

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Amber Woods

**SITE LOCATION:** 10202 John Jay Dr.  
Indianapolis, IN 46235  
Marion COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Parc. Chateau East Cooperative, Inc.  
Luvenia Morris  
10202 John Jay Dr.  
Indianapolis, IN 46235  
(317) 889-7550

**PRINCIPALS:** Amber Woods Apartments, Inc.,  
Enterprise

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	2	Efficiency:	0
50% of AMI:	76	One bedroom:	24
40% of AMI:	4	Two bedroom:	78
30% of AMI:	45	Three bedroom:	48
Market Rate:	23	Four bedroom:	0
		Total units:	150

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$13,665,743.00</b>	<b>COST PER UNIT:</b>	<b>\$88,430.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$800,000.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$800,000.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>

  

**APPLICANT NUMBER:** 2006A-C-001

**BIN:** IN-06-00100

**HOME FUNDS AWARD #:**

**SET ASIDE:** Lowest Income

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Arbors at Bellville Park III

**SITE LOCATION:** 23291 Belleville Circle  
South Bend, IN 46619  
St. Joseph COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Arbors at Belleville Park III Apartments LLC  
Lance Swank  
3900 Edison Lakes Parkway, Suite 201  
Mishawaka, IN 46535  
(574) 243-8547

**PRINCIPALS:** Arbors at Belleville Park Apts LLC,  
SunAmerica

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 3  
50% of AMI: 21  
40% of AMI: 9  
30% of AMI: 5  
Market Rate: 2

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 20  
Three bedroom: 12  
Four bedroom: 8  
Total units: 40

**TOTAL PROJECTED COSTS: \$3,840,402.00**      **COST PER UNIT: \$94,054.00**

**RHTCs REQUESTED: \$329,130.00**      **RHTCs RECOMMENDED: \$329,130.00**

**HOME FUNDS REQUESTED: \$0.00**      **HOME FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2006A-C-002**

**BIN: IN-06-00200**

**HOME FUNDS AWARD #:**

**SET ASIDE: General**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Aubrey Meadows

**SITE LOCATION:** North end of North McDonald Drive  
Winchester, IN 47394  
Randolph COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Keller Development, Inc.  
Edward (Gene) E. Keller, Jr.  
4530 Merchant Road  
Fort Wayne, IN 46818  
(260) 497-9000

**PRINCIPALS:** Aubrey Meadows, GP, Inc.,  
CSC Real Estate Advisors, Inc.

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	6	Efficiency:	0
50% of AMI:	17	One bedroom:	4
40% of AMI:	7	Two bedroom:	16
30% of AMI:	2	Three bedroom:	8
Market Rate:	0	Four bedroom:	4
		Total units:	32

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$3,051,218.00</b>	<b>COST PER UNIT:</b>	<b>\$94,038.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$245,907.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$245,907.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>

  

**APPLICANT NUMBER:** 2006A-C-004

**BIN:** IN-06-00300

**HOME FUNDS AWARD #:**

**SET ASIDE:** General

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Brookside Building

**SITE LOCATION:** 2236 E. 10th Street  
Indianapolis, IN 46201  
Marion COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** John H. Boner Community Center, Inc.  
James Taylor, Executive Director  
2236 E. 10th Street  
Indianapolis, IN 46201  
(317) 633-8210

**PRINCIPALS:** Near Eastside Holding Corporation,  
City Securities/Fifth Third Bank

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	0	Efficiency:	10
50% of AMI:	12	One bedroom:	14
40% of AMI:	0	Two bedroom:	0
30% of AMI:	8	Three bedroom:	0
Market Rate:	4	Four bedroom:	0
		Total units:	24

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$3,847,861.00</b>	<b>COST PER UNIT:</b>	<b>\$152,472.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$262,896.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$262,896.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$500,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$70,000.00</b>

  

**APPLICANT NUMBER:** 2006A-C-007

**BIN:** IN-06-00400

**HOME FUNDS AWARD #:**

**SET ASIDE:** Qualified Not-for-profit

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Canterbury House Apartments - Michigan City

**SITE LOCATION:** North Side of Pals Rd. at Clover Ln.  
Michigan City, IN 46360  
LaPorte COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Herman & Kittle Properties, Inc.  
Jeffrey L. Kittle  
500 E. 96th St., Ste. 300  
Indianapolis, IN 46240  
(317) 805-1980

