

Indiana Housing and Community Development Authority

2026-2027 4% LIHTC, Bonds, and AWHTC Initial Application

Date:	<u>7/28/2025</u>
Development Name:	<u>Trinity Flats</u>
Development City:	<u>Indianapolis</u>
Development County:	<u>Marion County</u>
Application Fee:	<u>\$5,500</u>
Application Number (IHCDA use only):	<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

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

<p>P. Appraisal</p> <ul style="list-style-type: none"> ~ Fair Market Appraisal See QAP for specific requirements. <p>Q. Acquisition</p> <ul style="list-style-type: none"> ~ Fulfillment of or Exemption from 10-year placed-in-service rule <ul style="list-style-type: none"> A chain of title report, OR Tax opinion, OR A letter from the appropriate federal official ~ Disclosure of Related Parties and Proceeds from the sale <ul style="list-style-type: none"> 1) Attorney opinion 2) Completed Related Party Form 	<input type="checkbox"/> Place in Tab L. <input type="checkbox"/> Place in Tab L. <input checked="" type="checkbox"/> Place in Tab L. <input type="checkbox"/> Place in Tab L.
<p>R. Capital Needs Assessment/Structural Conditions Report</p> <ul style="list-style-type: none"> ~ Detailed rehabilitation budget ~ Capital Needs Assessment or Structural Conditions Report <p>S. Tenant Displacement & Relocation Plan</p> <p>T. IRS Form 8821 - for each Owner/GP - if requested</p>	<input checked="" type="checkbox"/> Place in Tab K. <input type="checkbox"/> Place in Tab K.
<p>U. Threshold Requirements for Supportive Housing</p> <ul style="list-style-type: none"> ~ Letter from CSH certifying completion of all requirements for the Indiana Supportive Housing Institute ~ Memorandum of Understanding with CSH for technical assistance ~ MOU with each applicable supportive service provider ~ Documentation of subsidy source commitments and narratives ~ Form O1 or O2 for vouchers, if applicable 	<input type="checkbox"/> Place in Tab O. <input type="checkbox"/> Place in Tab O.
Part 5.2 - Underwriting Guidelines	
<p>J. Taxes and Insurance</p> <ul style="list-style-type: none"> Documentation of estimated property taxes and insurance 	<input type="checkbox"/> Place in Tab M.
<p>K. Federal Grants and Subsidies</p> <ul style="list-style-type: none"> Any additional information 	<input type="checkbox"/> Place in Tab G.
<p>L. Basis Boost</p> <ul style="list-style-type: none"> Narrative (or documentation for Declared Disaster Area) 	<input type="checkbox"/> Place in Tab A.
Part 5.3 - User Eligibility and Limitations	
<p>B. Developer Fee Limitation</p> <ul style="list-style-type: none"> Developer Fee Statement Non Profit Board Resolution 	<input checked="" type="checkbox"/> Place in Tab M. <input checked="" type="checkbox"/> Place in Tab M.
<p>D. Architect Competitive Negotiation Procedure, if used</p>	<input type="checkbox"/> Place in Tab M.
<p>H. Related Party Fees - Form N</p>	<input type="checkbox"/> Place in Tab J.
<p>I. Davis Bacon Wages</p> <ul style="list-style-type: none"> General Contractor Affidavit 	<input type="checkbox"/> Place in Tab J.
Part 6.2 - Development Characteristics	
<p>E. Preservation of Existing Rental Housing</p> <ul style="list-style-type: none"> Relevant proof of Preservation - See QAP for specific requirements 	<input type="checkbox"/> Place in Tab P.
<p>F. Infill New Construction</p> <ul style="list-style-type: none"> 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 utility 	<input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P.
<p>G. Development is Historic in Nature</p> <ul style="list-style-type: none"> Relevant proof of historic documentation - See QAP for specific requirements The preliminary acceptance of the Part 2 historic tax credit application 	<input checked="" type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P.
<p>H. Foreclosed and Condemned Properties</p> <ul style="list-style-type: none"> Copy of foreclosure documents Copy of condemnation documents from appropriate authority 	<input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P.
<p>I. Community Revitalization Plan</p> <ul style="list-style-type: none"> 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 type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P. <input type="checkbox"/> Place in Tab P.
<p>K. Internet Access</p> <ul style="list-style-type: none"> Documentation from Internet service provider establishing total cost Narrative establishing how the amount budgeted for internet service was calculated 	<input type="checkbox"/> Place in Tab T. <input checked="" type="checkbox"/> Place in Tab T.
Part 6.3 - Sustainable Development Characteristics	
<p>A. Building Certification</p> <ul style="list-style-type: none"> Affidavit from Green Professional 	<input type="checkbox"/> Place in Tab J.
<p>C. Desirable Sites</p> <ul style="list-style-type: none"> A site map indicating all desirable or undesirable sites. <p>Market study must contain current interior and exterior photos of grocery stores that are being claimed for fresh produce points</p>	<input type="checkbox"/> Place in Tab Q.
Part 6.4 - Financing & Market	

A. Leveraging Capital Resources Narrative identifying all sources counted as leveraging and applicant's % calculation A letter from the appropriate authorized official approving the fund: 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 checked="" type="checkbox"/> Place in Tab B. <input checked="" type="checkbox"/> Place in Tab B. <input type="checkbox"/> Place in Tab B. <input checked="" type="checkbox"/> Place in Tab B. <input type="checkbox"/> Place in Tab B.	See PILOT letter
B. Non-IHCDA Rental Assistance Commitment or conditional commitment letter from the funding agency	<input checked="" type="checkbox"/> Place in Tab B.	HUD PBRA Letter
F. Lease-Purchase Detailed plan for the lease-purchase program Executed agreement with nonprofit that will implement the lease-purchase program	<input type="checkbox"/> Place in Tab R. <input type="checkbox"/> Place in Tab R.	
G. Leveraging the READI Program Commitment letter from IEDC or participating region	<input type="checkbox"/> Place in Tab B.	
Part 6.5 - Other		
A. Certified Tax Credit Compliance Specialist Copies of Certification(s)	<input checked="" type="checkbox"/> Place in Tab S.	
B. Unique Features Unique Features Form R	<input checked="" type="checkbox"/> Place in Tab A.	
D. Resident Service Coordinator for Supportive Housing (ISH only) If using third-party provider, copy of MOU for a dedicated Resident Service Coordinator	<input type="checkbox"/> Place in Tab T.	
E. Integrated Supportive Housing for Persons Experiencing Homelessness 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"/> Place in Tab O. <input type="checkbox"/> Place in Tab O. <input type="checkbox"/> Place in Tab O. <input type="checkbox"/> Place in Tab O.	
F. Eviction Prevention Plan Affidavit from the Management Agent	<input checked="" type="checkbox"/> Place in Tab J.	
G. Low-Barrier Tenant Screening Affidavit from the Management Agent	<input checked="" type="checkbox"/> Place in Tab J.	
I. Developments from Previous Institutes Letter from CSH	<input type="checkbox"/> Place in Tab O.	

