



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Broadway Homes

SITE LOCATION: Scattered Sites (See next page)  
Gary, IN

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: MVAH Holding LLC

OWNER: Broadway Homes LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	12
70% of AMI:	0
60% of AMI:	11
50% of AMI:	11
40% of AMI:	0
30% of AMI:	12
20% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	0
Two bedrooms:	22
Three bedrooms:	15
Four bedrooms:	9
Total units:	46

TOTAL PROJECTED COSTS: \$12,991,270.00

CREDITS PER UNIT: \$26,086.96

CREDIT REQUESTED: \$1,200,000.00

CREDIT RECOMMENDED: \$1,200,000.00

HOME REQUESTED: \$0

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

HOUSING TRUST FUND REQUESTED: \$0

HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-005

BIN NUMBER: IN-21-00100

FINAL SCORE: 116.5

SET-ASIDE: Large City

Broadway Homes

749 Connecticut Street
755 Connecticut Street
757 Connecticut Street
761 Connecticut Street
700 Connecticut Street
704 Connecticut Street
708 Connecticut Street
712 Connecticut Street
748 Connecticut Street
752 Connecticut Street
756 Connecticut Street
709 Connecticut Street
715 Connecticut Street
717 Connecticut Street
723 Connecticut Street
732 Pennsylvania Street
736 Pennsylvania Street
746 Pennsylvania Street
750 Pennsylvania Street
752 Pennsylvania Street
758 Pennsylvania Street
760 Pennsylvania Street
641-647 Delaware Street
649 Delaware Street
653 Delaware Street
657 Delaware Street
624 Virginia Street
630 Virginia Street
632 Virginia Street
638 Virginia Street
768 Virginia Street
772 Virginia Street
776 Virginia Street
824 Virginia Street
828-830 Virginia Street
832 Virginia Street
836 Virginia Street
713 Pennsylvania Street
717 Pennsylvania Street
721 Pennsylvania Street
725 Pennsylvania Street



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: City View Homes

SITE LOCATION: Scattered Sites (See next page)  
Muncie, IN

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: MVAH Holding LLC

OWNER: City View Homes LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	12
70% of AMI:	0
60% of AMI:	12
50% of AMI:	12
40% of AMI:	0
30% of AMI:	12
20% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	0
Two bedrooms:	21
Three bedrooms:	16
Four bedrooms:	11
Total units:	48

TOTAL PROJECTED COSTS: \$10,948,685.00

CREDITS PER UNIT: \$21,354.17

CREDIT REQUESTED: \$1,025,000.00

CREDIT RECOMMENDED: \$1,025,000.00

HOME REQUESTED: \$0

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$0

DEVELOPMENT FUND RECOMMENDED: \$0

HOUSING TRUST FUND REQUESTED: \$0

HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-009

BIN NUMBER: IN-21-00200

FINAL SCORE: 116.66

SET-ASIDE: Small City

1422 S. Macedonia Avenue
1500 S. Macedonia Avenue
1502 S. Macedonia Avenue
1506 S. Macedonia Avenue
1500 E. 8th Street
1504 E. 8th Street
1506 E. 8th Street
1512 E. 8th Street
1514 E. 8th Street
1516 E. 8th Street
1518 E. 8th Street
1520 E. 8th Street
1509 S. Macedonia Avenue
1125 S. Elm Street
1115 S. Elm Street
1120 S. Elm Street
1122 S. Elm Street
1124 S. Elm Street
1200 S. Elm Street
1206 S. Elm Street
125 E. 8th Street
401 E. 8th Street
409 E. 8th Street
1208 S. Franklin Street
1201 S. High Street
1717 S. Franklin Street
1810 & 1812 S. Franklin Street
1711 & 1711.5 S. Madison Street
1107 E. 7th Street
1623.5 S. Elm Street
1625 & 1627 S. Elm Street
1624 S. Elm Street
1627 S. Madison Street
719 W. Powers Street



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Compass on Washington  
 SITE LOCATION: 1133 E. Washington Street  
 Indianapolis, IN 46202  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Supportive Housing  
 APPLICANT: Englewood Community Development Corporation  
 OWNER: Compass on Washington, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 18  
 50% of AMI: 9  
 40% of AMI: 0  
 30% of AMI: 9  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 36  
 Two bedrooms: 0  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 36

TOTAL PROJECTED COSTS: \$11,689,181.00  
 CREDITS PER UNIT: \$33,333.33

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$1,200,000.00  
 HOME REQUESTED: \$400,000.00  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$500,000.00  
 HOUSING TRUST FUND RECOMMENDED: \$900,000.00

APPLICANT NUMBER: 2021A-C-012  
 BIN NUMBER: IN-21-00300  
 HOUSING TRUST FUND NUMBER: HTF-020-001  
 FINAL SCORE: 101.5  
 SET-ASIDE: Housing First



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Emmie June Cove

SITE LOCATION: 500 Block of N. State Street and 6322/6324 Gardner Rd.  
Chandler, IN 47610

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Keller Development, Inc.

