



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Apperson Way Apartments
 SITE LOCATION: 2811 E. 10th Street, Suite F
 Indianapolis, IN 46201
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Partners in Housing Development Corporation
 PRINCIPALS: Partners in Housing Development Corporation

OF UNITS AT EACH SET ASIDE

60% of AMI: 20
 50% of AMI: 20
 40% of AMI: 16
 30% of AMI: 13
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 28
 Two bedroom: 24
 Three bedroom: 17
 Four bedroom: 0
 Total units: 69

TOTAL PROJECTED COSTS: \$ 9,529,008.00

COST PER SQUARE FOOT: \$97.73

CREDIT REQUESTED: \$932,001.00
 CREDIT RECOMMENDED: \$932,001.00
 HOME REQUESTED: \$400,000.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$400,000.00

APPLICANT NUMBER: 2015A-C-001
 BIN NUMBER: IN-15-00100
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: DFL-015-108
 FINAL SCORE: 157.00
 SET-ASIDE: Not-For-Profit



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Benet Hall Apartments

SITE LOCATION: 821 E. 12th St.
 Ferdinand, IN 47532
 Dubois County

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Elderly

APPLICANT: Sisters of St. Benedict of Ferdinand, Ind., Inc.

PRINCIPALS: Sisters of St. Benedict of Ferdinand, Ind., Inc.

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	4	Efficiency:	0
50% of AMI:	4	One bedroom:	0
40% of AMI:	4	Two bedroom:	15
30% of AMI:	3	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	15

TOTAL PROJECTED COSTS: \$4,394,779.00
 COST PER SQUARE FOOT: \$123.00

CREDIT REQUESTED: \$411,550.00
 CREDIT RECOMMENDED: \$411,550.00
 HOME REQUESTED: \$400,000.00
 HOME RECOMMENDED: \$400,000.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2015A-C-006
 BIN NUMBER: IN-15-00200
 HOME LOAN NUMBER: HML-014-001
 DEVELOPMENT FUND LOAN NUMBER: N/A
 FINAL SCORE: 160
 SET-ASIDE: Rural



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Eagledale Senior Apartments
 SITE LOCATION: 2930 Lafayette Road
 Indianapolis, IN 46222
 PROJECT TYPE: Adaptive Reuse
 PROJECT DESIGNATION: Elderly
 APPLICANT: TWG Development LLC
 PRINCIPALS: TWG Development LLC

OF UNITS AT EACH SET ASIDE

60% of AMI: 19
 50% of AMI: 19
 40% of AMI: 15
 30% of AMI: 12
 Market Rate: 0

UNIT MIX

Efficiency: 6
 One bedroom: 53
 Two bedroom: 6
 Three bedroom: 0
 Four bedroom: 0
 Total units: 65

TOTAL PROJECTED COSTS: \$9,995,706.00
 COST PER SQUARE FOOT: \$137.52

CREDIT REQUESTED: \$970,226.00
 CREDIT RECOMMENDED: \$970,226.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2015A-C-014
 BIN NUMBER: IN-15-00300
 HOME LOAN NUMBER: DFL-015-100
 DEVELOPMENT FUND LOAN NUMBER: N/A
 FINAL SCORE: 159.5
 SET-ASIDE: Large City



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Flagstone Village

SITE LOCATION: 1402 173rd Street
Hammond, IN 46324
Lake County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Homestead Enterprise Housing, Inc.

PRINCIPALS: Homestead Enterprise Housing, Inc.
HEH Flagstone, Inc.

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	19	Efficiency:	0
50% of AMI:	19	One bedroom:	52
40% of AMI:	19	Two bedroom:	24
30% of AMI:	19	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	76

TOTAL PROJECTED COSTS: \$15,411,047.00
 COST PER SQUARE FOOT: \$193.12

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$1,200,000.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2015 A-C-017
 BIN NUMBER: IN-15-00400
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: N/A
 FINAL SCORE: 150.5
 SET-ASIDE: Preservation



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Hawthorne Hills Senior Apartments

SITE LOCATION: Chestnut and Willow Streets
Nashville, IN 47448
Brown County

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: RealAmerica Development, LLC