**PRINCIPALS:** Canterbury House-Michigan City, LLC,  
Wachovia Securities

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 15  
50% of AMI: 71  
40% of AMI: 30  
30% of AMI: 16  
Market Rate: 8

**UNIT MIX**

Efficiency: 0  
One bedroom: 28  
Two bedroom: 62  
Three bedroom: 36  
Four bedroom: 14  
Total units: 140

**TOTAL PROJECTED COSTS:** \$12,357,194.00      **COST PER UNIT:** \$82,071.00

**RHTCs REQUESTED:** \$800,000.00      **RHTCs RECOMMENDED:** \$800,000.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2006A-C-009

**BIN:** IN-06-00500

**HOME FUNDS AWARD #:**

**SET ASIDE:** General

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Canterbury House II - Newburgh

**SITE LOCATION:** 7177 Outer Lincoln Avenue  
Newburgh, IN 47630  
Warrick COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Herman & Kittle Properties, Inc.  
Jeffrey L. Kittle  
500 E. 96th Street, Suite 300  
Indianapolis, IN 46240  
(317) 805-1980

**PRINCIPALS:** Canterbury House II-Newburgh, LLC,  
Wachovia Securities

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	6	Efficiency:	0
50% of AMI:	33	One bedroom:	12
40% of AMI:	13	Two bedroom:	32
30% of AMI:	8	Three bedroom:	15
Market Rate:	5	Four bedroom:	6
		Total units:	65

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$6,255,521.00</b>	<b>COST PER UNIT:</b>	<b>\$93,239.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$421,043.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$421,043.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>

  

**APPLICANT NUMBER:** 2006A-C-010

**BIN:** IN-06-00600

**HOME FUNDS AWARD #:**

**SET ASIDE:** Development Location - Rural

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Central School Apartments

**SITE LOCATION:** 2120 Fletcher  
Anderson, IN 46953  
Madison COUNTY

**PROJECT TYPE:** NC/R

**APPLICANT/OWNER:** Quality Housing Development, Inc.  
Sally Harker  
1701 Pilgrim Blvd.  
Yorktown, IN 47396  
(765) 759-1121

**PRINCIPALS:** Central Apartments, Inc.,  
Enterprise

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	0	Efficiency:	0
50% of AMI:	17	One bedroom:	20
40% of AMI:	7	Two bedroom:	13
30% of AMI:	4	Three bedroom:	0
Market Rate:	5	Four bedroom:	0
		Total units:	33

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$5,183,249.00</b>	<b>COST PER UNIT:</b>	<b>\$137,699.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$361,482.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$361,482.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>

  

**APPLICANT NUMBER:** 2006A-C-013

**BIN:** IN-06-00700

**HOME FUNDS AWARD #:**

**SET ASIDE:** Preservation

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Connie Jean Crossing - Phase II

**SITE LOCATION:** 500-600 Block of Savannah Lane  
Garrett, IN 46738  
DeKalb COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Keller Development, Inc.  
Edward (Gene) E. Keller, Jr.  
4530 Merchant Road  
Fort Wayne, IN 46818  
(260) 497-9000

**PRINCIPALS:** TBD-CJC II, GP, Inc.,  
CSC Real Estate Advisors, Inc

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 2  
50% of AMI: 17  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 2

**UNIT MIX**

Efficiency: 0  
One bedroom: 4  
Two bedroom: 16  
Three bedroom: 8  
Four bedroom: 4  
Total units: 32

**TOTAL PROJECTED COSTS:** \$3,350,886.00      **COST PER UNIT:** \$103,691.00

**RHTCs REQUESTED:** \$252,317.00      **RHTCs RECOMMENDED:** \$252,317.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2006A-C-014

**BIN:** IN-06-00800

**HOME FUNDS AWARD #:**

**SET ASIDE:** Development Location - Rural



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**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Dalehaven Estates Apartments

**SITE LOCATION:** 3701 Justus Court  
Evansville, IN 47714  
Vanderburgh COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Merritt & Hubbard Development Co  
Daniel Hubbard  
55 Monument Circle, Suite 201  
Indianapolis, IN 46204  
(317) 264-1833

**PRINCIPALS:** Dalehaven Estates Apartments, LLC,  
Great Lakes Capital Fund

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	17	Efficiency:	0
50% of AMI:	61	One bedroom:	9
40% of AMI:	27	Two bedroom:	66
30% of AMI:	12	Three bedroom:	41
Market Rate:	0	Four bedroom:	3
		Total units:	119

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$7,700,394.00</b>	<b>COST PER UNIT:</b>	<b>\$63,668.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$513,908.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$511,880.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>

  

**APPLICANT NUMBER:** 2006A-C-016

**BIN:** IN-06-00900

**HOME FUNDS AWARD #:**

**SET ASIDE:** Preservation

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Golden Manor Apartments

**SITE LOCATION:** Northeast Corner of Columbia Avenue and  
175th St.  
Hammond, IN 46234  
Lake COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Hammond Elderly Housing, Inc.  
Maria Becerra  
1402 173rd Street  
Hammond, IN 46234  
(219) 989-3265

**PRINCIPALS:** Golden Manor, Inc.,  
Great Lakes Capital Fund

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 9  
50% of AMI: 41  
40% of AMI: 17  
30% of AMI: 9  
Market Rate: 4

**UNIT MIX**

Efficiency: 0  
One bedroom: 80  
Two bedroom: 0  
Three bedroom: 0  
Four bedroom: 0  
Total units: 80

**TOTAL PROJECTED COSTS: \$8,179,552.00**      **COST PER UNIT: \$101,682.00**

**RHTCs REQUESTED: \$766,720.00**      **RHTCs RECOMMENDED: \$766,720.00**

**HOME FUNDS REQUESTED: \$0.00**      **HOME FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2006A-C-021**

**BIN: IN-06-01000**

**HOME FUNDS AWARD #:**

**SET ASIDE: Special Housing Needs -Elderly**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Green River - Phase I

**SITE LOCATION:** 4200 Block of North Green River Road  
Evansville, IN 47715  
Vanderburgh COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Pedcor Investments 2005 LXXVIII LP  
Thomas G. Crowe  
770 3rd Ave SW  
Carmel, IN 46032  
(317) 587-0341

**PRINCIPALS:** Vanderburgh Housing Company, LLC,  
Pedcor Investments, LLC

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	0	Efficiency:	0
50% of AMI:	58	One bedroom:	24
40% of AMI:	24	Two bedroom:	48
30% of AMI:	13	Three bedroom:	28
Market Rate:	17	Four bedroom:	12
		Total units:	112

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$11,511,874.00</b>	<b>COST PER UNIT:</b>	<b>\$97,792.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$766,375.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$766,375.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>

  

**APPLICANT NUMBER:** 2006A-C-022

**BIN:** IN-06-01100

**HOME FUNDS AWARD #:**

**SET ASIDE:** Development Location - Large City

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Lammers Pike Village

**SITE LOCATION:** 1350 E. Lammers Pike  
Batesville, IN 47006  
Ripley COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Emmanuel Nursery School & Day Care Center,  
Inc.  
Charles Riggle  
10 W. Market St., Ste. 1720  
Indianapolis, IN 46204  
(219) 866-0544

**PRINCIPALS:** Emmanuel Lammers Pike, Inc.,  
Enterprise

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 17  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 5

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 33  
Three bedroom: 0  
Four bedroom: 0  
Total units: 33

<b>TOTAL PROJECTED COSTS:</b> \$4,225,195.00	<b>COST PER UNIT:</b>	\$128,036.00
<b>RHTCs REQUESTED:</b> \$278,025.00	<b>RHTCs RECOMMENDED:</b>	\$278,025.00
<b>HOME FUNDS REQUESTED:</b> \$440,000.00	<b>HOME FUNDS RECOMMENDED:</b>	\$440,000.00

**APPLICANT NUMBER:** 2006A-C-024

**BIN:** IN-06-01200

**HOME FUNDS AWARD #:**

**SET ASIDE:** Qualified Not-for-profit

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Lincoln Avenue Redevelopment

**SITE LOCATION:** 112 E. Lincoln Ave., 210 E. Lincoln Ave  
Goshen, IN 46528  
Elkhart COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** LaCasa of Goshen, Inc.  
Larry Gausche  
202 N. Cottage Ave.  
Goshen, IN 46528  
(574) 533-4450

**PRINCIPALS:** Lincoln Avenue Housing Corp.,  
Great Lakes Housing Corp.

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	3	Efficiency:	6
50% of AMI:	14	One bedroom:	9
40% of AMI:	7	Two bedroom:	13
30% of AMI:	4	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	28

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$4,796,660.00</b>	<b>COST PER UNIT:</b>	<b>\$135,611.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$283,778.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$283,778.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$430,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$430,000.00</b>

  

**APPLICANT NUMBER:** 2006A-C-025

**BIN:** IN-06-01300

**HOME FUNDS AWARD #:**

**SET ASIDE:** Preservation

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Lost River Place

**SITE LOCATION:** N. Vance St.  
Orleans, In 47452  
Orange COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Hoosier Uplands Economic Development Corp.  
David Miller  
521 W. Main St.  
Mitchell, IN 47446  
(812) 849-4457

**PRINCIPALS:** Shawnee Development Corp.,  
Hoosier Uplands EDC

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	4	Efficiency:	0
50% of AMI:	12	One bedroom:	4
40% of AMI:	5	Two bedroom:	12
30% of AMI:	3	Three bedroom:	8
Market Rate:	0	Four bedroom:	0
		Total units:	24

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$2,695,680.00</b>	<b>COST PER UNIT:</b>	<b>\$108,778.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$202,200.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$202,200.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$490,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$490,000.00</b>

  

**APPLICANT NUMBER:** 2006A-C-026

**BIN:** IN-06-01400

**HOME FUNDS AWARD #:**

**SET ASIDE:** Qualified Not-for-profit

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Madison Manor Apartments

**SITE LOCATION:** 7701-7801 Madison Street  
Merrillville, IN 46410  
Lake COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Madison Manor Apartments, L.P.  
Ronda Shrewsbury  
706 Pro Med Lane, Suite 210  
Carmel, IN 46032  
(317) 815-5929

**PRINCIPALS:** Madison Manor Apartments, LLC,  
Great Lakes Capital Fund

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 37  
50% of AMI: 49  
40% of AMI: 0  
30% of AMI: 5  
Market Rate: 5

**UNIT MIX**

Efficiency: 0  
One bedroom: 32  
Two bedroom: 64  
Three bedroom: 0  
Four bedroom: 0  
Total units: 96

**TOTAL PROJECTED COSTS:** \$9,437,602.00      **COST PER UNIT:** \$90,596.00

**RHTCs REQUESTED:** \$657,023.00      **RHTCs RECOMMENDED:** \$657,023.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2006A-C-027

**BIN:** IN-06-01500

**HOME FUNDS AWARD #:**

**SET ASIDE:** Special Housing Needs -Elderly

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** MLK Homes II

**SITE LOCATION:** Scattered Sites  
Indianapolis, IN 46208  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Woodson, Davis & Hubbard Development Co.,  
LLCq  
Daniel D. Hubbard  
55 Monument Circle, Suite 201  
Indianapolis, IN 46204  
(317) 264-1833

**PRINCIPALS:** MLK Homes II, LLC,  
Great Lakes Capital Fund

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 4  
50% of AMI: 18  
40% of AMI: 8  
30% of AMI: 5  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 0  
Three bedroom: 30  
Four bedroom: 5  
Total units: 35

**TOTAL PROJECTED COSTS: \$4,442,245.00**      **COST PER UNIT: \$120,921.00**

**RHTCs REQUESTED: \$383,368.00**      **RHTCs RECOMMENDED: \$383,368.00**

**HOME FUNDS REQUESTED: \$0.00**      **HOME FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2006A-C-029**

**BIN: IN-06-01600**

**HOME FUNDS AWARD #:**

**SET ASIDE: General**



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**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** New Parkwoods III

**SITE LOCATION:** Mill Crossing Drive (3500 Block of 38th Street)  
Indianapolis, IN 46205  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** The Community Builders, Inc.  
Tim Schalk  
445 N. Pennsylvanis Street, Suite 520  
Indianapolis, IN 46204  
(317) 634-2495

**PRINCIPALS:** TCB New Parkwoods II, Inc.,  
The Community Builders, Inc.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 39  
40% of AMI: 16  
30% of AMI: 9  
Market Rate: 32

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 38  
Three bedroom: 29  
Four bedroom: 9  
Total units: 76

**TOTAL PROJECTED COSTS:** \$10,830,305.00    **COST PER UNIT:** \$142,504.00

**RHTCs REQUESTED:** \$728,384.00    **RHTCs RECOMMENDED:** \$728,384.00

**HOME FUNDS REQUESTED:** \$0.00    **HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2006A-C-030

**BIN:** IN-06-01700

**HOME FUNDS AWARD #:**

**SET ASIDE:** Preservation

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** The Masters Apartments Phase II

**SITE LOCATION:** 2700 GlenEagles Blvd.  
Valparaiso, IN 46383  
Porter COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Pedcor Investments-2006-LXXXIV, L.P.  
Thomas G. Crowe  
770 3rd Avenue SW  
Carmel, IN 46032  
(317) 587-0341

**PRINCIPALS:** The Masters Housing Company, LLC,  
Pedcor Investments, A Limited Liability  
Company

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 32  
40% of AMI: 14  
30% of AMI: 8  
Market Rate: 10

**UNIT MIX**

Efficiency: 0  
One bedroom: 16  
Two bedroom: 48  
Three bedroom: 0  
Four bedroom: 0  
Total units: 64

**TOTAL PROJECTED COSTS: \$6,869,231.00**      **COST PER UNIT: \$101,863.00**

**RHTCs REQUESTED: \$471,876.00**      **RHTCs RECOMMENDED: \$471,876.00**

**HOME FUNDS REQUESTED: \$0.00**      **HOME FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2006A-C-041**

**BIN: IN-06-01800**

**HOME FUNDS AWARD #:**

**SET ASIDE: General**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** The Preserve at Fir Road

**SITE LOCATION:** 55555 Fir Road  
Mishawaka, IN 46545  
St. Joseph COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Crestline Communities, LLC  
James M. Wilson  
1333 E. 86th Street, Suite 2  
Indianapolis, IN 46240  
(317) 257-8922

**PRINCIPALS:** The Preserve at Fir Road, LLC,  
Great Lakes Capital Fund

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	1	Efficiency:	0
50% of AMI:	74	One bedroom:	0
40% of AMI:	31	Two bedroom:	76
30% of AMI:	16	Three bedroom:	46
Market Rate:	22	Four bedroom:	22
		Total units:	144

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$13,335,653.00</b>	<b>COST PER UNIT:</b>	<b>\$87,305.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$800,000.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$800,000.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>

  

**APPLICANT NUMBER:** 2006A-C-042

**BIN:** IN-06-01900

**HOME FUNDS AWARD #:**

**SET ASIDE:** Development Location - Small City

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** The Village At The Grove Apartments

**SITE LOCATION:** North of Stones Crossing Rd  
East of S.R. 135  
Greenwood, IN 46142  
Johnson COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Bennett & Reindl, LLC  
Duane Reindl  
951 E. 86th St., Ste 120  
Indianapolis, IN 46240  
(317) 253-5083

**PRINCIPALS:** Greenwood Realty I, LLC,  
Great Lakes Capital Fund

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	0	Efficiency:	0
50% of AMI:	62	One bedroom:	28
40% of AMI:	26	Two bedroom:	48
30% of AMI:	14	Three bedroom:	32
Market Rate:	18	Four bedroom:	12
		Total units:	120

**TOTAL PROJECTED COSTS:** \$11,860,650.00    **COST PER UNIT:** \$91,791.00

**RHTCs REQUESTED:** \$709,038.00    **RHTCs RECOMMENDED:** \$709,038.00

**HOME FUNDS REQUESTED:** \$0.00    **HOME FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2006A-C-043

**BIN:** IN-06-02000

**HOME FUNDS AWARD #:**

**SET ASIDE:** Development Location - Rural

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** The Village at Wayne Trace

**SITE LOCATION:** Northeast corner of Wayne Trace & McKinnie Avenue  
Fort Wayne, IN 46806  
Allen COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** The Village at Wayne Trace LLC  
Lance Swank  
3900 Edison Lakes Parkway, Suite 201  
Mishawaka, IN 46545  
(574) 243-8547

**PRINCIPALS:** The Village at Wayne Trace LLC,  
SunAmerica

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 7  
50% of AMI: 26  
40% of AMI: 11  
30% of AMI: 6  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 24  
Three bedroom: 14  
Four bedroom: 12  
Total units: 50

**TOTAL PROJECTED COSTS: \$6,045,705.00**      **COST PER UNIT: \$111,964.00**

**RHTCs REQUESTED: \$513,450.00**      **RHTCs RECOMMENDED: \$513,450.00**

**HOME FUNDS REQUESTED: \$0.00**      **HOME FUNDS RECOMMENDED: \$0.00**

**APPLICANT NUMBER: 2006A-C-044**

**BIN: IN-06-02100**

**HOME FUNDS AWARD #:**

**SET ASIDE: Development Location - Large City**

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** The Water Tower Place Apartments

**SITE LOCATION:** V/L Martin Luther King Drive and Maryland Avenue  
Elkhart, IN 46515  
Elkhart COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Elkhart Housing Partnership, Inc.  
David Young  
500 South Main Street  
Elkhart, IN 46515  
(574) 524-7030

**PRINCIPALS:** Elkhart Senior Housing, Corp,  
Apollo Housing Capital

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	0	Efficiency:	0
50% of AMI:	27	One bedroom:	9
40% of AMI:	11	Two bedroom:	40
30% of AMI:	6	Three bedroom:	3
Market Rate:	8	Four bedroom:	0
		Total units:	52

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$6,965,307.00</b>	<b>COST PER UNIT:</b>	<b>\$131,419.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$533,988.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$533,988.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$470,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$470,000.00</b>

  

**APPLICANT NUMBER:** 2006A-C-045

**BIN:** IN-06-02200

**HOME FUNDS AWARD #:**

**SET ASIDE:** Development Location - Small City

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Valley Forge Apartments

**SITE LOCATION:** 4350 Madison Avenue  
Indianapolis, IN 46227-1592  
Marion COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Monument Construction, Inc.  
Brad Richey  
430 Massachusetts Avenue, Suite 104  
Indianapolis, IN 46204  
(317) 472-0271

**PRINCIPALS:** Valley Forge Apartments, LLC,  
Key Bank

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 1  
50% of AMI: 72  
40% of AMI: 30  
30% of AMI: 16  
Market Rate: 21

**UNIT MIX**

Efficiency: 0  
One bedroom: 36  
Two bedroom: 84  
Three bedroom: 20  
Four bedroom: 0  
Total units: 140

<b>TOTAL PROJECTED COSTS:</b> \$10,734,800.00	<b>COST PER UNIT:</b>	\$75,249.00
<b>RHTCs REQUESTED:</b> \$631,059.00	<b>RHTCs RECOMMENDED:</b>	\$631,059.00
<b>HOME FUNDS REQUESTED:</b> \$0.00	<b>HOME FUNDS RECOMMENDED:</b>	\$0.00

**APPLICANT NUMBER:** 2006A-C-046

**BIN:** IN-06-02300

**HOME FUNDS AWARD #:**

**SET ASIDE:** Preservation

**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2006A-C Round**

**PROJECT NAME:** Water Tower Place

**SITE LOCATION:** 7201 W. 200 N.  
Delphi, IN 46923  
Carroll COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Area IV Development Inc.  
Charles Ortner  
660 N. 36th St.  
Lafayette, IN 47903  
(765) 477-7683

**PRINCIPALS:** Housing IV Delphi, Inc.,  
Great Lakes

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 3  
50% of AMI: 16  
40% of AMI: 7  
30% of AMI: 4  
Market Rate: 2

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 32  
Three bedroom: 0  
Four bedroom: 0  
Total units: 32

<b>TOTAL PROJECTED COSTS:</b> \$3,851,930.00	<b>COST PER UNIT:</b>	\$117,925.00
<b>RHTCs REQUESTED:</b> \$269,600.00	<b>RHTCs RECOMMENDED:</b>	\$269,600.00
<b>HOME FUNDS REQUESTED:</b> \$500,000.00	<b>HOME FUNDS RECOMMENDED:</b>	\$500,000.00

**APPLICANT NUMBER:** 2006A-C-048

**BIN:** IN-06-02400

**HOME FUNDS AWARD #:**

**SET ASIDE:** Qualified Not-for-profit