165 possible points)</b>		63.50	0.00



**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:*

**D. Applicant Information**

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
--------------------------	-----	-------------------------------------	----

1. Is Applicant an IHCDA 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 IHCDA CHDO Program website.

Participating Jurisdiction (non-state) Certified CHDO?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

Qualified not-for-profit?

A public housing agency (PHA)?

2. Name of Applicant Organization

Cornerstone Housing Group, LLC

Contact Person

Bobbi Jo Lucas Eisold

Street Address

209 S. 19th St., Suite 100

City

OmahaState NEZip 68102

Phone

(402) 341-0888

E-mail

Bobbi@cstonellc.net

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

N/A

Contact Person

Address

City

State

Zip

Phone

E-mail address

Role of Not-for-Profit in Development

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

Business Park Associates, L.L.C.

Contact Person

Donald J. Tharp

Street Address

6910 N. Shadeland Avenue, Suite 200

City

IndianapolisState IN

Zip

46220

6. Is the prior owner related in any manner to the Applicant and/or Owner or part of the development team?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	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

No developments in Indiana

**E. Owner Information**

## 1. Owner Entity

Legally formed  
 To be formed

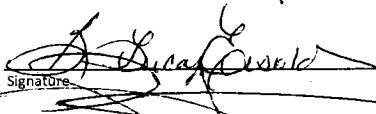
Name of Owner Cornerstone Indy Franklin Partners, LP  
 Contact Person Bobbi Jo Lucas Eisold  
 Street Address 209 S. 19th St., Suite 100  
 City Omaha State NE Zip 68102  
 Phone (402) 341-0888  
 E-mail Address Bobbi@cstonelc.net  
 Federal I.D. No. TBD  
 Type of entity:  Limited Partnership  
 Individual(s)  
 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)	Cstone Indy Franklin LLC	GP	0.01	<u>Bobbi@cstonelc.net</u>
Principal	Cornerstone Housing Group, LLC	Member	100	<u>Bobbi@cstonelc.net</u>
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. Bobbi Jo Lucas Eisold, President of the Sole Member of the General Partner  
 Printed Name & Title \_\_\_\_\_
2. Lawrence A. Mazzotta, CEO of the Sole Member of the General Partner  
 Printed Name & Title \_\_\_\_\_

  
 Signature

  
 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 IHCDA 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:*

**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 Bradley Jones

Firm Name Ice Miller, LLP

Phone (206) 707-5800

E-mail Address bradley.jones@icemiller.com

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

2. Bond Counsel (if applicable) Tyler 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) Bobbi Jo Lucas Eisold

Firm Name Cornerstone Housing Group, LLC

Phone (402) 341-0888

E-mail address Bobbi@cstonellc.net

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

4. Co-Developer (contact person) N/A

Firm Name

Phone

E-mail address

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

5. Accountant (contact person) Aaron Ness

Firm Name Eide Bailly, LLP

Phone (701) 255-8480

E-mail address aness@eidebailly.com

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

*footnotes:*

6. Consultant (contact person) N/A

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 Arcxis

Phone (317) 697-4028

E-mail address tdunn@arcxis.com

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

8. Management Entity (contact person) Sarah Goldman

Firm Name Beacon Management, LLC

Phone (402) 341-0892

E-mail address sgoldman@beacon.cc

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

9. General Contractor (contact person) Lawrence A. Mazzotta

Firm Name DL Gray Construction, LLC

Phone (402) 341-0888

E-mail address lmazzotta@cstonellc.net

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

10. Architect (contact person) Patrick Weber

Firm Name Market Square Architects

Phone (629) 257-5926

E-mail address pweber@marketsquarearchitects.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: Cornerstone Housing Group (Developer), DL Gray Construction (General Contractor), and Bead

**H. Threshold**

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

Executed and Recorded Deed	<input type="checkbox"/>
Option - expiration date:	<input type="text" value="7/16/2026"/>
X Purchase Contract - expiration date:	<input checked="" type="checkbox"/>
Long Term Lease - expiration date:	<input type="text"/>

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	<input type="text" value="March 2026"/>
Completion of Construction	<input type="text" value="March 2028"/>
Lease-Up	<input type="text" value="August 2029"/>
Building Placed in Service Date(s)	<input type="text" value="March 2028"/>

**4. Zoning:** Is site properly zoned for your development without the need for an additional variance, based on the initial site plans?

Yes

No

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

Water:	<input type="text" value="Citizens Energy Group"/>
Sewer:	<input type="text" value="Citizens Energy Group"/>
Electric:	<input type="text" value="Indianapolis Power &amp; Light"/>
Gas:	<input type="text" value="Citizens Energy Group"/>

**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: \$35,000/unit for Rehab and \$50,000/unit for Preservation set-aside
- If requesting Rehabilitation credits based on exceptions like IRC Section 42(e)(3)(B) or IRC Section 42(f)(5)(B)(ii)(II) 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?

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

Yes

No

Acknowledged

**14. 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
186	186	100.0000%

**15. 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:**

**16. Visibility 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.

**17. Affordable Assisted Living:** If the Development is affordable assisted living, Developer and Management Entity commit to following the Indiana Division of Aging's "Aging Rule" (Indiana Code 12-10-15 and Indiana Administrative Code 455IAC2).

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

**19. Broadband Infrastructure:** Developer commits to providing broadband infrastructure in each unit.

**20. 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.

**21. Affirmative Fair Housing Marketing Plan:** If receiving IHCDA HOME or Housing Trust Fund, Developer agrees to create an Affirmative Fair Housing Marketing Plan by initial leaseup.

**22. Developer commits to complying with the Closing Requirements, Deadlines, and Fees of Schedule D.**

*footnotes:*

**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 2026-27 QAP.

- a. Chart 1: Common Area: 10
1. Total development amenities available from chart 1, sub-category A: 6
2. Total development amenities available from chart 1, sub-category B: 2
3. Total development amenities available from chart 1, sub-category C: 2
- b. Chart 2: Apartment Unit: 5
1. Total development amenities available from chart 2, sub-category A: 3
2. Total development amenities available from chart 2, sub-category B: 2
- c. Chart 3: Safety & Security: 3
1. Total development amenities available from chart 3, sub-category A: 2
1. Total development amenities available from chart 3, sub-category B: 1

**2. Adaptable/Accessible**

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

	Non Age-Restricted Developments
Rehab/Adaptive Resue	N/A
New Construction	186
	Age-Restricted/Housing First
Rehab/Adaptive Resue (w/ Elevator)	N/A
Rehab/Adaptive Resue (w/ Elevator) & New Construction	N/A

**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:*

4. Does the Development propose to convert 100% of the space in a fully vacant structure into rental housing, commercial space, and/or common areas?  Yes  No

5. Is the proposed development considered Historic in Nature as defined by the QAP?  Yes  No

6. For Developments Preserving Existing Rental Housing, select one:

- Existing RHTC Project
- HUD/USDA Affordable Housing
- Market rate housing to be converted
- Other

7. How many units will be preserved?

	Units Preserved
	Total Units in Development
	#DIV/0!
	% Preserved

8. 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 has or can connect to 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 ammenity.  Yes  No

9. Is the Development Historic in Nature?  Yes  No

10. Does the property qualify as one of the following:

- Foreclosed Upon
- Condemned

11. 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

12. Internet Access. The Development will provide:

- the necessary infrastructure for high-speed internet/broadband service. \**Threshold Requirement*
- each unit with free high-speed internet/broadband service.
- internet as part of the project's utility allowance calculation.
- free Wi-Fi access in a common area, such as a clubhouse or community room.

footnotes:

## K. Sustainable Development Characteristics

### 1. Building Certification

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

### 3. Desirable Sites

Target Area Points	
Access to Fresh Produce	2
Positive Land Uses	2
Transit Access	2
Opportunity Index	0
Undesirable Sites	0
Total Points	6

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. 13

*footnotes:*

**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: \_\_\_\_\_

b. Is this a Supportive Housing Project?