PRINCIPALS: RealAmerica Development, LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	17	Efficiency:	0
50% of AMI:	16	One bedroom:	33
40% of AMI:	13	Two bedroom:	24
30% of AMI:	11	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	57

TOTAL PROJECTED COSTS: \$8,205,772

COST PER SQUARE FOOT: \$122.02

CREDIT REQUESTED: \$751,782.00

CREDIT RECOMMENDED: \$751,782.00

HOME REQUESTED: \$0.00

HOME RECOMMENDED: \$0.00

DEVELOPMENT FUND REQUESTED: \$0.00

DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2015A-C-019

BIN NUMBER: IN-15-00500

HOME LOAN NUMBER: N/A

DEVELOPMENT FUND LOAN NUMBER: N/A

FINAL SCORE: 155.25

SET-ASIDE: Elderly



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Historic Blue Bell Lofts
 SITE LOCATION: 307 S. Whitley
 Columbia City, IN 46725
 PROJECT TYPE: Adaptive Reuse
 PROJECT DESIGNATION: Elderly
 APPLICANT: Commonwealth Development Corporation
 PRINCIPALS: Commonwealth Management Corporation

OF UNITS AT EACH SET ASIDE

60% of AMI: 15
 50% of AMI: 15
 40% of AMI: 12
 30% of AMI: 10
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 4
 Two bedroom: 48
 Three bedroom: 0
 Four bedroom: 0
 Total units: 52

TOTAL PROJECTED COSTS: \$ 9,529,008.00

COST PER SQUARE FOOT: \$119.61

CREDIT REQUESTED: \$750,000.00
 CREDIT RECOMMENDED: \$750,000.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2015A-C-020
 BIN NUMBER: IN-15-00600
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: DFL-015-101
 FINAL SCORE: 159.75
 SET-ASIDE: Rural



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Hope's Landing

SITE LOCATION: 1313 E. Seventh Street
 Auburn, IN 46706
 DeKalb County

PROJECT TYPE: Adaptive Reuse & New Construction

PROJECT DESIGNATION: Senior

APPLICANT: Keller Development, Inc.

PRINCIPALS: Hope's Landing GP, Inc.
 Edward E. Keller, Jr.
 Larry D. Keller

OF UNITS AT EACH SET ASIDE

60% of AMI: 13
 50% of AMI: 14
 40% of AMI: 12
 30% of AMI: 9
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 10
 Two bedroom: 38
 Three bedroom: 0
 Four bedroom: 0
 Total units: 48

TOTAL PROJECTED COSTS: \$7,707,531.00
 COST PER SQUARE FOOT: \$113.00

CREDIT REQUESTED: \$706,115.00
 CREDIT RECOMMENDED: \$706,115.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2015A-C-023
 BIN NUMBER: IN-15-00700
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: N/A
 FINAL SCORE: 158.75

SET-ASIDE: Elderly



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Jasper Lofts

SITE LOCATION: 402 E. 13th St.
 Jasper, IN 47546
 Dubois County

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Family

APPLICANT: MV Affordable Housing LLC

PRINCIPALS: MV Affordable Housing LLC
 Miller-Valentine Operations, Inc.

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	20	Efficiency:	0
50% of AMI:	19	One bedroom:	15
40% of AMI:	15	Two bedroom:	21
30% of AMI:	13	Three bedroom:	31
Market Rate:	0	Four bedroom:	0
		Total units:	67

TOTAL PROJECTED COSTS: \$13,085,109.00

COST PER SQUARE FOOT: \$110.80

CREDIT REQUESTED: \$1,199,705.00

CREDIT RECOMMENDED: \$1,199,705.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2015A-C-024

BIN NUMBER: IN-15-00800

HOME LOAN NUMBER: N/A

DEVELOPMENT FUND LOAN NUMBER: DFL-015-102

FINAL SCORE: 166

SET-ASIDE: Small City



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: M. Fine on Spring

SITE LOCATION: 835 Spring Street
 Jeffersonville, IN 47130
 Clark County

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Senior

APPLICANT: New Hope Services, Inc

PRINCIPALS: New Hope Services, Inc

OF UNITS AT EACH SET ASIDE

60% of AMI: 15
 50% of AMI: 14
 40% of AMI: 12
 30% of AMI: 10
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 36
 Two bedroom: 15
 Three bedroom: 0
 Four bedroom: 0
 Total units: 51

TOTAL PROJECTED COSTS: \$8,770,907.00
 COST PER SQUARE FOOT: \$131.22

CREDIT REQUESTED: \$755,210.00
 CREDIT RECOMMENDED: \$755,210.00
 HOME REQUESTED: \$400,000.00
 HOME RECOMMENDED: \$400,000.00
 DEVELOPMENT FUND REQUESTED: \$350,000.00
 DEVELOPMENT FUND RECOMMENDED: \$350,000.00

APPLICANT NUMBER: 2015A-C-026
 BIN NUMBER: IN-15-00900
 HOME LOAN NUMBER: HML-014-002
 DEVELOPMENT FUND LOAN NUMBER: DFL-015-104
 FINAL SCORE: 158.5
 SET-ASIDE: Not-For-Profit



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Morton School Senior Apartments

SITE LOCATION: 2101 N. College Ave.
 Indianapolis, IN 46202
 Marion County

PROJECT TYPE: Adaptive Reuse & New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: TWG Development, LLC

PRINCIPALS: TWG Development, LLC

OF UNITS AT EACH SET ASIDE

60% of AMI: 14
 50% of AMI: 14
 40% of AMI: 11
 30% of AMI: 9
 Market Rate: 0

UNIT MIX

Efficiency: 6
 One bedroom: 38
 Two bedroom: 4
 Three bedroom: 0
 Four bedroom: 0
 Total units: 48

TOTAL PROJECTED COSTS: \$7,965,441.00
 COST PER SQUARE FOOT: \$115.00

CREDIT REQUESTED: \$736,114.00
 CREDIT RECOMMENDED: \$736,114.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2015A-C-028
 BIN NUMBER: IN-15-01000
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: DFL-015-104
 FINAL SCORE: 164.5
 SET-ASIDE: Large City



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Music City Place

SITE LOCATION: 508 North 8th Street
 Richmond, IN 47374
 Wayne County

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Senior

APPLICANT: Western Wayne Affordable Housing

PRINCIPALS: Music City Place, LP

OF UNITS AT EACH SET ASIDE

60% of AMI: 14
 50% of AMI: 14
 40% of AMI: 13
 30% of AMI: 9
 Market Rate: 0

UNIT MIX

Efficiency: 4
 One bedroom: 28
 Two bedroom: 18
 Three bedroom: 0
 Four bedroom: 0
 Total units: 50

TOTAL PROJECTED COSTS: \$9,918,000.00
 COST PER SQUARE FOOT: \$121.97

CREDIT REQUESTED: \$790,143.00
 CREDIT RECOMMENDED: \$790,143.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2015A-C-01100
 BIN NUMBER: IN-15-01100
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: DFL-015-105
 FINAL SCORE: 153.5
 SET-ASIDE: Stellar



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: North Harrison Senior Apartments
 SITE LOCATION: 111 N. Harrison Street
 Shelbyville, IN 46176
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Elderly
 APPLICANT: RealAmerica Development, LLC
 PRINCIPALS: RealAmerica Development, LLC

OF UNITS AT EACH SET ASIDE
 60% of AMI: 8
 50% of AMI: 10
 40% of AMI: 12
 30% of AMI: 12
 Market Rate: 0

UNIT MIX
 Efficiency: 0
 One bedroom: 30
 Two bedroom: 12
 Three bedroom: 0
 Four bedroom: 0
 Total units: 42

TOTAL PROJECTED COSTS: \$7,305,033.00
 COST PER SQUARE FOOT: \$107.99

CREDIT REQUESTED: \$663,725.00
 CREDIT RECOMMENDED: \$663,725.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2015A-C-030
 BIN NUMBER: IN-15-01200
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: N/A
 FINAL SCORE: 165.5
 SET-ASIDE: Elderly



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Pattern Mill Senior
 SITE LOCATION: 1220 N. Illinois Ave.
 Connersville, IN 47331
 PROJECT TYPE: Adaptive Reuse
 PROJECT DESIGNATION: Elderly
 APPLICANT: Pattern Mill Senior LP
 PRINCIPALS: Kyle Bach
 James Wilson

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	11	Efficiency:	0
50% of AMI:	11	One bedroom:	32
40% of AMI:	10	Two bedroom:	8
30% of AMI:	8	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	40

TOTAL PROJECTED COSTS: \$6,280,480.00
 COST PER SQUARE FOOT: \$145.00

CREDIT REQUESTED: \$628,915.00
 CREDIT RECOMMENDED: \$628,915.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$498,869.00
 DEVELOPMENT FUND RECOMMENDED: \$498,869.00

APPLICANT NUMBER: 2015SA-C-033
 BIN NUMBER: IN-15-01300
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: DFL-015-106
 FINAL SCORE: 160.5
 SET-ASIDE: Rural



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: The Retreat at Mineral Springs

SITE LOCATION: 110 W Washington
Martinsville, IN 46151
Morgan County

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Elderly

APPLICANT: Wellspring Center Inc.

PRINCIPALS: Wellspring Center Inc.
Flaherty & Collins

OF UNITS AT EACH SET ASIDE

60% of AMI: 11
 50% of AMI: 11
 40% of AMI: 9
 30% of AMI: 7
 Market Rate: 0

UNIT MIX

Efficiency: 1
 One bedroom: 21
 Two bedroom: 16
 Three bedroom: 0
 Four bedroom: 0
 Total units: 38

TOTAL PROJECTED COSTS: \$6,583,540.00
 COST PER SQUARE FOOT: \$138.82

CREDIT REQUESTED: \$610,287.00
 CREDIT RECOMMENDED: \$610,287.00
 HOME REQUESTED: \$400,000.00
 HOME RECOMMENDED: \$400,000.00
 DEVELOPMENT FUND REQUESTED: \$250,000.00
 DEVELOPMENT FUND RECOMMENDED: \$250,000.00

APPLICANT NUMBER: 2015A-C-045
 BIN NUMBER: IN-15-01500
 HOME LOAN NUMBER: HML-014-003
 DEVELOPMENT FUND LOAN NUMBER: DFL-015-107
 FINAL SCORE: 155.5
 SET-ASIDE: Elderly



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Rock City Lofts

SITE LOCATION: 24-45 E. Market Street
Wabash, IN 46992
Wabash County

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Elderly

APPLICANT: Partnership for Affordable Housing, Inc.

PRINCIPALS: Partners for Affordable Housing, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI: 12
50% of AMI: 11
40% of AMI: 10
30% of AMI: 8
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 34
Two bedroom: 7
Three bedroom: 0
Four bedroom: 0
Total units: 41

TOTAL PROJECTED COSTS: \$8,866,747.00
COST PER SQUARE FOOT: \$138.63

CREDIT REQUESTED: \$716,122.00
CREDIT RECOMMENDED: \$716,122.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$.00
DEVELOPMENT FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2015A-C-036
BIN NUMBER: IN-15-01400
HOME LOAN NUMBER: N/A
DEVELOPMENT FUND LOAN NUMBER: N/A
FINAL SCORE: 144.5
SET-ASIDE: Stellar



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2015A-C Round

PROJECT NAME: Wesley Manor Southside
 SITE LOCATION: 1007 Alhambra Avenue
 Frankfort, IN 46041
 PROJECT TYPE: New Construction & Adaptive Reuse
 PROJECT DESIGNATION: Elderly
 APPLICANT: Wesley Manor, Inc.
 PRINCIPALS: Wesley Manor, Inc.

OF UNITS AT EACH SET ASIDE

60% of AMI: 14
 50% of AMI: 14
 40% of AMI: 12
 30% of AMI: 10
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 20
 Two bedroom: 30
 Three bedroom: 0
 Four bedroom: 0
 Total units: 50

TOTAL PROJECTED COSTS: \$7,656,201.00
 COST PER SQUARE FOOT: \$101.14

CREDIT REQUESTED: \$714,853.00
 CREDIT RECOMMENDED: \$714,853.00
 HOME REQUESTED: \$0.00
 HOME RECOMMENDED: \$0.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2015A-C-052
 BIN NUMBER: IN-15-01600
 HOME LOAN NUMBER: N/A
 DEVELOPMENT FUND LOAN NUMBER: N/A
 FINAL SCORE: 164.25
 SET-ASIDE: Not-For-Profit