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

Part 6.2 - Development Characteristics											
A. Development Amenities (up to 6 points)											
1. 10 amenities in Chart 1 - QAP p. 54 (2 points) - Minimum of two amenities required in each of the three sub-columns A, B, & C in the first chart.		2.00									
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. Accessible/Adaptable Units (up to 5 points)		5.00		Family Rehab or Adaptive Reuse	Family New Construction OR Age-Restricted Adapt. Reuse w/o elevator	Age-Restricted Rehab	Age-Restricted New Construction or Adapt. Reuse w/ 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	3 point	--				
7. 15.0 - 99.9%				5 points	5 points	5 points	--				
8. 100%				5 points	5 points	5 points	5 points				
C. Universal Design Features (up to 5 points)		5.00									
1. 8 or more universal design features from each Universal Design Column. (3 points)											
2. 9 or more universal design features from each Universal Design Column. (4 points)											
3. 10 or more universal design features from each Universal Design Column. (5 points)											
Document Required: ~ Completed Form A											
D. Vacant Structure (6 points)		0.00									
Document Required: ~ Completed Form A											
E. Preservation of Existing Rental Housing (up to 6 points)		6.00									
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)											
See QAP for required documentation. Place in Tab P.											
Bonus Point: Number of Units Preserved (4% Application) (up to 3 pts.)		3.00									
a. 100 - 124 units: 1 point b. 125 - 149 units: 2 points c. 150+ units: 3 points											
F. Infill New Construction (6 points)		0.00									
See QAP for required documentation. Place in Tab P.											
G. 1. Development is Historic in Nature (up to 2 points)		2.00									
~ 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)											
See QAP for required documentation. Place in Tab P.											
G. 2. Development Utilizes Federal or State historic tax credits and has received preliminary Part 2 acceptance. (1 point)		0.00									
Required Document: See QAP for required documentation. Place in Tab P.											

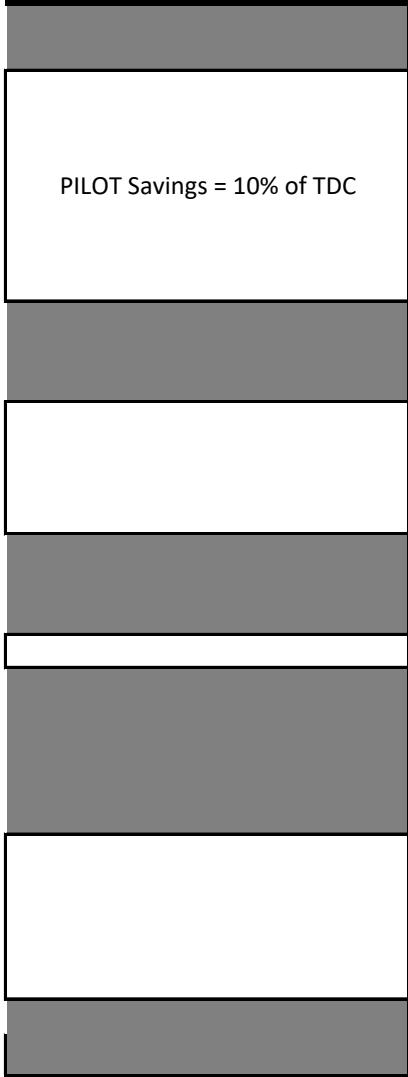
H. Foreclosed and Condemned Properties (3 points)		0.00		
See QAP for required documentation. Place in Tab P.				
I. Internet Access (up to 4 points)				
Free high-speed service is provided, or Internet is included in project's utility allowance		(3 points) (3 points)	3.00	
Either of the above, and Free Wi-Fi access is provided in common areas		(1 point)	1.00	
Required Documentation:				
~ Form A; Operating Budget must include line item for internet expenses See QAP for required documentation. Place in Tab T.				
J. Lease-Purchase (2 points)		0.00		
See QAP for qualifications and required documentation. Place in Tab R.				
K. Building Certification (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)		2.00		
~ Silver Rating National Green Building Standard™ (2 points)				
~ Enterprise Green Communities (2 points)				
~ Passive House (2 points)				
~ Equivalent 2-point certification (2 points)				
Required Documentation: ~ Completed Form A				
L. Onsite Recycling (1 point)				
~ offering onsite recycling at no cost to residents		1.00		
Required Documentation: ~ Completed Form A				
Subtotal (52 possible points)		34.00	0.00	

Part 6.3 - Market Characteristics			
A. Desirable Sites	(up to 6 Points)		
a) Access to Fresh Produce	(2 points)	2.00	
b) Proximity to Positive Land Uses	(2 points)	2.00	
c) Transit Access	(2 points)	2.00	
d) Undesirable Sites	(1 point deduction per site)		
B. Areas Underserved by the 9% Program	(up to 6 points) (Not Applicable for 4%)		
No 9% allocation in LUG within the last 5 years	(1 point)		
No 9% allocation in LUG within the last 10 years	(2 points)		
No 9% allocation in LUG within the last 15 years	(3 points)		
No 9% allocation in county within the last 5 years	(1 point)		
No 9% allocation in county within the last 10 years	(2 points)		
No 9% allocation in county within the last 15 years	(3 points)		
C. Census Tract without Active Tax Credit Properties	(up to 3 points)		
1) Census Tract without same type RHTC development	(3 points)	3.00	
2) Only one RHTC development of same type	(1.5 points)		
Required Document:	~ Completed Form A		
D. Opportunity Index	(up to 4 points)		
High Income	(1 point)	1.00	
Low Poverty	(1 point)	0.00	
Low Unemployment Rate	(1 point)	1.00	
Access to Primary Care	(1 point)	1.00	
R/ECAP	(1 point deduction)		
E. Housing Need Index	(up to 8 points)		
1. Located in a county experiencing population growth	(1 point)	0.00	
2. Located in a city or town in which 44% or more of renter households are considered rent burdened	(1 point)	1.00	
3. Located in a city or town in which 25% or more of renter households are considered to have at least one severe housing problem		1.00	
(1 point)			
4. Located in a city or town in which 25% or more of renter households are at or below 30% of AMI	(1 point)	1.00	
5. Located in a county in which the ratio of RHTC units to renter households below 80% AMI is below state ratio	(1 point)	0.00	
6. Located in a county in which the highest number of units were built before 1940	(1 point)	1.00	
7. Located in a county in which the percent of "vacant and available units" is below the state average	(1 point)	0.00	
8. Located in a county designated as an Age-Restricted Rental Housing Desert	(1 point)	0.00	
F. 10-Year Projected Job Growth	(up to 5 points)		
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)			
G. Five-Year Actual Job Growth % by County	(up to 5 points)		
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)