Yes  No

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

Yes  No

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

(1) Bedroom  
 (3) Bedrooms

(2) Bedrooms  
 (4) Bedrooms

d. For scoring purposes:

1. Are 10% or more units covered by the rental assistance agreement?
2. Are 20% or more units covered by the rental assistance agreement?

Yes  No  
 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 \_\_\_\_\_

Expiration date of contract \_\_\_\_\_

**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

Contains two (2) or more active RHTC projects of the same occupancy type

X

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 IHCDA Declaration of Extended Rental Housing Commitment.

**4. Leveraging the READI Program**

Applicant does not request additional IHCDA 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
Sarah Goldman/Beacon Management	Property Manager	Housing Credit Certified Professional (HCCP)	2013
Bobbi Jo Lucas Eisold/Cornerstone Housing Group	Developer/Owner	Certified Credit Compliance Professional (C3P)	January 2012

## 2. Resident Services

Number of Resident Services Selected:

Level 1 Services	8
Level 2 Services	1

## 3. Resident Service Coordinator for Supportive Housing

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



## 4. Integrated Supportive Housing

Total Units	Total Supportive Housing Units	Percent of total
186	0	0.00%

## 5. Development will implement an Eviction Prevention Plan



## 6. 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:*

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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
<b>20 % AMI</b>	# Units						<b>0</b>	<b>0.00%</b>
<b>30 % AMI</b>	# Units						<b>0</b>	<b>0.00%</b>
<b>40 % AMI</b>	# Units						<b>0</b>	<b>0.00%</b>
<b>50 % AMI</b>	# Units		<b>6</b>	<b>5</b>	<b>6</b>	<b>1</b>	<b>18</b>	<b>9.68%</b>
<b>60 % AMI</b>	# Units		<b>28</b>	<b>58</b>	<b>48</b>	<b>16</b>	<b>150</b>	<b>80.65%</b>
<b>70 % AMI</b>	# Units		<b>6</b>	<b>5</b>	<b>6</b>	<b>1</b>	<b>18</b>	<b>9.68%</b>
<b>80 % AMI</b>	# Units						<b>0</b>	<b>0.00%</b>
<b>Market Rate</b>	# Units						<b>0</b>	<b>0.00%</b>
<b>Development Total</b>	# Units	<b>0</b>	<b>40</b>	<b>68</b>	<b>60</b>	<b>18</b>	<b>186</b>	<b>100.00%</b>
	# Bdrms.	<b>0</b>	<b>40</b>	<b>136</b>	<b>180</b>	<b>72</b>	<b>428</b>	<b>100.00%</b>

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	<b>40</b>	<b>68</b>	<b>60</b>	<b>18</b>
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-HP	Owner	X	Tenant		32	41	48	59
Air Conditioning	Electric	Owner	X	Tenant		14	19	22	29
Cooking	Electric	Owner	X	Tenant		10	11	13	17
Other Electric	Electric	Owner	X	Tenant		47	56	64	77
Water Heating	Electric-HP	Owner	X	Tenant		14	18	21	25
Water		Owner	X	Tenant					
Sewer		Owner	X	Tenant					
Trash		Owner	X	Tenant					
Internet		Owner		Tenant					
Total Utility Allowance for Costs Paid by Tenant			\$ -	\$ 117.00	\$ 145.00	\$ 168.00	\$ 207.00		

b. Source of Utility Allowance Calculation

<input checked="" type="checkbox"/> HUD	<input type="checkbox"/> HUD Utility Schedule Model (HUSM)
<input checked="" type="checkbox"/> PHA/IHCDA	<input type="checkbox"/> Utility Company (Provide letter from utility company)
<input checked="" type="checkbox"/> Rural Development	<input type="checkbox"/> Energy Consumption Model
<input checked="" 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	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Equals Maximum Allowable rent for your Development	\$ -	\$ (117)	\$ (145)	\$ (168)	\$ (207)
Maximum Allowable Rent for Tenants at 30% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Equals Maximum Allowable rent for your Development	\$ -	\$ (117)	\$ (145)	\$ (168)	\$ (207)
Maximum Allowable Rent for Tenants at 40% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Equals Maximum Allowable rent for your Development	\$ -	\$ (117)	\$ (145)	\$ (168)	\$ (207)
Maximum Allowable Rent for Tenants at 50% AMI		\$ 1,038	\$ 1,246	\$ 1,439	\$ 1,606
Minus Utility Allowance Paid by Tenant	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Equals Maximum Allowable rent for your Development	\$ -	\$ 921	\$ 1,101	\$ 1,271	\$ 1,399
Maximum Allowable Rent for Tenants at 60% AMI		\$ 1,245	\$ 1,495	\$ 1,727	\$ 1,927
Minus Utility Allowance Paid by Tenant	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Equals Maximum Allowable rent for your Development	\$ -	\$ 1,128	\$ 1,350	\$ 1,559	\$ 1,720
Maximum Allowable Rent for Tenants at 70% AMI		\$ 1,453	\$ 1,744	\$ 2,015	\$ 2,248
Minus Utility Allowance Paid by Tenant	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Equals Maximum Allowable rent for your Development	\$ -	\$ 1,336	\$ 1,599	\$ 1,847	\$ 2,041
Maximum Allowable Rent for Tenants at 80% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Equals Maximum Allowable rent for your Development	\$ -	\$ (117)	\$ (145)	\$ (168)	\$ (207)

footnotes: Cornerstone Apartments will have 10 IDF units at 50% rents and 8 additional 50% units. The underwriting page displays 16 IDF units, which is not accurate. There were not enough rows to show these 10 units.

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 <b>20% or less of area median income</b>						
<b>MINUS</b> Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Maximum Allowable Rent for Your Development	\$ -	\$ (207)	\$ (117)	\$ (145)	\$ (168)	\$ (207)
Maximum Allowable Rent for beneficiaries at <b>30% or less of area median income</b>						
<b>MINUS</b> Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (117)	\$ (145)	\$ (168)	\$ (207)
Maximum Allowable Rent for beneficiaries at <b>40% or less of area median income</b>						
<b>MINUS</b> Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (117)	\$ (145)	\$ (168)	\$ (207)
Maximum Allowable Rent for beneficiaries at <b>50% or less of area median income</b>						
<b>MINUS</b> Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (117)	\$ (145)	\$ (168)	\$ (207)
Maximum Allowable Rent for beneficiaries at <b>60% or less of area median income</b>						
<b>MINUS</b> Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 117	\$ 145	\$ 168	\$ 207
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (117)	\$ (145)	\$ (168)	\$ (207)

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				\$ -		
			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				\$ -		
			Bedrooms				\$ -		
			Bedrooms				\$ -		
			Bedrooms				\$ -		
			Bedrooms				\$ -		
Other Income Source									
Other Income Source									
Total Monthly Income								\$ -	
Annual Income								\$ -	

footnotes: Monthly rents highlight RED due to the rents limits in this Form A being 2024 rents.