OWNER: Emmie June Cove, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	18
70% of AMI:	0
60% of AMI:	0
50% of AMI:	12
40% of AMI:	0
30% of AMI:	10
20% of AMI:	0
Market Rate:	0

**UNIT MIX**

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

TOTAL PROJECTED COSTS: \$6,947,451.00  
 CREDITS PER UNIT: \$16,513.83

CREDIT REQUESTED: \$700,000.00  
 CREDIT RECOMMENDED: \$660,553.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$400,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$400,000.00  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-014  
 BIN NUMBER: IN-21-00400  
 DEVELOPMENT FUND LOAN NUMBER: DFL-021-103  
 FINAL SCORE: 111.5  
 SET-ASIDE: General



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Founders Square Senior Apartments  
 SITE LOCATION: SEQ of I-465 and Crawfordsville Road  
 Speedway, IN 46224  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Age-Restricted  
 APPLICANT: T&H Investment Properties, LLC  
 PRINCIPALS: Founders Square Senior Apartments, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	30
70% of AMI:	0
60% of AMI:	0
50% of AMI:	15
40% of AMI:	0
30% of AMI:	15
20% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	0
Two bedrooms:	60
Three bedrooms:	0
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$12,520,475.00  
 CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$1,200,000.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-016  
 BIN NUMBER: IN-21-00500  
 FINAL SCORE: 116  
 SET-ASIDE: Rural



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Garfield Parkside Townhomes  
 SITE LOCATION: 401 E Southern and 1258 Martin Street  
 Indianapolis, IN 46225/46227  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: T&H Investment Properties LLC  
 OWNER: Garfield Parkside Townhomes, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 23  
 70% of AMI: 0  
 60% of AMI: 0  
 50% of AMI: 0  
 40% of AMI: 12  
 30% of AMI: 12  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedrooms: 0  
 Three bedrooms: 47  
 Four bedrooms: 0  
 Total units: 47

TOTAL PROJECTED COSTS: \$11,758,369.00  
 CREDITS PER UNIT: \$23,404.26

CREDIT REQUESTED: \$1,100,000.00  
 CREDIT RECOMMENDED: \$1,100,000.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-017  
 BIN NUMBER: IN-21-00600  
 FINAL SCORE: 113.97  
 SET-ASIDE: Community Integration





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Hanna Commons

SITE LOCATION: 2910 E. Hanna Avenue  
Indianapolis, IN 46227

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Supportive Housing

APPLICANT: UP Hanna Commons LP

OWNER: UP Hanna Commons, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 27  
 50% of AMI: 13  
 40% of AMI: 0  
 30% of AMI: 14  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 54  
 Two bedrooms: 0  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 54

TOTAL PROJECTED COSTS: \$13,148,753.00  
 CREDITS PER UNIT: \$22,222.22

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$1,200,000.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$500,000.00  
 HOUSING TRUST FUND RECOMMENDED: \$1,000,000.00

APPLICANT NUMBER: 2021A-C-021  
 BIN NUMBER: IN-21-00700  
 HOUSING TRUST FUND NUMBER: HTF-020-002  
 FINAL SCORE: 88.5  
 SET-ASIDE: Housing First



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Jacobsville I Apartments Rehab

SITE LOCATION: 240 W. Florida Street  
and 1012/1014 W. Delaware Street  
Evansville, IN 47710

PROJECT TYPE: New Construction & Rehabilitation

PROJECT DESIGNATION: Family

APPLICANT: Gratus Development, LLC

OWNER: Jacobsville I Apartment Rehab, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 18  
 50% of AMI: 9  
 40% of AMI: 0  
 30% of AMI: 9  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 6  
 Two bedrooms: 16  
 Three bedrooms: 10  
 Four bedrooms: 4  
 Total units: 36