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

Part 6.4 - Financing			
A. Leveraging Capital Resources (up to 4 points)			
1. 1.00 to 2.49% (1 point)			
2. 2.50 to 3.99% (1.5 points)			
3. 4.00 to 5.49% (2 points)			
4. 5.50 to 6.99% (2.5 points)		4.00	
5. 7.00 to 8.49% (3 points)			
6. 8.50 to 9.99% (3.5 points)			
7. 10% or greater (4 points)			
See QAP for required documentation. Place in Tab B.			
B. Leveraging the READI Program (up to 4 points)			
1) Applicant does not request additional IHCDA gap resources (2 points)		0.00	
2) Applicant requests a basis boost of no more than 20% (2 points)		0.00	
Required Document: ~ Completed Form A			
C. Non-IHCDA Rental Assistance (up to 2 points)		1.00	
Required Documentation: ~ See QAP. Place in Tab B.			
D. Tax Credit/Bond Volume Per Unit (up to 4 points) (Not applicable for Noncompetitive 4%)			
80th Percentile (4 points)			
60th Percentile (3 points)			
40th Percentile (2 points)		4.00	
20th Percentile (1 point)			
Below 20th Percentile (0 points)			
Subtotal (14 possible points)		9.00	0.00



PILOT Savings = 10% of TDC

Part 6.5. Other			
A. Certified Tax Credit Compliance Specialist	(up to 3 points)		
1. Management	(Max 2 points)	2.00	
2. Owner	(Max 1 point)	1.00	
Required Document:			
~ Completed Form A, Section M			
~ Copies of certifications. Place in Tab S.			
B. Unique Features	(up to 3 points)	3.00	
Required Document:			
~ Unique Features Form R. Place in Tab A.			
C. Resident Services	(up to 5 points)	5.00	
Required Document:			
~ Completed Form A. See QAP for required documentation. Place in Tab T.			
D. Resident Service Coordinator (Supportive Housing)	(2 points)		
~ Completed Form A. See QAP for required documentation. Place in Tab T.			
E. Integrated Supportive Housing	(3 points)		
~ Non-Institute Integrated Supportive Housing with previous experience			
F. Developments from Previous Institutes	(Max 3 points)		
Required Documents:			
~ Letter from CSH. Place in Tab O.			
G. Eviction Prevention Plan	(up to 2 points)	2.00	
Required Documents:			
~ Completed Form A			
~ Management Company affidavit acknowledging commitment. Place in Tab J.			
~ Eviction Prevention Plan drafted and submitted prior to lease-up.			
H. Low-Barrier Tenant Screening	(up to 4 points)		
1. Plan does not screen for misdemeanors	(1 point)	1.00	
2. Plan does not screen for felonies older than five years	(1 point)	1.00	
3a. Plan does not screen for evictions older than 12 months, <u>or</u>	(1 point)	2.00	
3b. Plan does not screen for evictions older than 6 months	(2 points)		
Required Documents:			
~ Completed Form A			
~ Management Company affidavit acknowledging commitment Place in Tab J.			
~ Tenant Selection Plan drafted and submitted prior to lease-up			
I. Readiness to Proceed	(up to 5 points)		
ESA does not identify any RECS	(1 point)	1.00	
Phase II ESA completed and submitted	(1 point)	1.00	
Uncommitted sources <u>≤</u> 10% of total sources, <u>or</u>	(1 point)	2.00	
Uncommitted sources <u>≤</u> 5% of total sources	(2 points)		
HUD PCNA is final version	(1 point)	1.00	
Commits to closing within 6 months of approval	(1 point)		
J. Owners Who Have Requested Release Through Qualified Contract			
(Max 4 point reduction)			
1. Qualified Contract requested for one project after 1/25/2021	(-2 points)		
2. Qualified Contract requested for multiple projects after 1/25/2021	(-4 points)		
3. Foreclosure that resulted in release of extended use period	(-4 points)		
Part 6.6. Bond Experience Scoring (Not Applicable for 9%)			
A. Indiana Bond Experience	(Max 4 points)		
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	(4 points)	4.00	
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	(2 points)		
Subtotal (34 possible points)	26.00	0.00	
Reduction of Points	0.00	0.00	

Subtotal (possible 4 point reduction)	26.00	0.00
Total Development Score (165 possible points)	97.50	0.00

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

A. Development Name and Location

1. Development Name **Trinity Flats**

Street Address **3433 Central Ave / 430 Massachusetts Ave / 703 E 30th St**

City **Indianapolis** County **MARION** State **IN** Zip **46204 / 46205**

2. Is the Development located within existing city limits?

Yes No

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

Yes No

Date: _____

3. Census Tract(s) #

1809735.4201, 1809735.0900, 1809735.0400

a. Qualified Census tract?

Yes No

b. Is Development eligible for adjustment to eligible basis?

Yes No

Explain why Development qualifies for 30% boost: **Stetson Senior is in a QCT, the Davlan is in a DDA**

4. Is Development located in a Difficult Development Area (DDA)?

Yes No

5. Congressional District **7** State Senate District **33/46** State House District **100/96**

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

Political Jurisdiction (name of City or County) **Indianapolis, Marion County**

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

Street Address **200 E. Washington**

City **Indianapolis** State **IN** Zip **46204**

B. Funding Request

1. Total annual Federal Tax credit amount requested with this Application **\$ 907,483**

2. Total annual State Tax credit amount requested with this Application **\$ 1,200,000**

3. Total amount of Multi-Family Tax Exempt Bonds requested with this Application **\$ 12,200,000**

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

5. Total amount of IHCDA Development Fund funds requested with this Application **\$ 500,000**

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

Form O1 **0.00**

Form O2 **0.00**

If a Permanent Supportive Housing Development

7. Total Amount of Housing Trust Fund **\$ -**

If a Permanent Supportive Housing Development

8. Have any prior applications for IHCDA funding been submitted for this Development? Yes No

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

footnotes:

C. Types of Allocation

1. Minimum Set Aside

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

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

2. Type of Allocation

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

3. Type of Project

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

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

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

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

footnotes:

C.2. Of the 169 project units, only 149 would qualify as an Historic Rehabilitation with the remaining 20 being standard rehabilitation. C.3. Stetson Senior will remain Senior housing for those ages 55 and older.