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				\$	-	
			Bedrooms				\$	-	
			Bedrooms				\$	-	
			Bedrooms				\$	-	
			Bedrooms				\$	-	
			Other Income Source						
			Other Income Source						
			Total Monthly Income				\$	-	
			Annual Income				\$	-	

4. Total Number of Low-Income Units  18 (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						
Yes	No	Yes	1	Bedrooms	1	6	677	921	\$ 5,526
No	No	Yes	2	Bedrooms	1	2	882	1101	\$ 2,202
Yes	No	Yes	2	Bedrooms	1	3	882	1101	\$ 3,303
Yes	No	Yes	3	Bedrooms	2	6	1079	1271	\$ 7,626
Yes	No	Yes	4	Bedrooms	2	1	1271	1399	\$ 1,399
			Other Income Source						
			Other Income Source						
			Total Monthly Income				\$	20,056	
			Annual Income				\$	240,672	

5. Total Number of Low-Income Units  150 (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						
No	No	Yes	1	Bedrooms	1	28	677	1128	\$ 31,584
No	No	Yes	2	Bedrooms	1	58	882	1350	\$ 78,300
No	No	Yes	3	Bedrooms	2	48	1079	1559	\$ 74,832
No	No	Yes	4	Bedrooms	2	16	1271	1720	\$ 27,520
			Bedrooms					\$	-
			Other Income Source						
			Other Income Source						
			Total Monthly Income				\$	212,236	
			Annual Income				\$	2,546,832	

#### 6. Total Number of Low-Income Units

## 18 (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										
No	No	Yes	1	Bedrooms	1	6	677	1332	\$ 7,992				
No	No	Yes	2	Bedrooms	1	5	882	1521	\$ 7,605				
No	No	Yes	3	Bedrooms	2	6	1079	1818	\$ 10,908				
No	No	Yes	4	Bedrooms	2	1	1271	2002	\$ 2,002				
				Bedrooms					\$ -				
Other Income Source					<u>Garages/Storage \$75/month x \$100</u>			\$ 7,500					
Other Income Source					<u>Late Fees, Lost Keys, NSF</u>			\$ 1,860					
Total Monthly Income								\$ 37,867					
Annual Income								\$ 454,404					

#### 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					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
			Bedrooms					\$ -	
Other Income Source									
Other Income Source									
Total Monthly Income							\$ -		
Annual Income							\$ -		

8. Total Number of Market Rate Units

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)	\$ 240,672
Annual Income (60% Rent Maximum)	\$ 2,546,832
Annual Income (70% Rent Maximum)	\$ 454,404
Annual Income (80% Rent Maximum)	\$ -
Annual Income (Market Rate Units)	\$ -
<b>Potential Gross Income</b>	<b>\$ 3,241,908</b>
Less Vacancy Allowance	<b>6%</b>
	<b>\$ 194,514</b>

**Effective Gross Income** \$ 3,047,394

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	<b>15,000</b>
2. Management Fee	<b>137,135</b>
3. Legal/Partnership	<b>1,500</b>
4. Accounting/Audit	<b>8,500</b>
5. Compliance Mont.	<b>4,650</b>
6. Office Expenses	<b>15,000</b>
7. Other (specify below) <u>Training, Cont. Ed.,</u>	<b>2,500</b>
<b>Total Administrative</b>	<b>\$ 184,285</b>
<u>Maintenance</u>	
1. Decorating	<b>\$ 35,000</b>
2. Repairs	<b>\$ 60,000</b>
3. Exterminating	<b>\$ 7,500</b>
4. Ground Expense	<b>\$ 17,500</b>
5. Other (specify below)	
<b>Total Maintenance</b>	<b>\$ 120,000</b>
<b>Total Annual Administrative Expenses:</b>	<b>\$ 184,285.0</b>
<b>Total Annual Maintenance Expenses:</b>	<b>\$ 120,000.0</b>
<b>Total Annual Other Operating Expenses:</b>	<b>\$ 689,037</b>
<b>TOTAL OPERATING EXPENSES (Admin+Operating+Maint):</b>	<b>\$ 993,322</b>
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: PILOT approved for \$65,000

## 15 Year Operating Cash Flow Projection:

Housing Commercial	X	Headnotes	Other is Beacon Management Compliance Fee \$5/unit per month and Bond Trustee Fee of \$15,000 annually (these fees do no escalate). CRBT offers first 3 years of debt service to be interest only.																
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals	
Income																			
Potential Gross Income			3,241,908	3,306,746	3,372,881	3,440,339	3,509,145	3,579,328	3,650,915	3,723,933	3,798,412	3,874,380	3,951,868	4,030,905	4,111,523	4,193,754	4,277,629	56,063,667	
Less: Vacancies			(194,514)	(198,405)	(202,373)	(206,420)	(210,549)	(214,760)	(219,055)	(223,436)	(227,905)	(232,463)	(237,112)	(241,854)	(246,691)	(251,625)	(256,658)	(3,363,820)	
Effective Gross Income			3,047,394	3,108,341	3,170,508	3,233,918	3,298,597	3,364,569	3,431,860	3,500,497	3,570,507	3,641,917	3,714,756	3,789,051	3,864,832	3,942,128	4,020,971	52,699,847	
Expenses																			
Administrative			184,285	189,814	195,508	201,373	207,414	213,637	220,046	226,647	233,447	240,450	247,664	255,094	262,746	270,629	278,748	3,427,501	
Maintenance			120,000	123,600	127,308	131,127	135,061	139,113	143,286	147,585	152,012	156,573	161,270	166,108	171,091	176,224	181,511	2,231,870	
Operating			689,037	709,708	730,999	752,929	775,517	798,783	822,746	847,429	872,851	899,037	926,008	953,788	982,402	1,011,874	1,042,230	12,815,340	
Other			26,160	26,160	26,160	26,160	26,160	26,160	26,160	26,160	26,160	26,160	26,160	26,160	26,160	26,160	26,160	392,400	
Less Tax Abatement																		-	
Total Expenses			1,019,482	1,049,282	1,079,975	1,111,590	1,144,153	1,177,692	1,212,238	1,247,821	1,284,471	1,322,220	1,361,102	1,401,150	1,442,400	1,484,887	1,528,649	18,867,110	
Net Operating Income			2,027,912	2,059,060	2,090,533	2,122,329	2,154,444	2,186,876	2,219,622	2,252,676	2,286,037	2,319,697	2,353,654	2,387,901	2,422,432	2,457,242	2,492,322	33,832,736	
Debt Service - 1st Mort.			1,627,500	1,627,500	1,627,500	1,823,092	1,823,092	1,823,092	1,823,092	1,823,092	1,823,092	1,823,092	1,823,092	1,823,092	1,823,092	1,823,092	1,823,092	26,759,604	
Debt Service - 2nd Mort.			21,479	21,479	21,479	21,479	21,479	21,479	21,479	21,479	21,479	21,479	21,479	21,479	21,479	21,479	21,479	322,185	
Debt Service - 3rd Mort.																		-	
Debt Service - 4th Mort.																		-	
Debt Service - 5th Mort.																		-	
Total Debt Service			1,648,979	1,648,979	1,648,979	1,844,571	1,844,571	1,844,571	1,844,571	1,844,571	1,844,571	1,844,571	1,844,571	1,844,571	1,844,571	1,844,571	1,844,571	27,081,789	
Operating Cash Flow			378,933	410,081	441,554	277,758	309,873	342,305	375,051	408,105	441,466	475,126	509,083	543,330	577,861	612,671	647,751	6,750,947	
Total Combined DCR			1.229798269	1.249	1.267774125	1.151	1.167991955	1.186	1.203326759	1.221	1.239332405	1.258	1.275989913	1.295	1.31327673	1.332	1.351166413 #	1.249279961	
Deferred Dev. Fee Payment			381,189	412,469	444,077	279,877	312,132	344,707	377,597	410,800	444,311	478,125	512,239	546,645	555,832			5,500,000	
Surplus Cash			(2,256)	(2,388)	(2,523)	(2,119)	(2,259)	(2,402)	(2,546)	(2,695)	(2,845)	(2,999)	(3,156)	(3,315)	(22,029)	612,671	647,751	1,250,947	
Cash Flow/Total Expenses (not to exceed 10 %)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	41%	42%	7%	
EGI/Total Expenses			2.99	2.96	2.94	2.91	2.88	2.86	2.83	2.81	2.78	2.75	2.73	2.70	2.68	2.65	2.63	2.79	