TOTAL PROJECTED COSTS: \$6,228,030.00  
 CREDITS PER UNIT: \$16,095.08

CREDIT REQUESTED: \$579,423.00  
 CREDIT RECOMMENDED: \$579,423.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-026  
 BIN NUMBER: IN-21-00800  
 FINAL SCORE: 111.95  
 SET-ASIDE: Large City



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Korbyn Creek  
 SITE LOCATION: 230 E Osage St.  
 Greenfield, IN 46140  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: Keller Development, Inc.  
 OWNER: Korbyn Creek, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 20  
 70% of AMI: 0  
 60% of AMI: 4  
 50% of AMI: 12  
 40% of AMI: 0  
 30% of AMI: 12  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedrooms: 48  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 48

TOTAL PROJECTED COSTS: \$8,728,714.00  
 CREDITS PER UNIT: \$17,385.42

CREDIT REQUESTED: \$834,500.00  
 CREDIT RECOMMENDED: \$834,500.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-028  
 BIN NUMBER: IN-21-00900  
 FINAL SCORE: 110  
 SET-ASIDE: Workforce Housing



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Madison Lofts  
 SITE LOCATION: 215 South Madison Street  
 Fortville, IN 46040  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: MVAH Holding LLC  
 OWNER: Madison Lofts LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 15  
 70% of AMI: 0  
 60% of AMI: 14  
 50% of AMI: 14  
 40% of AMI: 0  
 30% of AMI: 15  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 31  
 Two bedrooms: 27  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 58

TOTAL PROJECTED COSTS: \$11,107,895.00  
 CREDITS PER UNIT: \$17,241.38

CREDIT REQUESTED: \$1,000,000.00  
 CREDIT RECOMMENDED: \$1,000,000.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-030  
 BIN NUMBER: IN-21-01000  
 FINAL SCORE: 109  
 SET-ASIDE: Stellar



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: New Life Manor

SITE LOCATION: 1030 N. Beville Avenue  
Indianapolis, IN 46201

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Age-Restricted

APPLICANT: The John H. Boner Community Center, Inc.

OWNER: New Life Manor, L.P.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 19  
 50% of AMI: 17  
 40% of AMI: 0  
 30% of AMI: 12  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 48  
 Two bedrooms: 0  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 48

TOTAL PROJECTED COSTS: \$7,486,290.00  
 CREDITS PER UNIT: \$13,275.25

CREDIT REQUESTED: \$637,212.00  
 CREDIT RECOMMENDED: \$637,212.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-035  
 BIN NUMBER: IN-21-01100  
 FINAL SCORE: 109  
 SET-ASIDE: Preservation



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Pebble Village Townhomes

SITE LOCATION: 0 Pebble Village Lane  
Noblesville, IN 46062

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Pebble Village Townhomes Limited Partnership

OWNER: Pebble Village Townhomes Limited Partnership

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	30
70% of AMI:	0
60% of AMI:	0
50% of AMI:	15
40% of AMI:	0
30% of AMI:	15
20% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	0
Two bedrooms:	30
Three bedrooms:	30
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$13,571,440.00  
 CREDITS PER UNIT: \$19,983.33

CREDIT REQUESTED: \$1,199,000.00  
 CREDIT RECOMMENDED: \$1,199,000.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-037  
 BIN NUMBER: IN-21-01200  
 FINAL SCORE: 107  
 SET-ASIDE: Workforce Housing



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Prominence Commons

SITE LOCATION: Scattered Sites (See next page)  
Portage, IN

PROJECT TYPE: New Construction & Rehabilitation

PROJECT DESIGNATION: Supportive Housing

APPLICANT: Housing Opportunities, Inc.

OWNER: Prominence Commons, L.P.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 20  
 50% of AMI: 17  
 40% of AMI: 0  
 30% of AMI: 13  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 22  
 Two bedrooms: 22  
 Three bedrooms: 6  
 Four bedrooms: 0  
 Total units: 50

TOTAL PROJECTED COSTS: \$10,457,775.00  
 CREDITS PER UNIT: \$21,118.12

CREDIT REQUESTED: \$1,055,906.00  
 CREDIT RECOMMENDED: \$1,055,906.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-038  
 BIN NUMBER: IN-21-01300  
 DEVELOPMENT FUND LOAN NUMBER: DFL-021-101  
 FINAL SCORE: 106.5  
 SET-ASIDE: Preservation



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Retreat @ the Switchyard  
 SITE LOCATION: 1730 South Walnut Street  
 Bloomington, IN 47401  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: RealAmerica Development, LLC  
 OWNER: Retreat @ the Switchyard, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	15
70% of AMI:	9
60% of AMI:	0
50% of AMI:	12
40% of AMI:	0
30% of AMI:	12
20% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	15
Two bedrooms:	27
Three bedrooms:	6
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS: \$14,302,590.00  
 CREDITS PER UNIT: \$25,000.00

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$1,200,000.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-039  
 BIN NUMBER: IN-21-01400  
 FINAL SCORE: 110  
 SET-ASIDE: Community Integration





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Riverbend Flats

SITE LOCATION: 1800 S. Burlington Drive  
Muncie, IN 47302

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: TWG Development, LLC

OWNER: TWG Muncie, L.P.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 30  
 50% of AMI: 15  
 40% of AMI: 0  
 30% of AMI: 15  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedrooms: 37  
 Three bedrooms: 23  
 Four bedrooms: 0  
 Total units: 60

TOTAL PROJECTED COSTS: \$11,279,426.00  
 CREDITS PER UNIT: \$17,189.93

CREDIT REQUESTED: \$1,031,396.00  
 CREDIT RECOMMENDED: \$1,031,396.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-040  
 BIN NUMBER: IN-21-01500  
 FINAL SCORE: 112.5  
 SET-ASIDE: Small City



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Riverside Commons

SITE LOCATION: NW Corner of Baker St. & Richter Road  
 Plymouth, IN 46563  
 SE Corner of S. Michigan St. and Troyer St.  
 LaPaz, IN 46537

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Culver Sand Hill Farm, LLC

OWNER: Riverside Commons, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	24
70% of AMI:	0
60% of AMI:	0
50% of AMI:	12
40% of AMI:	0
30% of AMI:	12
20% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	0
Two bedrooms:	14
Three bedrooms:	34
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS: \$12,069,136.00  
 CREDITS PER UNIT: \$25,000.00

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$1,200,000.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-041  
 BIN NUMBER: IN-21-01600  
 DEVELOPMENT FUND LOAN NUMBER: DFL-021-102  
 FINAL SCORE: 95.83  
 SET-ASIDE: Stellar



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: Seymour Lofts

SITE LOCATION: 526 S. Jackson Park Drive  
Seymour, IN 47274

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Midwest Support Foundation, Inc.

OWNER: MSF Seymour, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 25  
 50% of AMI: 12  
 40% of AMI: 0  
 30% of AMI: 13  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedrooms: 29  
 Three bedrooms: 21  
 Four bedrooms: 0  
 Total units: 50

TOTAL PROJECTED COSTS: \$9,734,549.00  
 CREDITS PER UNIT: \$16,875.40

CREDIT REQUESTED: \$843,770.00  
 CREDIT RECOMMENDED: \$843,770.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-044  
 BIN NUMBER: IN-21-01700  
 FINAL SCORE: 109.25  
 SET-ASIDE: Not for Profit



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: St. Lucas Lofts

SITE LOCATION: 2601 E. New York Street  
Indianapolis, IN 46201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Englewood Community Development Corporation

OWNER: St. Lucas Lofts, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 20  
 70% of AMI: 0  
 60% of AMI: 3  
 50% of AMI: 13  
 40% of AMI: 0  
 30% of AMI: 12  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 41  
 Two bedrooms: 7  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 48

TOTAL PROJECTED COSTS: \$10,831,190.00  
 CREDITS PER UNIT: \$22,604.17

CREDIT REQUESTED: \$1,085,000.00  
 CREDIT RECOMMENDED: \$1,085,000.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-047  
 BIN NUMBER: IN-21-01800  
 FINAL SCORE: 114  
 SET-ASIDE: Not for Profit



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2021A-C Round**

PROJECT NAME: West Baden Lofts

SITE LOCATION: 8237and 8251 W. SR 56, 8257 W. Maple Street, and 502  
N. Elm Street  
West Baden Springs, IN 47469

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: TWG Development, LLC

OWNER: TWG WBS, L.P.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 22  
 50% of AMI: 11  
 40% of AMI: 0  
 30% of AMI: 11  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedrooms: 31  
 Three bedrooms: 13  
 Four bedrooms: 0  
 Total units: 44

TOTAL PROJECTED COSTS: \$9,057,744.00  
 CREDITS PER UNIT: \$17,103.55

CREDIT REQUESTED: \$752,556.00  
 CREDIT RECOMMENDED: \$752,556.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-049  
 BIN NUMBER: IN-21-01900  
 FINAL SCORE: 111.5  
 SET-ASIDE: Rural