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

RDOOR Housing Corporation

Contact Person

Bryan Conn

Street Address

441 W. Michigan Street

City

Indianapolis State INZip 46202

Phone

317-403-1585E-mail bconn@rdoor.org

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

4. Identity of Not-for-profit

Name of Not-for-profit

RDOOR Housing Corporation

Contact Person

Lauren Rodriguez

Address

441 W. Michigan Street

City

IndianapolisState INZip 46202

Phone

317-833-8733

E-mail address

lrodriguez@rdoor.org

Role of Not-for-Profit in Development

Owner and Developer

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

Riley-Roberts Park LP / MAH Stetson Holdings LLC / MAH CG Holdings LLC

Contact Person

Lauren Rodriguez

Street Address

441 W. Michigan Street

City

IndianapolisState IN

Zip

46202

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

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

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

Riley-Roberts Park LP (51% ownership) / MAH Stetson Holdings LLC (100% ownership) / MAH CG Holdings LLC (100% ownership)

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

IN-19-02400 to 02404

E. Owner Information

1. Owner Entity

Legally formed
 To be formed

Name of Owner Trinity Flats, LP
 Contact Person Lauren Rodriguez
 Street Address 441 W. Michigan Street
 City Indianapolis State IN Zip 46202
 Phone 317-833-8733
 E-mail Address lrodriguez@rdoor.org
 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)	RHC Trinity GP, LLC	General Partner	0.01%	<u>lrodriguez@rdoor.org</u>
Principal	RDOOR Housing Corporation		100%	<u>lrodriguez@rdoor.org</u>
Principal				
Principal				
General Partner (2)				
Principal				
Principal				
Limited Partner	TBD Investor Partner	LP	99.99%	
Principal				
Principal				

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

1. Lauren Rodriguez, President & CEO, RDOOR Housing Corporation
 Printed Name & Title


 Signature

2.
 Printed Name & Title

Signature

footnotes:

See organizational chart and ownership narrative located in Tab E Site Control

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?

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 Emily Ziegler

Firm Name Frost Brown Todd

Phone 502-779-8733

E-mail Address eziegler@fbtlaw.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

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) Lauren Rodriguez

Firm Name RDOOR Housing Corporation

Phone 317-833-8733

E-mail address lrodriguez@rdoor.org

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

4. Co-Developer (contact person) NA

Firm Name

Phone

E-mail address

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

5. Accountant (contact person) Bruce Merrill

Firm Name CBIZ

Phone 317-472-2161

E-mail address bruce.merrill@cbiz.com

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

footnotes:

6. Consultant (contact person) NA

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) Alex Weddle

Firm Name BR Management, LLC

Phone (317) 210-2396

E-mail address alex@bricompanies.com

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

9. General Contractor (contact person) Alex Maxwell

Firm Name Maxwell Construction

Phone 812-537-2200

E-mail address amaxwell@maxwellbuilds.com

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

10. Architect (contact person) Luke Liesing

Firm Name Guidon Design

Phone 317-409-7545

E-mail address luke@guidondesign.com

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

11. Identity of Interest

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

Yes No

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

footnotes:

H. Threshold

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

Executed and Recorded Deed	
Option - expiration date:	
X Purchase Contract - expiration date:	12/31/2026
Long Term Lease - expiration date:	
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	12/1/2026
Completion of Construction	3/1/2028
Lease-Up	7/1/2028
Building Placed in Service Date(s)	8/1/2028

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:	Citizens Energy Group
Sewer:	Citizens Energy Group
Electric:	AES Indiana
Gas:	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? 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

Yes No

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)(I) provide supporting documentation

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

Yes No

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

Acknowledged

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

Yes No

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

Eg. 12 or more HOME-assisted units, 9 or more Project Based Voucher units, 12 or more Section 811 Project Rental Assistance units If yes, Developer acknowledges that Davis-Bacon wages will be used.

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
21	169	12.4260%

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 visible 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 D1.

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 2026-2027 QAP.

a. Chart 1: Common Area: 10

1. Total development amenities available from chart 1, sub-category A: 5

2. Total development amenities available from chart 1, sub-category B: 2

3. Total development amenities available from chart 1, sub-category C: 3

b. Chart 2: Apartment Unit: 5

1. Total development amenities available from chart 2, sub-category A: 2

2. Total development amenities available from chart 2, sub-category B: 3

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	13
New Construction	
	Age-Restricted/Housing First
Rehab/Adaptive Resue (w/ Elevator)	8
Rehab/Adaptive Resue (w/ Elevator) & New Construction	

3. Universal Design Features

Applicants will adopt minimum of:

Six (6) Universal Design Features

Eight (8) Universal Design Features

Nine (9) Universal Design Features

Ten (10) Universal Design Features

footnotes:

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?

159.00	Units Preserved
169.00	Total Units in Development
94.08%	% 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: Converting 14 MR units in Davlan to affordable units. 100% of units in the project will be affordable. Stetson is in a QCT, Davlan is in a DDA

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	3
Undesirable Sites	0
Total Points	9

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.

[See below](#)

footnotes:

- Desirable Sites
- Stetson Senior: Page 37
- Constitution Gardens: Page 41
- Davlans: Page 25

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:

HUD PBRA

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:

15 (1) Bedroom

2 (2) Bedrooms

(3) Bedrooms

(4) Bedrooms

d. For scoring purposes:

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

Yes No

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

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

20

Expiration date of contract

5/31/2043

2. Development is in a Census Tract that:

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

X

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

X

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:

Stetson has no other RHTC senior housing project in CT 3509

Davlan has one other RHTC family housing project in CT 3542.01

Constitution Gardens has two other RHTC family housing project in CT 3504

M. Other

1. Certified Tax Credit Specialist:

Name/Organization	Role of Individual on Development Team	Certification Type	Date of Certification
Lauren Rodriguez RDOOR Housing Corporation	Developer	Certified Credit Compliance Professional	5/2024
Alexandra Weddle BR Management	Property Management	HCC Site Compliance Specialist	11/2013
Alexandra Weddle BR Management	Property Management	NCHM Tax Credit Specialist	10/2013

2. Resident Services

Number of Resident Services Selected:

Level 1 Services	4
Level 2 Services	3

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 #DIV/0!

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
20 % AMI	# Units						0	0.00%
30 % AMI	# Units						0	0.00%
40 % AMI	# Units						0	0.00%
50 % AMI	# Units		12				12	7.10%
60 % AMI	# Units		75	56	18	8	157	92.90%
70 % AMI	# Units						0	0.00%
80 % AMI	# Units						0	0.00%
Market Rate	# Units						0	0.00%
Development Total	# Units	0	87	56	18	8	169	100.00%
	# Bdrms.	0	87	112	54	32	285	100.00%

2. Units and Bedrooms by Bedroom size

Unit Type	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Substantial Rehabilitation				
Single Family (Infill) Scattered Site				
Historic Rehabilitation	87	56	18	8
New Construction				
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	Owner	X	Tenant			
Air Conditioning	Electric	Owner	X	Tenant			
Cooking	Electric	Owner	X	Tenant			
Other Electric	Electric	Owner	X	Tenant	80	98	115
Water Heating	Electric	Owner	X	Tenant			132
Water		Owner		Tenant			
Sewer		Owner	X	Tenant			
Trash		Owner	X	Tenant			
Internet	Wireless	Owner	X	Tenant	15	15	15
							15
		Total Utility Allowance for Costs Paid by Tenant	\$ -	\$ 95.00	\$ 113.00	\$ 130.00	\$ 147.00