**Commercial and Office Space:** IHCDA 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 IHCDA'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 IHCDA 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 CRBT - Tax Exempt Bonds		7/31/2025	\$ 28,800,000	Michael Goerdt, (319) 743-7029
2 CRBT - Taxable Bonds		7/31/2025	\$ 12,627,393	Michael Goerdt, (319) 743-7029
3 Development Fund Loan	7/31/2025		\$ 500,000	IHCDA
4				
5				
<b>Total Amount of Funds</b>			<b>\$ 41,927,393</b>	

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 CRBT - Perm Loan		7/31/2025	\$ 27,125,000	\$1,828,133	6.00%	40	15
2 Development Fund Loan	7/31/2025		\$ 500,000	\$21,479	3.00%	40	17
3 Lease Up Income			\$ 1,634,099				
4 Owner Equity		7/31/2025	\$ 50,000				
5 Developer Note		7/29/2025	\$ 2,035,037				
<b>Total Amount of Funds</b>			<b>\$ 31,344,136</b>	<b>\$ 1,849,612</b>			
<b>Deferred Developer Fee</b>			<b>\$ 5,500,000</b>				

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				
<b>Total Amount of Funds</b>			<b>\$ -</b>	

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:*

**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	\$ 23,148,582	*From Fed Credit Determination Tab
General Partner Investment from Fed Tax Credits	\$ 100	
Limited Partner Equity Investment from State Tax Credits	\$ -	*From State Credit Determination Tab
General Partner Investment from State Tax Credits	\$ -	
Total Equity Investment	\$ 23,148,682	
Total Permanent Financing	\$ 27,125,000	
Deferred Developer Fee	\$ 5,500,000	
Other IN Development Fund	\$ 500,000	
Other Income During Lease Up	\$ 1,634,099	
Other Owner Equity	\$ 50,000	
Other Developer Note	\$ 2,035,037	
Other		
Other		
Total Sources of Funds	\$ 59,992,818.23	

Total Sources of Funds Total Uses of Funds **^^^Note: Sources MUST EQUAL Uses^^^**

\* Are Load Fees included in Equity Investment?

 Yes  NoIf Yes, Load Fees are: \$ 

footnotes:

7. Federal Tax Credit Intermediary Information

a. Actual or Anticipated Name of Intermediary

(e.g. Syndicator, etc.) CREA

Contact Person Adam Lavelle

Phone (317) 808-7382

Street Address 30 South Meridian St., Suite 400

City Indianapolis State IN Zip 46204

Email alavelle@creallc.net

8. State Tax Credit Intermediary Information

a. Actual or Anticipated Name of Intermediary

(e.g. Syndicator, etc.) N/A

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: 55%

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 not 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 IHCDA

Street Address 30 South Meridian Street, Suite 900

City Indianapolis State IN Zip 46204

Telephone Number 317-232-7777

Email arakowski@ihcda.in.gov

c. Name of Borrower Cornerstone Indy Franklin Partners, LP

Street Address 209 S. 19th St., Suite 100

City Omaha State NE Zip 68102

Telephone Number 402-341-0888

Email Bobbi@cstonellc.net

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:*

**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	1,250,000		
2. Demolition			
3. Existing Structures			
4. Other(s) (Specify below.)			
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	4,925,234	4,925,234	
2. New Building	29,307,942	29,307,942	
3. Rehabilitation**			
4. Accessory Building	525,000		
5. General Requirements*	988,000	988,000	
6. Contractor Overhead*	474,000	474,000	
7. Contractor Profit*	988,000	988,000	
8. Hard Cost Contingency	1,860,409	1,860,409	
d. For Architectural and Engineering Fees			
1. Architect Fee - Design*	494,000	494,000	
2. Architect Fee - Supervision*	56,000	56,000	
3. Consultant or Processing Agent			
4. Engineering Fees	425,000	425,000	
5. High Performance Building Consultant	35,000	35,000	
6. Other Fees (Specify below.)			
e. Other Owner Costs			
1. Building Permits	50,000	50,000	
2. Tap Fees	350,000	350,000	
3. Soil Borings	11,500	11,500	
4. Real Estate Attorney	30,000	30,000	
5. Developer Legal Fees			
6. Construction Loan - Legal	55,000	55,000	
7. Title and Recording	150,000	150,000	
8. Cost of Furniture	172,000	172,000	
9. Accounting	30,000	30,000	
10. Surveys	25,000	25,000	
11. Other Costs (Specify below.)	44,000	44,000	
<b>Construction Inspection Fees</b>			
<b>SUBTOTAL OF THIS PAGE</b>	<b>42,246,085</b>	<b>40,471,085</b>	<b>-</b>

\* 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.

$$\frac{\$0.00}{\text{Rehabilitation Costs}} - \frac{\text{Costs of Furniture, Construction of Community Center, and Common Area Amenities}**}{\text{Total Number of Units}} / \frac{186}{\text{Rehabilitation Costs per Unit}} = -$$

ITEMIZED COSTS	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
SUBTOTAL OF PREVIOUS PAGE	42,246,085	40,471,085	0
f. For Interim Costs			
1. Construction Insurance	600,000	600,000	
2. Construction Period Interest	6,178,756	1,932,831	
3. Other Capitalized Operating Expenses			
4. Construction Loan Orig. Fee	414,274	414,274	
5. Construction Loan Credit Enhancement			
6. Construction Period Taxes	10,000	10,000	
7. Fixed Price Contract Guarantee			
g. For Permanent Financing Fees & Expenses			
1. Bond Premium			
2. Credit Report			
3. Permanent Loan Orig. Fee	10,000		
4. Permanent Loan Credit Enhancement			
5. Cost of Iss/Underwriters Discount	573,137		
6. Title and Recording			
7. Counsel's Fee	100,000		
8. Other(s) (specify below)			
Marketing	150,000		
h. For Soft Costs			
1. Property Appraisal			
2. Market Study	5,800	5,800	
3. Environmental Report	32,000	32,000	
4. IHCAA Fees	177,966		
5. Consultant Fees			
6. Guarantee Fees			
7. Soft Cost Contingency	37,523	37,523	
8. Other(s) (specify below)			
ILP Legal/Due Diligence	50,000		
I. For Syndication Costs			
1. Organizational (e.g. Partnership)	50,000		
2. Bridge Loan Fees and Expenses			
3. Tax Opinion	20,000		
4. Other(s) (specify below)			
ILP Legal/Due Diligence	50,000		
j. Developer's Fee			
% Not-for Profit			
100 % For-Profit	7,670,000	7,670,000	
k. For Development Reserves			
1. Rent-up Reserve	266,766		
2. Operating Reserve	928,089		
3. Other Capitalized Reserves*	472,422		
*Please explain in footnotes.			
I. Total Project Costs	59,992,818	51,173,513	-

footnotes: Interest due during construction of \$1,932,831 is eligible basis. Interest that is due during lease-up of \$4,245,925 is not eligible basis. This is why the Construction Period interest is reported as \$6,178,756 with only \$1,932,831 counting as eligible basis.