b. Source of Utility Allowance Calculation

<input checked="" type="checkbox"/>	HUD	<input checked="" type="checkbox"/>	HUD Utility Schedule Model (HUSM)
<input checked="" type="checkbox"/>	PHA/IHCDA	<input checked="" type="checkbox"/>	Utility Company (Provide letter from utility company)
<input checked="" type="checkbox"/>	Rural Development	<input checked="" 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	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Equals Maximum Allowable rent for your Development	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)
Maximum Allowable Rent for Tenants at 30% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Equals Maximum Allowable rent for your Development	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)
Maximum Allowable Rent for Tenants at 40% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Equals Maximum Allowable rent for your Development	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)
Maximum Allowable Rent for Tenants at 50% AMI		\$ 1,038	\$ 1,246	\$ 1,439	\$ 1,606
Minus Utility Allowance Paid by Tenant	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Equals Maximum Allowable rent for your Development	\$ -	\$ 943	\$ 1,133	\$ 1,309	\$ 1,459
Maximum Allowable Rent for Tenants at 60% AMI		\$ 1,245	\$ 1,495	\$ 1,727	\$ 1,927
Minus Utility Allowance Paid by Tenant	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Equals Maximum Allowable rent for your Development	\$ -	\$ 1,150	\$ 1,382	\$ 1,597	\$ 1,780
Maximum Allowable Rent for Tenants at 70% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Equals Maximum Allowable rent for your Development	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)
Maximum Allowable Rent for Tenants at 80% AMI					
Minus Utility Allowance Paid by Tenant	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Equals Maximum Allowable rent for your Development	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)

footnotes: 6.a. UA provided above is from Constitution Gardens. No location to enter all three properties. See utility allowance narrative for details. All rents included here are as provided in the IHCDA approved UAs.

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

	0 BR (SRO w/o kitchen and/or bath)	0 BR (SRO with kitchen and bath)	1 BR	2 BR	3 BR	4 BR
Maximum Allowable Rent for beneficiaries at 20% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Maximum Allowable Rent for Your Development	\$ -	\$ (147)	\$ (95)	\$ (113)	\$ (130)	\$ (147)
Maximum Allowable Rent for beneficiaries at 30% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)
Maximum Allowable Rent for beneficiaries at 40% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)
Maximum Allowable Rent for beneficiaries at 50% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)
Maximum Allowable Rent for beneficiaries at 60% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 95	\$ 113	\$ 130	\$ 147
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (95)	\$ (113)	\$ (130)	\$ (147)

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:

All units described in the 70% and 80% section of Income and Expenses (p26) are actually 60% rent maximum units. Units in the 70% rent maximum section that are noted as HAP are actually existing HUD PBRA contracts limited to FMR.

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 (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	12	771	\$ 944.00	\$ 11,328
				Bedrooms				\$ -	
				Bedrooms				\$ -	
				Bedrooms				\$ -	
				Bedrooms				\$ -	
Other Income Source									
Other Income Source									
Total Monthly Income								\$ 598	
Annual Income								\$ 143,108	

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

Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type	Check if units are under a HAP Contract
Yes/No	Yes/No	Yes/No	# of bedrooms						
No	No	Yes	1	Bedrooms	1	17	771	\$ 1,026.50	\$ 17,451
No	No	Yes	2	Bedrooms	1	18	1,068	1,235	\$ 22,221
				Bedrooms				\$ -	
No	No	Yes	1	Bedrooms	1	28	468-741	\$ 1,113.00	\$ 31,164
No	No	Yes	2	Bedrooms	1	22	850-1100	\$ 1,339.00	\$ 29,458
Other Income Source									
Other Income Source									
Total Monthly Income								\$ 104,572	
Annual Income								\$ 1,254,862	

6. Total Number of Low-Income Units

0 (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	15	682	\$ 1,180.00	\$ 17,700	X				
No	No	Yes	2	Bedrooms	1	2	758	\$ 1,264.00	\$ 2,528	X				
				Bedrooms					\$ -					
				Bedrooms					\$ -					
				Bedrooms					\$ -					
Other Income Source														
Other Income Source					Laundry, etc.				\$ 856					
Total Monthly Income									\$ 21,084					
Annual Income									\$ 253,004					

7. Total Number of Low-Income Units

0 (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											
No	No	Yes	1	Bedrooms	1	15	728	\$ 1,025.50	\$ 15,383					
No	No	Yes	2	Bedrooms	2	14	758	\$ 1,232.50	\$ 17,255					
No	No	Yes	3	Bedrooms	2	18	900	\$ 1,424.30	\$ 25,637					
No	No	Yes	4	Bedrooms	3	8	1,224	\$ 1,587.30	\$ 12,698					
				Bedrooms					\$ -					
Other Income Source														
Other Income Source				Laundry, etc.				\$ 2,768						
Total Monthly Income								\$ 73,742						
Annual Income								\$ 884,900						

8. Total Number of Market Rate Units

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

5. Summary of Estimated Rents and Rental Income

Annual Income (20% Rent Maximum)	\$ -
Annual Income (30% Rent Maximum)	\$ -
Annual Income (40% Rent Maximum)	\$ -
Annual Income (50% Rent Maximum)	\$ 143,108
Annual Income (60% Rent Maximum)	\$ 1,254,862
Annual Income (70% Rent Maximum)	\$ 253,004
Annual Income (80% Rent Maximum)	\$ 884,900
Annual Income (Market Rate Units)	\$ -
Potential Gross Income	\$ 2,535,874
Less Vacancy Allowance	\$ 177,511

Effective Gross Income \$ 2,358,362

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	3,500	1. Elevator	15,000
2. Management Fee	117,909	2. Fuel (heating & hot water)	
3. Legal/Partnership	6,500	3. Electricity	72,250
4. Accounting/Audit	20,100	4. Water/Sewer	192,524
5. Compliance Mont.	16,000	5. Gas	2,100
6. Office Expenses	3,948	6. Trash Removal	20,148
7. Other (specify below)	58,980	7. Payroll/Payroll Taxes	210,400
<u>Misc.</u>		8. Insurance	163,900
Total Administrative	\$ 226,937	9. Real Estate Taxes*	176,675
<u>Maintenance</u>			
1. Decorating	\$ 31,560	10. Other Tax	
2. Repairs	\$ 158,609	11. Yrly Replacement Reserves	71,825
3. Exterminating	\$ 5,000	12. Resident Services	105,000
4. Ground Expense	\$ 20,505	13. Internet Expense	12,100
5. Other (specify below)	\$ 34,748	14. Other (specify below)	49,900
<u>Misc</u>		<u>Misc. Management</u>	
Total Maintenance	\$ 250,422	Total Other Operating	\$ 1,091,822
Total Annual Administrative Expenses:	\$ 226,937.0	Per Unit	1343
Total Annual Maintenance Expenses:	\$ 250,422.0	Per Unit	1482
Total Annual Other Operating Expenses:	\$ 1,091,822	Per Unit	6460
TOTAL OPERATING EXPENSES (Admin+Operating+Maint):	\$ 1,569,181	Per Unit	\$ 9,285
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:

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15 Year Operating Cash Flow Projection:

Housing Commercial	X	Headnotes															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals	
Income																	
Potential Gross Income	2,535,874	2,586,591	2,638,323	2,691,089	2,744,911	2,799,809	2,855,806	2,912,922	2,971,180	3,030,604	3,091,216	3,153,040	3,216,101	3,280,423	3,346,031	43,853,919	
Less: Vacancies	(177,511)	(181,061)	(184,683)	(188,376)	(192,144)	(195,987)	(199,906)	(203,905)	(207,983)	(212,142)	(216,385)	(220,713)	(225,127)	(229,630)	(234,222)	(3,069,774)	
Effective Gross Income	2,358,362	2,405,530	2,453,640	2,502,713	2,552,767	2,603,823	2,655,899	2,709,017	2,763,197	2,818,461	2,874,831	2,932,327	2,990,974	3,050,793	3,111,809	40,784,145	
Expenses																	
Administrative	226,937	233,745	240,757	247,980	255,420	263,082	270,975	279,104	287,477	296,101	304,984	314,134	323,558	333,265	343,263	4,220,782	
Maintenance	250,422	257,935	265,673	273,643	281,852	290,308	299,017	307,987	317,227	326,744	336,546	346,643	357,042	367,753	378,786	4,657,577	
Operating	1,091,822	1,124,577	1,158,314	1,193,063	1,228,855	1,265,721	1,303,693	1,342,803	1,383,087	1,424,580	1,467,317	1,511,337	1,556,677	1,603,377	1,651,479	20,306,703	
Other																-	
Less Tax Abatement	(143,692)	(148,003)	(152,443)	(157,017)	(161,727)	(166,579)	(171,576)	(176,724)	(182,025)	(187,486)	(193,111)	(198,904)	(204,871)	(211,017)	(217,348)	(2,672,523)	
Total Expenses	1,425,489	1,468,253	1,512,301	1,557,669	1,604,400	1,652,532	1,702,108	1,753,171	1,805,767	1,859,939	1,915,737	1,973,209	2,032,406	2,093,378	2,156,179	26,512,539	
Net Operating Income	932,873	937,276	941,339	945,044	948,367	951,291	953,791	955,846	957,431	958,522	959,094	959,118	958,568	957,415	955,630	14,271,606	
Debt Service - 1st Mort.	770,193	770,193	770,193	770,193	770,193	770,193	770,193	770,193	770,193	770,193	770,193	770,193	770,193	770,193	770,193	11,552,900	
Debt Service - 2nd Mort.	25,296	25,296	25,296	25,296	25,296	25,296	25,296	25,296	25,296	25,296	25,296	25,296	25,296	25,296	25,296	379,444	
Debt Service - 3rd Mort.																-	
Debt Service - 4th Mort.																-	
Debt Service - 5th Mort.																-	
Total Debt Service	795,490	795,490	795,490	795,490	795,490	795,490	795,490	795,490	795,490	795,490	795,490	795,490	795,490	795,490	795,490	11,932,344	
Operating Cash Flow	137,384	141,787	145,850	149,554	152,878	155,801	158,301	160,357	161,941	163,033	163,604	163,628	163,078	161,926	160,141	2,339,262	
Total Combined DCR	1.172703534	1.178	1.183345685	1.188	1.192180685	1.196	1.198998706	1.202	1.203574454	1.205	1.205664581	1.206	1.205003746	1.204	1.201310649	#	1.196043798
Deferred Dev. Fee Payment	98,538	103,327	104,867	104,610	106,912	108,922	110,624	112,003	113,041	113,720	114,021	113,925	113,413	112,463	111,054	1,641,439	
Surplus Cash	38,846	38,459	40,982	44,944	45,966	46,880	47,677	48,354	48,901	49,313	49,583	49,703	49,665	49,463	49,087	697,823	
Cash Flow/Total Expenses	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	2%	2%	2%	3%	
(not to exceed 10 %)																	
EGI/Total Expenses	1.65	1.64	1.62	1.61	1.59	1.58	1.56	1.55	1.53	1.52	1.50	1.49	1.47	1.46	1.44	1.54	

4. Historic Tax Credits

Have you applied for a Historic Tax Credit?

 Yes No

If Yes, please list amount

\$ 1,558,192

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

6/1/2025

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	\$ 7,803,570	*From Fed Credit Determination Tab
General Partner Investment from Fed Tax Credits	\$ 50	
Limited Partner Equity Investment from State Tax Credits	\$ 3,899,610	*From State Credit Determination Tab
General Partner Investment from State Tax Credits	\$ 50	
Total Equity Investment	\$ 11,703,280	
Total Permanent Financing	\$ 11,500,000	
Deferred Developer Fee	\$ 1,635,840	
Other <u>IHCDA Development Fund Loan</u>	\$ 500,000	
Other <u>Federal Historic Credits</u>	\$ 1,339,911	
Other		
Total Sources of Funds	\$ 26,679,030.44	
Total Uses of Funds	\$ 26,679,030.44	

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

* Are Load Fees included in Equity Investment?

 Yes No

If Yes, Load Fees are: \$ _____

footnotes: _____

7. Federal Tax Credit Intermediary Information

a. Actual or Anticipated Name of Intermediary

(e.g. Syndicator, etc.) R4 Capital

Contact Person Mike Hopps

Phone 646-863-6827

Street Address 780 Third Avenue, 16th Floor

City New York State NY Zip 10017

Email mhopps@r4cap.com

8. State Tax Credit Intermediary Information

a. Actual or Anticipated Name of Intermediary

(e.g. Syndicator, etc.) Monarch Private Capital

Contact Person Steve LeClere

Phone 812-340-6897

Street Address 3414 Peachtree Road

City Atlanta State GA Zip 30326

Email sleclere@monarchprivate.com

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: 53%

If this percentage is 50% or more, a formal allocation of credits from IHEDA 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 IHEDA WITH AN OPINION OF COUNSEL, SATISFACTORY TO IHEDA, THAT YOU ARE NOT REQUIRED TO OBTAIN AN ALLOCATION OF TAX CREDITS FROM IHEDA AND THAT THE DEVELOPMENT MEETS THE REQUIREMENTS OF THE ALLOCATION PLAN AND CODE.

footnotes:

b. Name of Issuer Indiana Housing and Community Development Authority

Street Address 30 S. Meridian St.

City Indianapolis State IN Zip 46204

Telephone Number 317-232-7777

Email

c. Name of Borrower Trinity Flats, LP

Street Address 441 W. Michigan Street

City Indianapolis State IN Zip 46202

Telephone Number 317-833-8733

Email lrodriguez@rdoor.org

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

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

d. Does any Development financing have any credit enhancement? Yes No

If yes, list the financing and describe the credit enhancement:

e. Is HUD approval for transfer of physical asset required? Yes No

If yes, provide copy of TPA request to HUD.

f. Is Rural Development approval for transfer of physical asset required? Yes No

If yes, has Rural Development been notified of your RHTC application?

Yes No

g. Is the Development a federally-assisted low-income housing Development with at least 50% of its units in danger of being removed by a federal agency from the low-income housing market due to eligible prepayment, conversion, or financial difficulty? Yes No

If yes, please provide documentation in Tab P of the application package.

10. Total Multi-Family Tax Exempt Bonds already awarded to Developer

in current year:

\$ -

footnotes:

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	2,150,000		
2. Demolition			
3. Existing Structures	7,400,000	7,400,000	
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	595,000	595,000	
2. New Building			
3. Rehabilitation**	6,122,378	6,122,378	
4. Accessory Building			
5. General Requirements*	397,380	397,380	
6. Contractor Overhead*	132,460	132,460	
7. Contractor Profit*	397,380	397,380	
8. Hard Cost Contingency	755,022	755,022	
d. For Architectural and Engineering Fees			
1. Architect Fee - Design*	267,009	267,009	
2. Architect Fee - Supervision*	35,000	35,000	
3. Consultant or Processing Agent			
4. Engineering Fees	85,000	85,000	
5. High Performance Building Consultant	65,000	65,000	
6. Other Fees (Specify below.)			
Owners Representative	100,000	100,000	
e. Other Owner Costs			
1. Building Permits	60,000	60,000	
2. Tap Fees	10,000	10,000	
3. Soil Borings			
4. Real Estate Attorney	80,000	80,000	
5. Developer Legal Fees	45,000	45,000	
6. Construction Loan - Legal	110,000	85,000	
7. Title and Recording	20,000	20,000	
8. Cost of Furniture	200,000	200,000	
9. Accounting	95,000	95,000	
10. Surveys	25,000	25,000	
11. Other Costs (Specify below.)			
Misc.	135,000	135,000	
SUBTOTAL OF THIS PAGE	19,281,629	17,106,629	

* 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.

\$6,122,377.75	-	\$200,000.00	/	169	=	35,044
Rehabilitation Costs		Costs of Furniture, Construction of Community Center, and Common Area Amenities**		Total Number of Units		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	19,281,629	17,106,629	0
f. For Interim Costs			
1. Construction Insurance	100,000	100,000	
2. Construction Period Interest	1,354,000	792,000	
3. Other Capitalized Operating Expenses			
4. Construction Loan Orig. Fee	361,975	184,000	
5. Construction Loan Credit Enhancement			
6. Construction Period Taxes	51,000	51,000	
7. Fixed Price Contract Guarantee			
g. For Permanent Financing Fees & Expenses			
1. Bond Premium	100,000		
2. Credit Report			
3. Permanent Loan Orig. Fee	20,000		
4. Permanent Loan Credit Enhancement			
5. Cost of Iss/Underwriters Discount	6,500		
6. Title and Recording			
7. Counsel's Fee	100,000		
8. Other(s) (specify below)			
h. For Soft Costs			
1. Property Appraisal	20,000	20,000	
2. Market Study	15,000	15,000	
3. Environmental Report	30,000	30,000	
4. IHCDA Fees	165,986		
5. Consultant Fees			
6. Guarantee Fees			
7. Soft Cost Contingency	35,000	35,000	
8. Other(s) (specify below)			
Tenant Relocation, Insurance, Legal, PNCA	650,000	579,000	
i. For Syndication Costs			
1. Organizational (e.g. Partnership)	100		
2. Bridge Loan Fees and Expenses	85,000		
3. Tax Opinion	10,000		
4. Other(s) (specify below)			
Legal	20,000		
j. Developer's Fee			
100 % Not-for Profit			
0 % For-Profit	2,875,000	2,000,000	
k. For Development Reserves			
1. Rent-up Reserve	300,000		
2. Operating Reserve	1,097,841		
3. Other Capitalized Reserves*			
<i>*Please explain in footnotes.</i>			
I. Total Project Costs	26,679,030	20,912,629	-

footnotes:

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 Series A Tax Exempt Loan	6/28/2025		\$ 12,200,000	Mike Hopps; 646-863-6827
2 Series B Taxable Loan	6/28/2025		\$ 8,864,970	Mike Hopps
3 IHCDA Development Fund Loan	7/28/2025		\$ 500,000	Jerri Bain
4 LP Tax Credit Equity			\$ 1,956,464	Josh Perlmutter; 646-863-6828
5				
Total Amount of Funds			\$ 23,521,434	

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 Series A Tax Exempt Perm Loan	6/28/2025		\$ 11,500,000	\$770,193	6.11%	480	192
2 Development Fund	7/28/2025		\$ 500,000	\$25,296	3.00%	360	360
3 LP Tax Credit Equity	6/28/2025		\$ 13,043,090				
4 GP Equity			\$ 100				
5							
Total Amount of Funds			\$ 25,043,190	\$ 795,490			
Deferred Developer Fee				\$ 1,635,840			

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

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

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

footnotes:

ITEMIZED COSTS	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
SUBTOTAL OF PREVIOUS PAGE	26,679,030	20,912,629	0
m. Total Commercial Costs*			
n. Total Dev. Costs less Comm. Costs (l-m)	26,679,030		
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)		1,558,192 1,558,192	0
p. Eligible Basis (ll minus o.5)		19,354,436	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%		3,332,628	
r. Adjusted Eligible Basis (p plus q)		22,687,064	0
s. Applicable Fraction (% of development which is low income) (Select from drop down choices.)	Based on Unit Mix or Sq Ft?	100.00%	
t. Total Qualified Basis (r multiplied by s)		22,687,064	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)		907,483	0
w. Combined 30% and 70% PV Credit	907,483		

* 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: o.4. Only the applicable percentage (88.17%) of qualified rehabilitation expenses were used to calculate the Historic Tax Credit. q. Only the applicable percentage (57.40%) of the aggregate eligible basis was used to calculate the basis boost relative and determine the adjusted eligible basis.

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	\$ 26,679,030
b. LESS SYNDICATION COSTS	\$ 115,100
c. TOTAL DEVELOPMENT COSTS (a - b)	\$ 26,563,930
d. LESS: TOTAL SOURCES OF FUNDING EXCLUDING SYNDICATION PROCEEDS	\$ 13,339,911
e. EQUITY GAP (c - d)	\$ 13,224,020
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)	\$ 0.86
g. Limited Partner Ownership %	99.99%
h. 10-YEAR CREDIT AMOUNT NEEDED TO FUND THE EQUITY GAP (e/f)	\$ 15,376,767
i. ANNUAL TAX CREDIT REQUIRED TO FUND EQUITY GAP (h/10)	\$ 1,537,677
j. MAXIMUM ALLOWABLE CREDIT AMOUNT	\$ 907,483
k. RESERVATION AMOUNT REQUESTED (Amount must be no greater than the lesser of j. or i.)	\$ 907,483
l. LIMITED PARTNER INVESTMENT	7,803,570
m. GENERAL PARTNER INVESTMENT	50
n. TOTAL EQUITY INVESTMENT (anticipated for intial app)	\$ 7,803,620
o. DEFERRED DEVELOPER FEE	\$ 1,635,840
p. Per Unit Info	
1. CREDIT PER UNIT (Including non-program units) (j/Number of Units)	\$ 5,370
2. CREDIT PER BEDROOM (Including non-program units) (j/Number of Bedrooms)	\$ 3,184
3. HARD COST PER UNIT	\$ 47,351
4. HARD COST PER BEDROOM	\$ 28,078.03
5. TOTAL DEVELOPMENT COST PER UNIT a - (Cost of Land + Commercial Costs + Historic Credits)	
Total Number of Units	\$ 157,864