ITEMIZED COSTS	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
<b>SUBTOTAL OF PREVIOUS PAGE</b>	<b>59,992,818</b>	<b>51,173,513</b>	<b>0</b>
m. Total Commercial Costs*			
n. Total Dev. Costs less Comm. Costs (l-m)	59,992,818		
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) Subtotal (o.1 through o.4 above)		0	0
p. Eligible Basis (l minus o.5)		51,173,513	0
q. High Cost Area / Basis Boost Adjustment to Eligible Basis Please see 2026-2027 QAP pg. 37 for eligibility criteria. Adjustment Amount cannot exceed 30%		15,352,054	
r. Adjusted Eligible Basis (p plus q)		66,525,567	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)		66,525,567	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)		2,661,023	0
w. Combined 30% and 70% PV Credit	2,661,023		

\* 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 IHCDA. 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 IHFDA to determine, as required by the IRS, the maximum amount of credits which may be reserved for the Development. However, IHFDA at all times retains the right to substitute such information and assumptions as are determined by IHFDA 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 IHFDA for a reservation of credits, the amount of such reservation may differ significantly from the amount that is computed below.

a. TOTAL DEVELOPMENT COSTS	\$ 59,992,818
b. LESS SYNDICATION COSTS	\$ 120,000
c. TOTAL DEVELOPMENT COSTS (a - b)	\$ 59,872,818
d. LESS: TOTAL SOURCES OF FUNDING EXCLUDING SYNDICATION PROCEEDS	\$ 31,344,136
e. EQUITY GAP (c - d)	\$ 28,528,682
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)	\$ 0.87
g. Limited Partner Ownership %	99.99%
h. 10-YEAR CREDIT AMOUNT NEEDED TO FUND THE EQUITY GAP (e/f)	\$ 32,791,589
i. ANNUAL TAX CREDIT REQUIRED TO FUND EQUITY GAP (h/10)	\$ 3,279,159
j. MAXIMUM ALLOWABLE CREDIT AMOUNT	\$ 2,661,023
k. RESERVATION AMOUNT REQUESTED (Amount must be no greater than the lesser of j. or i.)	\$ 2,661,023
l. LIMITED PARTNER INVESTMENT	23,148,582
m. GENERAL PARTNER INVESTMENT	100
n. TOTAL EQUITY INVESTMENT (anticipated for intial app)	\$ 23,148,682
o. DEFERRED DEVELOPER FEE	\$ 5,500,000
p. Per Unit Info	
1. CREDIT PER UNIT (Including non-program units) (j/Number of Units)	\$ 14,307
2. CREDIT PER BEDROOM (Including non-program units) (j/Number of Bedrooms)	\$ 6,217
3. HARD COST PER UNIT	\$ 204,734
4. HARD COST PER BEDROOM	\$ 88,973.33
5. TOTAL DEVELOPMENT COST PER UNIT a - (Cost of Land + Commercial Costs + Historic Credits)	
Total Number of Units	\$ 322,542

### 3. Determination of State Tax Credit Reservation Amount

a. Aggregate 10 Year Federal RHTC Amount	\$ <u>26,610,226.80</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?	
<b>Underwriting Guidelines:</b>				
Total Operating Expenses (per unit)	5,000	5,340	Yes	
Management Fee (Max Fee 5-7% of "Effective Gross Income") 1 - 50 units = 7% 51 - 100 units = 6% 101 or more units = 5%	152,370	137,135	Yes	
Vacancy Rate Development has more than 20% PBV/PBRA/PRA *If Development has more than 20% PBV/PBRA/PRA, check the box in cell K21 of "Financing & Mkt (p 20)" tab	4% - 7%			
Affordable Assisted Living *If Development is AAL check cell D30 in "Types of Allocation (p 10)" tab	10%-12%			
All Other Developments	6% - 8%	6.0%	Yes	
Operating Reserves (4 months Operating Expenses, plus 4 months debt service or \$1,500 per unit, whichever is greater)	880,767	928,089	Yes	
Replacement Reserves (New Construction age-restricted = \$250; New Construction non age-restricted = \$300; Rehabilitation = \$350; Single Family Units: \$420; Historic Rehabilitation: \$420)	55,800	55,800	Yes	
Is Stabilized Debt Coverage Ratio within bounds? Large and Small City *If Development is in Large or Small city, check cell M5 or J5 respectively in "Development Info (p 9)" tab	1.15-1.45		Yes	
Rural *If Development is in Rural, check cell J7 in "Development Info (p 9)" tab	1.15-1.50			
Developments with PBV *If Development has PBV, check the box in cell K4 of "Financing & Mkt (p 20)" tab	1.10-1.45			
At least 40% of the total Units in the project must be tax credit. Average of tax credit units must not exceed 60% AMI	40% 60%	<=	100% 60%	Yes Yes
<b>User Eligibility and Other Limitations:</b>				
Do Sources Equal Uses?			Yes	
50% test	50%		55%	Yes
Developer Fee with consultant fee *For Bond Deals, Developer fee is 15% of Eligible Basis BEFORE Basis Boost	7,676,027		7,670,000	Yes
Maximum Deferred Developer Fee as % of Developer fee	80%	<=	71.7%	Yes
Deferred Developer Fee Requirement: greater than \$2,500,000 has to be deferred	5,170,000		5,500,000	Yes
Can the Deferred Developer Fee be repaid in 15 years?	5,500,000		5,500,000	Yes
Development Fund Limitation	500,000		500,000	Yes
Total Development Fund Assisted Units as per % TDC calculation	2.0			
Dev Fund Assisted units (at or below 50% AMI) For Bond apps: # DF units based on greater of 10 units or DFL as % of TDC	10.00		16.00	Yes
Contractor Fee Limitation General Requirements	4,866,145 2,085,491		2,450,000 988,000	Yes Yes
General Overhead	695,164		474,000	Yes
Builders Profit	2,085,491		988,000	Yes
Hard Cost Contingency	1,860,409		1,860,409	Review
Soft Cost Contingency	41,273		37,523	Yes
Architect Fee Limitation	1,562,743		550,000	Yes
Rehabilitation Costs Minimum (Per Unit) (\$35,000 for Preservation, \$25,000 for other rehab)	25,000		N/A	Yes
Basis Boost	15,352,054		15,352,054	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 IHCDA 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 IHCDA 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 IHCDA in respect of the proposed Development and bond issue; and that the IHCDA 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, IHCDA 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 IHCDA for the accuracy of these representations or their compliance with IRC requirements;
4. IHCDA 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 IHCDA 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 IHCDA;
7. If the IHCDA 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 IHCDA 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 IHCDA, 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 IHCDA 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 IHCDA 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 IHCDA 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 IHCDA 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 IHCDA 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 IHCDA 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 IHCDA of any corrections or changes to the information submitted to the IHCDA 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 IHCDA 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 IHCDA'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 IHCDA 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 IHCDA 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 IHCDA 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 IHCDA.
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.

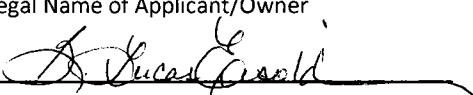
As additional consideration for IHCDA's review of its request for Credits, the Applicant does hereby release IHCDA and its directors, employees, attorneys, agents and representatives of and from any and all liability, expenses, costs and damage that applicant may, directly or indirectly, incur because of such dissemination or publication, and the Applicant hereby agrees to hold IHCDA 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 30<sup>th</sup> day of July, 2025

Cornerstone Indy Franklin Partners, LP

Legal Name of Applicant/Owner

By: 

Printed Name: Bobbi Jo Lucas Eisold

Its: President of the Sole Member of the GP

STATE OF Nebraska )  
) SS:  
COUNTY OF Douglas )

Before me, a Notary Public, in and for said County and State, personally appeared, Bobbi Jo Lucas Eisold  
(the President of the Sole Member of the General Partner ),  
the Applicant in the foregoing Application of 2025 (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 30<sup>th</sup> day of July, 2025.

My Commission Expires:

9-28-2026

Jillian K. Flynn  
Notary Public

My County of Residence:

Douglas

Jillian K. Flynn  
Printed Name  
(title)





*\*Maximum request is \$500,000*

*\*\*Maximum request is \$500,000; starting interest rate is 3%*

**F. Progress on Open HOME awards**

- 1 List all awards that have been received in the 12 months prior to the application deadline in which the Applicant has served as an Applicant. For joint ventures, the funding attributed to each partner or member will be proportionate to its share of ownership.

Award Number	Award Date	IHCDA Program (HOME, HOME CHDO, CDBG, RHTC/HOME)	Award Amount
			\$
			\$
			\$
			\$
			\$
<b>Total</b>			\$ -

**G. Historic Review - HOME & Development Fund**

- 1 Is the development located on a single site?

Yes  No

If yes, when was the Section 106 approval from SHPO received?

- 2 Is the development scattered site?

Yes  No

If yes, the Applicant will be required to complete Section 106 prior to executing contracts or beginning construction on individual sites.

- 3 Is the project located in a community w/ a local housing trust fund?

Yes  No

**H. Environmental Review - HOME & Development Fund**

- 1 Has the applicant completed the Environmental Review Record (ERR) required for release of funds for this project?

Yes  No

*Submit ER forms in Tab I*

- 2 Are any of the properties located in a 100 or 500 year flood plain?

Yes  No

*Acquisition, rehabilitation, or new construction of any part of a development or its land located within the boundaries of a one hundred (100) or five hundred (500)- year floodplain is prohibited and ineligible for HOME funds. A floodplain determination must be submitted for each parcel associated with the project.*

- 3 Has the property already been purchased?

Yes  No

i. If yes, when was the property purchased?

ii. Was the property purchased with the intent of using HOME funds?

Yes  No

- 4 Has Rehabilitation started on this property?

Yes  No

i. If yes, when did rehabilitation start?

*footnotes:*

**Cornerstone Apartments is requesting Development Funds from IHCA. HOME funds are not being requested.**

#### I. Affirmative Fair Housing Marketing Plan - HOME ONLY

Is the proposed project 5 or more HOME assisted units?

**If yes, submit Form HUD-935.2A in Tab I.**

| | Yes | | No

**J. Development Information - HOME ONLY**

- 1 HOME PJ** - Is the proposed development located within a HOME Participating Jurisdiction?  Yes  No

(If the answer is yes to #1, the Development is not eligible for HOME funding through IHCDA, regardless of activity type.)

\* Please note that HOME funds are allowed in PJs for permanent supportive housing projects.

**Comparison of Assisted Units to Total Development** – Indicate the number of units, HOME

- award amount, HOME-eligible match generated, and total development cost. Then calculate the percentage of Development totals.

	<b># of Units</b>	<b>% of Total Units in Development</b>	<b>Dollar Amount</b>	<b>% of Total Development Costs</b>
<b>Total Development</b>	186	100%	\$ 59,992,818.23	100%
<b>HOME-Assisted</b>		0%	\$ -	0%
<b>HOME-Eligible (Non-HOME Assisted)</b>		0%		0%
<b>Total HOME (Assisted &amp; Eligible)</b>	0	0%	\$ -	0%

Please show the break down of the HOME assisted units for this property by address in the first chart and by AMI level and bedroom type in the second. This information should match info provided in the "Income and Expenses" Tabs (tabs 24-26).

## HOME-Assisted Units

### 3 Unit Comparability

## Is the Development 100% HOME-assisted?

| Yes | No

If no, are the HOME-assisted units comparable to the non-assisted units?

in size and amenities?\*

| | Yes | | No

If no, explain differences:

### *footnotes:*

**4 HOME-Eligible (Non HOME-Assisted) Unit Breakdown** - List number of units, number of bedrooms, and total square footage for each size unit to be **HOME-Eligible (Non HOME-Assisted)** by income category:

		SRO (w/o kitchen &/or bathroom)	0 Bdrm. (SRO with kitchen and bathroom)	1 Bdrm.	2 Bdrms.	3 Bdrms.	4 Bdrms.	Total	% of Total HOME-Eligible Units
20% AMI	# Units								#DIV/0!
	# Bdrms.								
	Sq. Footage								
30% AMI	# Units								#DIV/0!
	# Bdrms.								
	Sq. Footage								
40% AMI	# Units								#DIV/0!
	# Bdrms.								
	Sq. Footage								
50% AMI	# Units								#DIV/0!
	# Bdrms.								
	Sq. Footage								
60% AMI	# Units								#DIV/0!
	# Bdrms.								
	Sq. Footage								
Total HOME-Eligible	# Units								100%
	# Bdrms.								
	Sq. Footage								

Complete the chart below specifying the source and description of security for the HOME loan (NFP recipients that will loan funds to developments or LP/LLC Recipients that will get a direct loan of HOME funds).

## 5 Security

Explain the pledge of security for the loan, IHCDA's security position (1<sup>st</sup> position, 2<sup>nd</sup> position, etc.), and whether the security is free and clear of any liens.

Security	Position	Free & Clear?	Amount
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Total</b>			\$0.00

Additional information relating to security?

*footnotes:*

**K. HOME Eligible Match (See Schedule E of the QAP, 24 CFR 92.220, and HUD CPD Notice 97-03.) - HOME ONLY**

- 1 Grants or Cash Donations – List all grants or cash donations for the activity from non-federal sources that do not require repayment and count toward your match liability. Cash donations from the owner/developer do not count as eligible match. If a Federal Home Loan Bank AHP award is being used as a grant to the development, it should be included below. ***Commitment letters must be included in Tab G.***

Grantor	Amount	Date of Application	Committed	
	\$ -		<input type="checkbox"/> Yes	<input type="checkbox"/> No
	\$ -		<input type="checkbox"/> Yes	<input type="checkbox"/> No
	\$ -		<input type="checkbox"/> Yes	<input type="checkbox"/> No
	\$ -		<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Total</b>	<b>\$ -</b>			

- 2 Below Market Interest Rate – Use the space below to indicate the amount of interest saved by a below market interest rate charged by a lender for construction financing, permanent financing, or a mortgage. See CPD Notice 97-03 or your Real Estate Production Analyst for further guidance. FHLBI – AHP funds that are loaned to the development should be listed here. ***Commitment letters must be included in Tab G.***

Lender	Amount of Loan	Interest Rate	Amortization Period	Term	Amount of Interest Saved
	\$ -	0.00%			
	\$ -	0.00%			\$ -
				<b>Total:</b>	<b>\$ -</b>

footnotes:

- 3 In-Kind Donations** - List all in-kind contributions to the acquisition and/or development phase, including construction materials, volunteer labor, waived fees, portion of sale price below appraised value, donated on-site or off-site infrastructure (that occurred less than 12 months prior to application) etc. Commitment letters must be included in Tab G.

Donor	# of Volunteer Hours	Rate Per Hour (\$10.00 for unskilled labor)	Amount	Committed		Yes/No - Date
				<input type="checkbox"/> Yes	<input type="checkbox"/> No	
		\$ -	\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
		\$ -	\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
		\$ -	\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
		\$ -	\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
		\$ -	\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
<b>Total</b>		<b>\$</b>	<b>-</b>			

- 4 In-Kind Supportive Services** – In the chart below indicate the value of any supportive services or homebuyer counseling that will be provided to the beneficiaries of this activity and that will count toward your match liability. Also indicate who will be providing the services. Commitment letters must be included in Tab G.

Provider	Description of Services	Cost of Services and Source of Funding	Committed		Yes/No - Date
			<input type="checkbox"/> Yes	<input type="checkbox"/> No	
			<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
		\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
		\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
		\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date:
<b>Total:</b>		<b>\$</b>	<b>-</b>		

- 5 Property Tax Abatement** – List the amount of property tax abatement for each year. Calculate the present value of these tax savings for purposes of determining the value of eligible match. See CPD Notice 97-03 or your Community Development Representative for further guidance. Commitment letters must be included in Tab G.

Total Amount of Annual Tax Liability:  No. of Years Taxes are Abated:

Date Committed:  Discount Factor Used in Calculation:  %

Yr.	Amount of Abatement	Present Value of Abatement	Yr.	Amount of Abatement	Present Value of Abatement	Yr.	Amount of Abatement	Present Value of Abatement
1	\$ -	\$ -	5	\$ -	\$ -	9	\$ -	\$ -
2	\$ -	\$ -	6	\$ -	\$ -	10	\$ -	\$ -
3	\$ -	\$ -	7	\$ -	\$ -	11	\$ -	\$ -
4	\$ -	\$ -	8	\$ -	\$ -	12	\$ -	\$ -
<b>Total:</b>								\$ -

- 6 Banked Match** – List the proposed amount of the banked match.

Award Number	Amount of Banked Match
	\$ -
	\$ -
	\$ -
	\$ -
<b>Total</b>	<b>\$ -</b>

footnotes:

**7 Shared Match** – List the proposed amount of banked shared match.

Note: The award must be closed by IHCDa before the agreement to share match is executed.

**The agreement must be included in Tab G.**

Award Recipient	Award Number	Date of Executed Agreement	Amount of Shared Match	Award Closed	
			\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No
			\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No
			\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No
			\$ -	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Total:</b>			\$ -		

**8 Match Sources Re-cap** – Indicate only the amount of funding from the preceding tables (K. 1-7) that are proposed to serve as match. (This may differ from the total amount of funding going into the Development.)

***Include commitment(s) for each source of match in Tab G.***

a. HOME Request Amount	<input type="text" value="\$0.00"/>
b. Required Match Liability (25% of HOME Request)	<input type="text" value="\$0.00"/>
c. Total Units	<input type="text" value="186"/>
d. HOME-Assisted Units	<input type="text" value="0"/>
e. HOME-Eligible Units	<input type="text" value="0"/>
f. Percentage of HOME-Eligible Units (d/c)	<input type="text" value="0%"/>
g. Percentage of HOME-Assisted & HOME-Eligible Units [(d+e)/c]	<input type="text" value="0%"/>
h. Amount of Banked & Shared Match	<input type="text" value="\$0.00"/>
i. Amount of Eligible Non-Banked or Shared Match*	<input type="text" value="\$0.00"/> $\$ - \times 0\%$
j. Total Proposed Match Amount (h+i).	<input type="text" value="\$0.00"/>
k. Match Requirement Met	<input type="text" value="Yes"/>

\* Investments in the non-HOME assisted portion of mixed-income developments can be counted as match as long as 50 percent or more of the dwelling units are HOME-assisted. If the non-HOME units meet the HOME eligibility requirements for affordability, then the contributions to any affordable non-HOME units apply, regardless of the percentage of HOME units in the project. This requirement does not apply to banked or shared match.

footnotes:

## L. Displacement Assessment - HOME ONLY

Although permanent displacement may not be anticipated, a development may still incur temporary or economic displacement liabilities. The Uniform Relocation Act contains specific requirements for HOME awards involving displacement and/or acquisition.

### 1 Type of Acquisition:

- N/A - The proposed development involves no acquisition. (skip to question #2)
- Voluntary Acquisition

Before entering into an offer to purchase, the purchaser must inform the seller:

- That it does not have (or will not use) the power of eminent domain should negotiations fail to result in an amicable agreement.
- Of its estimate of the fair market value of the property. An appraisal is not required, but the files must include an explanation of the basis for the estimate.
- That the seller is not eligible for a replacement housing payment or moving expenses (a sample letter is available from IHCDA).
- What was the date of the letter informing the seller?   **Attach a copy in Tab G.**

- Involuntary Acquisition

Contact your Real Estate Production Analyst for further guidance.

In general, the purchaser must:

- Notify owner of the purchaser's intentions.
- Conduct an appraisal of the property to determine its fair market value.
- Offer just compensation for the property being acquired.
- Make every reasonable effort to complete the property transaction expeditiously.
- What was the date of the letter informing the seller?   **Attach a copy in Tab G.**

### 2 The proposed development involves (check all that apply):

#### a. Occupied Rental Units:

- Acquisition
- Rehabilitation
- Demolition
  - Displaced tenants will be eligible for replacement housing payment and moving expenses.
  - Discuss how permanent displacement, economic displacement, and temporary displacement will be addressed on Q. - URA Displacement Plan.
  - If specific units have been identified, complete **Attachment A1 - Current Tenant Roster**. Also provide a tenant list from at least three months prior to the application date on **Attachment A2- Prior Tenant List**.
  - Each tenant must be sent a general information notice as soon as negotiations concerning a specific site have begun. **Enclose a copy of the notice and receipt of delivery in Tab G.**

What was the date of the letter?  

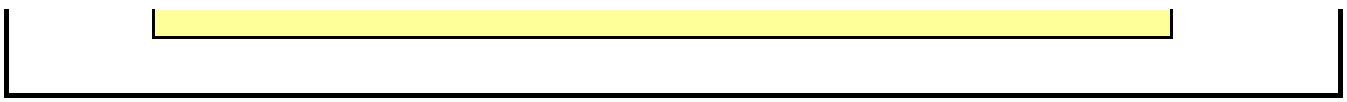
#### b. Vacant Rental Units:

- Acquisition
- Rehabilitation
- Demolition
  - Applicant must provide documentation that no tenants were displaced so that the proposed HOME development could utilize a vacant property. **On Attachment A2 - Prior Tenant List** show each unit vacated within the past three months and the tenant's reason for leaving.

#### c. Other:

- Acquisition
- Rehabilitation
- Demolition

footnotes:



**M. Accessibility - HOME ONLY**

Complete questions below for each construction activity to be undertaken:

**1 New Construction – Developments with four or more units****a. Mobility Impairments**

Number of units to be made accessible to individuals with mobility impairments

Divided by the total number of units in the Development

Must meet or exceed 5% minimum requirement

**b. Sensory Impairments**

Number of additional units to be made accessible to individuals with hearing or vision impairments

Divided by the total number of units in the Development

Must meet or exceed 2% minimum requirement

**c. Common Areas – Development must meet all of the items listed below:**

- At least one building entrance must be on an accessible route.
- All public and common areas must be readily accessible to and usable by people with disabilities.
- All doors providing passage into and within all premises must be sufficiently wide for use by persons in wheelchairs.

Will the development meet all of the above criteria?

Yes  No

**d. Ground Floor / Elevator Floor Units - All ground floor units and all units on floors served by elevators must have:**

- An accessible route into and through the dwelling.
- Accessible light switches, electrical outlets, thermostat, and other environmental controls.
- Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, and shower, when needed.
- Kitchens and bathrooms configured so that a person using a wheelchair can maneuver about the space.

Will the development meet all of the above criteria?

Yes  No

*footnotes:*

2 **Rehabilitation** – Select either Substantial Alterations or Other Alterations (see definition)

a. Are there more than 15 units in this development?  Yes  No

b. Will the rehabilitation costs from the chart below meet or exceed 75% of the replacement cost of the completed facility?  Yes  No

Replacement Cost Comparison		
Total rehabilitation cost	Total replacement cost	Percentage (Must Exceed 75%)
		#DIV/0!

c. If you answered "Yes" to both question "a" and "b" above, you meet the definition of "Substantial Alterations". Complete Section I. Substantial Alterations.

If you answered "No" to either question, you meet the definition of "Other Alterations". Complete Section II. Other Alterations.

I. Substantial Alterations - Definition		II. Other Alterations - Definition	
Alterations undertaken to a Development that has 15 or more units and the rehabilitation costs will be 75% or more of the replacement cost of the completed facility.		Alterations undertaken to a Development of any size that do not meet the regulatory definition of "substantial alterations."	
<p><b>a. Mobility Impairments</b></p> <p>Number of units to be made accessible to individuals with mobility impairments</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #FFFF99;"></div>		<p><b>a. Mobility Impairments</b></p> <p>Number of units to be made accessible to individuals with mobility impairments</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #FFFF99;"></div>	
<p>Divided by the total number of units in the Development</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #DDEEFF; text-align: center;">186</div>		<p>Divided by the total number of units in the Development</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #DDEEFF; text-align: center;">186</div>	
<p>Must meet or exceed 5% minimum requirement</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #DDEEFF; text-align: center;">0%</div>		<p>Recommended that 5% meet or exceed the minimum requirement, unless doing so would impose undue financial burdens of the operation of the Development</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #DDEEFF; text-align: center;">0%</div>	
<p><b>b. Sensory Impairments</b></p> <p>Number of additional units to be made accessible to individuals with hearing or vision impairments</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #FFFF99;"></div>		<p><b>If 5% Threshold is not Met - Explain Any Undue Financial Burdens Below:</b></p> <div style="border: 1px solid black; width: 100px; height: 100px; background-color: #FFFF99;"></div>	
<p>Divided by the total number of units in the Development</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #DDEEFF; text-align: center;">186</div>			
<p>Must meet or exceed 2% minimum requirement</p> <div style="border: 1px solid black; width: 100px; height: 20px; background-color: #DDEEFF; text-align: center;">0%</div>			

footnotes:



**3 Common Areas - Explain efforts to make common areas accessible.**

**N. Davis-Bacon**

**1** Is the Applicant a Public Housing Authority?  Yes  No

**a.** If yes, is the Public Housing Authority utilizing its own funds for the development?  Yes  No  N/A

• If yes, this Development is subject to Davis-Bacon wage requirements.

**2** Does this Development involve 12 or more HOME-assisted units?  Yes  No

If yes, please answer the following questions:

**a.** Do all of the units have common construction financing?  Yes  No

**b.** Do all of the units have common permanent financing?  Yes  No

**c.** Do all of the units have common ownership?  Yes  No

• If yes to the questions above, the Development is subject to Davis-Bacon wage requirements.

**3** If Davis-Bacon is applicable, what is your wage determination number?

(The applicant must provide the wage determination number. For more information contact your IHCDA Director of Real Estate Compliance.)

**O. Timely Production**

**1** HOME-assisted rental units must be occupied by income eligible households within 18 months of project completion; if not, PJs must repay HOME funds for vacant units.  Acknowledgment

**P. CHDO Requirements - HOME ONLY**

**1** Is the Applicant a State Certified CHDO?  Yes  No

**a.** If yes, did the applicant complete and submit Attachment B - CHDO Requirements?  
**b.** If yes, please provide CHDO certification letter

*footnotes:*

**Q. Uses of Development Fund Loan**

The following are acceptable uses of a Development Fund Loan, please check all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> Acquisition  | <input type="checkbox"/> Pay off a HOME CHDO Predevelopment Loan    |
| <input checked="" type="checkbox"/> Permanent Financing                                     | <input type="checkbox"/> Pay off a HOME CHDO Seed Money Loan        |
| <input checked="" type="checkbox"/> Construction Financing<br>(NC or Rehab hard costs only) | <input type="checkbox"/> Pay off a Development Fund Seed Money Loan |

**R. Terms of Loan**

The applicant may propose a loan term of up to two (2) years for construction financing and up to fifteen (15) years for permanent financing with a maximum thirty (30) years amortization schedule.

All Loans will be issued with a three percent (3%) interest rate. Justification for a lower rate will be reviewed and considered; however, such justification must demonstrate the necessity of a lower rate.

**a. Please provide justification for a lower interest rate if this is being requested.****b. Construction Loan Terms**

- |  |                                 |
|--|---------------------------------|
| <input type="checkbox"/>                   | <input type="checkbox"/> Months |
| <input checked="" type="checkbox"/> 1 Year |                                 |
| <input type="checkbox"/> 2 Years           |                                 |

**c. Permanent Loan Terms**

- |  |                      |
|--|----------------------|
| <input type="checkbox"/> 15            | Years (term)         |
| <input checked="" type="checkbox"/> 40 | Years (amortization) |

**d. Repayment Schedule**

- |  |
|--|
| <input type="checkbox"/> Quarterly           |
| <input type="checkbox"/> Semi-Annually       |
| <input checked="" type="checkbox"/> Annually |

**e. Loan Type**

- |   |
|---|
| <input type="checkbox"/> Construction Loan paid off w/ Conventional Financing         |
| <input checked="" type="checkbox"/> Construction Loan converts to Permanent Financing |
| <input type="checkbox"/> Permanent Loan paid off at Maturity                          |

*footnotes:* Loan will be amortized for 40 years to be co-terminus with first mortgage.

**S. Security**

Explain the pledge of security for the Development Fund Loan, IHCDA's security position

Security	Position	Amount
Mortgage	2nd	\$500,000
	<b>TOTAL</b>	<b>\$500,000</b>

**T. Outstanding Development Fund Loans**

- a. Does the Applicant have any outstanding Development Fund Loans?  
 b. If YES, does the outstanding balance, including this loan request, exceed  
 \$1,000,000?

Yes  No  
 Yes  No

Current Development Fund Request	\$ 500,000
Development Fund Loan #	Outstanding Loan Amount
	\$0
	\$0
	\$0
<b>TOTAL</b>	<b>\$500,000</b>

**U. Development Fund Assisted Units**

a. Dev. Fund Request      Total Development Cost      % of Dev. Fund Assisted Units  
 \$500,000.00 / \$59,992,818.00 = 1%

b. # of Units      % of Dev. Fund Assisted Units      # of Dev. Fund Assisted Units  
 186 X 1% = 1.550185557

**V. Development Fund Assisted Units Will Be:**

Fixed units (designated units)  
 Floating throughout the development

*footnotes:*

## W. Alternative Sources of Funding

In recent years, requests for HOME and Development Fund funds has greatly exceeded the allocation of said funds. As a result of this high demand, the Authority anticipates some developments will score high enough to be recommended for Rental Housing Tax Credits but due to funding constraints will not be eligible for HOME or Development Fund funds. To ensure the Authority consistently reviews all of the applicants' options, IHCDA requests you select one of the following:

- Option 1: Identify alternative source(s) of funding that will replace IHCDA HOME/Development Fund funds.  
(Identify alternative source(s) in chart below)
- Option 2: The development team has exhausted all options to identify an alternative source of funds without success. To that regard, we understand that without IHCDA HOME/Development Fund funding your development will not be financially feasible. Thus, it will not meet Additional Threshold item E.2(e)(4).

### Option 1 - Required Documentation:

All sources of financing identified below must be supported with appropriate documentation satisfactory to the Authority as identified in the latest version of the QAP. Attach required documentation to this form.

#### Construction Financing:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Contact Person (Name and Telephone Number or Email)
1 CRBT (Tax Exempt)		7/31/2025	\$28,800,000	Michael Goerdt
2 CRBT (Taxable)		7/31/2025	\$12,627,393	Michael Goerdt
<b>Total Amount of Funds</b>			<b>\$41,427,393</b>	

#### Permanent Financing:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Contact Person (Name and Telephone Number or Email)
1 CRBT		7/31/2025	\$27,125,000	Michael Goerdt
2				
<b>Total Amount of Funds</b>			<b>\$27,125,000</b>	

#### Grants:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Contact Person (Name and Telephone Number or Email)
1				
2				
<b>Total Amount of Funds</b>			<b>\$0</b>	

#### Comments:

### **Attachment A: Current & Past Tenant Roster**

#### A. Current Tenant Roster

(To be completed by applicants anticipating the purchase, demolition, or rehabilitation of occupied rental units only.)

Indicate below all tenants currently occupying the units. Photocopy and attach additional sheets if necessary.

### *footnotes:*

## B. Prior Tenant List

(To be completed by applicants anticipating purchasing, demolishing, or rehabilitating occupied or vacant rental units only.) Indicate below all tenants that have vacated any of the units within the 3 months prior to application submission. Photocopy and attach additional sheets if necessary.

Please place a copy of the public notice publisher's affidavit, attendance list, and minutes in Tab I

### *footnotes:*