3. Determination of State Tax Credit Reservation Amount

a. Aggregate 10 Year Federal RHTC Amount	\$ 9,074,825.63
b. Agg. State Tax Credit as % of Agg. Federal Tax Credit (0%-100%)	\$ <u>66%</u>
c. Aggregate 5 Year State AWHTC Amount	\$ <u>6,000,000.00</u>
State AWHTC per year	\$ <u>1,200,000.00</u>
d. State Tax Credit Equity Price	\$ <u>0.65</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>3,899,610</u>
g. Financial Gap	<u>3,899,660</u>

	QAP Guidelines	Per Application	Within Limits?	
Underwriting Guidelines:				
Total Operating Expenses (per unit)	5,000	9,285	Yes	
Management Fee (Max Fee 5-7% of "Effective Gross Income")				
1 - 50 units = 7%				
51 - 100 units = 6%				
101 or more units = 5%	117,918	117,909	Yes	
Vacancy Rate				
Development has more than 20% PBV/PBRA/PRA	4% - 7%	7.0%	Yes	
*If Development has more than 20% PBV/PBRA/PRA, check the box in cell K21 of "Financing & Mkt (p 20)" tab				
Affordable Assisted Living	10%-12%			
*If Development is AAL check cell D30 in "Types of Allocation (p 10)" tab				
All Other Developments	6% - 8%	7.0%		
Operating Reserves (4 months Operating Expenses, plus 4 months debt service or \$1,500 per unit, whichever is greater)	788,224	1,097,841	Yes	
Replacement Reserves (New Construction age-restricted = \$250; New Construction non age-restricted = \$300; Rehabilitation = \$350; Single Family Units: \$420; Historic Rehabilitation: \$420)	70,980	71,825	Yes	
Is Stabilized Debt Coverage Ratio within bounds?				
Large and Small City	1.15-1.45			
*If Development is in Large or Small city, check cell M5 or J5 respectively in "Development Info (p 9)" tab				
Rural	1.15-1.50			
*If Development is in Rural, check cell J7 in "Development Info (p 9)" tab				
Developments with PBV	1.10-1.45		Yes	
*If Development has PBV, check the box in cell K4 of "Financing & Mkt (p 20)" tab				
At least 40% of the total Units in the project must be tax credit.	40%	<=	100%	Yes
Average of tax credit units must not exceed 60% AMI	60%	>=	59%	Yes
User Eligibility and Other Limitations:				
Do Sources Equal Uses?			Yes	
50% test	50%		53%	Yes
Developer Fee with consultant fee	2,903,165		2,875,000	Yes
*For Bond Deals, Developer fee is 15% of Eligible Basis BEFORE Basis Boost				
Maximum Deferred Developer Fee as % of Developer fee	80%	<=	56.9%	Yes
Deferred Developer Fee Requirement: greater than \$2,500,000 has to be deferred	375,000		1,635,840	Yes
Can the Deferred Developer Fee be repaid in 15 years?	1,641,439		1,635,840	Yes
Development Fund Limitation	500,000		500,000	Yes
Total Development Fund Assisted Units as per % TDC calculation	4.0			
Dev Fund Assisted units (at or below 50% AMI)	10.00		12.00	Yes
For Bond apps: # DF units based on greater of 10 units or DFL as % of TDC				
Contractor Fee Limitation	940,433		927,220	Yes
General Requirements	403,043		397,380	Yes
General Overhead	134,348		132,460	Yes
Builders Profit	403,043		397,380	Yes
Hard Cost Contingency	1,528,920		755,022	Yes
Soft Cost Contingency	42,990		35,000	Yes
Architect Fee Limitation	335,985		302,009	Yes
Rehabilitation Costs Minimum (Per Unit) (\$35,000 for Preservation, \$25,000 for other rehab)	25,000		36,228	Yes
Basis Boost	3,586,331		3,332,628	Yes
Applicable Fraction (Lower of Sq. Footage or Units)	#VALUE!		100.00%	#VALUE!

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.

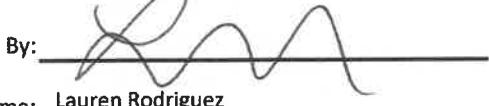
As additional consideration for IHCDA's review of its request for Credits, the Applicant does hereby release IHCDA and its directors, employees, attorneys, agents and representatives of and from any and all liability, expenses, costs and damage that applicant may, directly or indirectly, incur because 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 25th day of July, 2025

RDOOR Housing Corporation

Legal Name of Applicant/Owner

By: 

Printed Name: Lauren Rodriguez

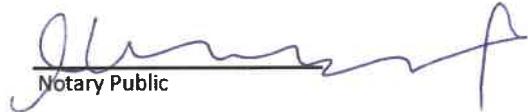
Its: President & CEO

STATE OF Indiana)
) SS:
COUNTY OF Marion)

Before me, a Notary Public, in and for said County and State, personally appeared, Lauren Rodriguez
(the President & CEO of RDOOR Housing Corporation),
the Applicant in the foregoing Application of 2026 (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 25th day of July, 2025.

My Commission Expires:

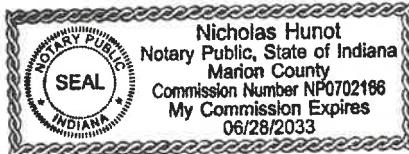


Notary Public

My County of Residence:
Marion

Nicholas Hunot

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
			\$
			\$
			\$
			\$
			\$
Total			\$ -

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?

Yes No

2 Is the development scattered site?

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?

Yes No

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?

Yes No

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 (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"/> 30	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:

S. Security

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

Security	Position	Amount
Real Estate	3rd Position (Construction)	\$500,000
	TOTAL	\$500,000

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
TOTAL	\$500,000

U. Development Fund Assisted Units

a. Dev. Fund Request Total Development Cost % of Dev. Fund Assisted Units
 \$500,000.00 / \$26,679,030.44 = 2%

b. # of Units % of Dev. Fund Assisted Units # of Dev. Fund Assisted Units
 169 X 2% = 3.167281517

V. Development Fund Assisted Units Will Be:

Fixed units (designated units)
 Floating throughout the development

footnotes:

Units will float with Stetson Senior.

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				
2				
Total Amount of Funds			\$0	

Permanent Financing:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Contact Person (Name and Telephone Number or Email)
1 FHLBI AHP	7/1/2026		\$600,000	Michael Recker
2				
Total Amount of Funds			\$600,000	

Grants:

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

Comments: