



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: 2<sup>nd</sup> Street Lofts  
 SITE LOCATION: 101 N. 2<sup>nd</sup> Street, 116 N. 2<sup>nd</sup>  
 Decatur, IN 46733  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Family  
 APPLICANT: Biggs TC Development, LLC  
 PRINCIPALS: Biggs TC Development, LLC

**# OF UNITS AT EACH SET ASIDE**

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

**UNIT MIX**

Efficiency: 0  
 One bedroom: 22  
 Two bedroom: 7  
 Three bedroom: 10  
 Four bedroom: 2  
 Total units: 41

TOTAL PROJECTED COSTS: \$8,261,515  
 TAX CREDITS PER UNIT: \$16,128

CREDIT REQUESTED: \$661,268  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-001  
 FINAL SCORE: N/A

REASON FOR DENIAL: Failed threshold



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Ambassador Apartments  
 SITE LOCATION: 574 N. Monroe Street  
 Gary, IN 46402  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: AP Development LLC  
 PRINCIPALS: AP Development LLC  
 Jon Anderson

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 13  
 50% of AMI: 13  
 40% of AMI: 10  
 30% of AMI: 8  
 Market Rate: 0

**UNIT MIX**

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

TOTAL PROJECTED COSTS: \$8,542,196  
 TAX CREDITS PER UNIT: \$18,598

CREDIT REQUESTED: \$818,319  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-002  
 FINAL SCORE: 136.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Avenues Edge

SITE LOCATION: 906, 908-10 Portage Ave, 736 California Ave.  
South Bend, IN 46616

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Family

APPLICANT: Near Northwest Neighborhood, Inc.

PRINCIPALS: Near Northwest Neighborhood, Inc.

**# OF UNITS AT EACH SET ASIDE**

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

**UNIT MIX**

Efficiency: 0  
 One bedroom: 29  
 Two bedroom: 13  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 42

TOTAL PROJECTED COSTS: \$8,309,512  
 TAX CREDITS PER UNIT: \$19,725

CREDIT REQUESTED: \$828,461  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-004  
 FINAL SCORE: 142.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Blackhawk Commons

SITE LOCATION: 509 4<sup>th</sup> Street  
Sheridan, IN 46069

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Family

APPLICANT: Hamilton County Area Neighborhood Development, Inc.

PRINCIPALS: Hamilton County Area Neighborhood Development, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 8  
 50% of AMI: 8  
 40% of AMI: 7  
 30% of AMI: 7  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 11  
 Two bedroom: 15  
 Three bedroom: 4  
 Four bedroom: 0  
 Total units: 30

TOTAL PROJECTED COSTS: \$7,314,162  
 TAX CREDITS PER UNIT: \$21,591

CREDIT REQUESTED: \$647,741  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$400,000  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-005  
 FINAL SCORE: 146.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Carpenter Court Apartments  
 SITE LOCATION: 607 E. Iowa Street  
 Evansville, IN 47711  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Family  
 APPLICANT: Pioneer Development Services, Inc.  
 PRINCIPALS: Terrence J. Keusch

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 13  
 50% of AMI: 13  
 40% of AMI: 10  
 30% of AMI: 9  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 12  
 Two bedroom: 28  
 Three bedroom: 5  
 Four bedroom: 0  
 Total units: 45

TOTAL PROJECTED COSTS: \$7,337,600  
 TAX CREDITS PER UNIT: \$16,341

CREDIT REQUESTED: \$735,329  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-006  
 FINAL SCORE: 146.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Cottage Avenue Apartments  
 SITE LOCATION: 1804 22<sup>nd</sup> Street  
 Columbus, IN 47201  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Elderly  
 APPLICANT: Developmental Services, Inc.  
 PRINCIPALS: Developmental 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: 4  
 Two bedroom: 47  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 51

TOTAL PROJECTED COSTS: \$9,778,298  
 TAX CREDITS PER UNIT: \$17,489

CREDIT REQUESTED: \$891,962  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-007  
 FINAL SCORE: 145.75

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Crown Crossing

SITE LOCATION: 109 W. Center Street  
Dunkirk, IN 47336

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Buckeye Community Hope Foundation

PRINCIPALS: Buckeye Community Hope Foundation  
Robeeta England

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 8  
 50% of AMI: 7  
 40% of AMI: 7  
 30% of AMI: 6  
 Market Rate: 0

**UNIT MIX**

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

TOTAL PROJECTED COSTS: \$5,941,012  
 TAX CREDITS PER UNIT: \$21,016

CREDIT REQUESTED: \$588,435  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-010  
 FINAL SCORE: 136.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Eagle Place  
 SITE LOCATION: 510 Church Street  
 Loogootee, IN 47553  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Elderly  
 APPLICANT: Hoosier Uplands Economic Development Corporation  
 PRINCIPALS: Hoosier Uplands EDC

**# OF UNITS AT EACH SET ASIDE**

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

**UNIT MIX**

Efficiency: 0  
 One bedroom: 10  
 Two bedroom: 10  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 20

TOTAL PROJECTED COSTS: \$4,260,510  
 TAX CREDITS PER UNIT: \$18,671

CREDIT REQUESTED: \$373,416  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$400,000  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-013  
 FINAL SCORE: 141

REASON FOR DENIAL: Score





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: FAN Near West Scholar House  
 SITE LOCATION: 2215 West 16<sup>th</sup> Street  
 Indianapolis, IN 46222  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: Near West Scholar House, LP  
 PRINCIPALS: Family Access Network, Inc.  
 Sweep Street, LLC (Jacob Brown)

**# OF UNITS AT EACH SET ASIDE**

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

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedroom: 44  
 Three bedroom: 12  
 Four bedroom: 0  
 Total units: 56

TOTAL PROJECTED COSTS: \$13,279,081  
 TAX CREDITS PER UNIT: \$20,527

CREDIT REQUESTED: \$1,149,507  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-014  
 FINAL SCORE: N/A

REASON FOR DENIAL: Failed Threshold



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Gateway Senior Village

SITE LOCATION: 1520 14<sup>th</sup> Street  
Columbus, IN 47201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Gateway Senior Village L.P./Housing Partnerships, Inc.

PRINCIPALS: Housing Partnerships, Inc.  
Mark Lindenlaub

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 14  
 50% of AMI: 14  
 40% of AMI: 15  
 30% of AMI: 11  
 Market Rate: 0

**UNIT MIX**

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

TOTAL PROJECTED COSTS: \$10,482,000  
 TAX CREDITS PER UNIT: \$18,058

CREDIT REQUESTED: \$975,131  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-018  
 FINAL SCORE: 132

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Georgetown Apartments

SITE LOCATION: 4751 Century Plaza Road  
Indianapolis, IN 46254

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Georgetown Apartments L.P. (c/o International Marketplace Coalition)

PRINCIPALS: International Marketplace Coalition  
Mary Clark

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	21
50% of AMI:	21
40% of AMI:	17
30% of AMI:	13
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	0
Two bedroom:	36
Three bedroom:	36
Four bedroom:	0
Total units:	72

TOTAL PROJECTED COSTS: \$13,752,336  
TAX CREDITS PER UNIT: \$16,667

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

APPLICANT NUMBER: 2016A-C-019  
FINAL SCORE: 128.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Harbour House

SITE LOCATION: SE Corner of Erni Avenue and Bono Road  
New Albany, IN 47150

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Southern Indiana Community Housing Corporation (SICHC)

PRINCIPALS: SICHC

**# OF UNITS AT EACH SET ASIDE**

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

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedroom: 42  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 42

TOTAL PROJECTED COSTS: \$8,365,088  
 TAX CREDITS PER UNIT: \$20,021

CREDIT REQUESTED: \$840,870  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-020  
 FINAL SCORE: 117.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Heart City Lofts  
 SITE LOCATION: 412 S. 2<sup>nd</sup> Street, Elkhart, IN 46516  
 214 W. Jefferson, Goshen, IN 46526  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Family  
 APPLICANT: LaCasa, Inc.  
 PRINCIPALS: Larry Gautsche, President of LaCasa, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 11  
 50% of AMI: 13  
 40% of AMI: 11  
 30% of AMI: 9  
 Market Rate: 2

**UNIT MIX**

Efficiency: 0  
 One bedroom: 12  
 Two bedroom: 28  
 Three bedroom: 6  
 Four bedroom: 0  
 Total units: 46

TOTAL PROJECTED COSTS: \$11,874,019  
 TAX CREDITS PER TAX CREDIT UNIT \$22,195

CREDIT REQUESTED: \$976,600  
 CREDIT RECOMMENDED: \$.0  
 HOME REQUESTED: \$400,000  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-021  
 FINAL SCORE: 133

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Jasper Lofts II

SITE LOCATION: 402 E. 13<sup>th</sup> Street  
Jasper, IN 47546

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Family

APPLICANT: MV Affordable Housing LLC

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

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 13  
 50% of AMI: 13  
 40% of AMI: 10  
 30% of AMI: 8  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 10  
 Two bedroom: 34  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 44

TOTAL PROJECTED COSTS: \$8,989,591  
 TAX CREDITS PER UNIT: \$18,432

CREDIT REQUESTED: \$811,000  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-023  
 FINAL SCORE: 146

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Leather Company Lofts  
 SITE LOCATION: 232 Silver Street  
 New Albany, IN 47150  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: Housing and Economic Concepts, Inc.  
 PRINCIPALS: Housing and Economic Concepts, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 27  
 50% of AMI: 26  
 40% of AMI: 23  
 30% of AMI: 17  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 45  
 Two bedroom: 34  
 Three bedroom: 10  
 Four bedroom: 4  
 Total units: 93

TOTAL PROJECTED COSTS: \$13,407,327  
 TAX CREDITS PER UNIT: \$12,258

CREDIT REQUESTED: \$1,140,000  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-025  
 FINAL SCORE: 127.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: McKinnie's Landing  
 SITE LOCATION: 4209 Plaza Drive  
 Fort Wayne, IN 46806  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: Joshua's Hand, Inc.  
 PRINCIPALS: Cedric L. Walker, Sr.  
 Kevan Biggs

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 19  
 50% of AMI: 18  
 40% of AMI: 19  
 30% of AMI: 18  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedroom: 0  
 Three bedroom: 50  
 Four bedroom: 24  
 Total units: 74

TOTAL PROJECTED COSTS: \$12,727,791  
 TAX CREDITS PER UNIT: \$16,169

CREDIT REQUESTED: \$1,196,517  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-027  
 FINAL SCORE: 139.85

REASON FOR DENIAL: Score





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Minnie Hartmann Center  
 SITE LOCATION: 3734 E. Vermont Street  
 Indianapolis, IN 46201  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Elderly  
 APPLICANT: Near East Area Renewal  
 PRINCIPALS: Near East Area Renewal  
 John Hay

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 19  
 50% of AMI: 18  
 40% of AMI: 15  
 30% of AMI: 12  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 37  
 Two bedroom: 27  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 64

TOTAL PROJECTED COSTS: \$12,796,367  
 TAX CREDITS PER UNIT: \$18,542

CREDIT REQUESTED: \$1,186,718  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-028  
 FINAL SCORE: 146.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Northside Residences

SITE LOCATION: 110 E. Morgan Street  
Kokomo, IN 46901

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Community Housing Resource Partners, Inc.

PRINCIPALS: Community Housing Resource Partners, Inc.  
Meghan Garza-Oswald

**# OF UNITS AT EACH SET ASIDE**

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

**UNIT MIX**

Efficiency:	0
One bedroom:	0
Two bedroom:	70
Three bedroom:	0
Four bedroom:	0
Total units:	70

TOTAL PROJECTED COSTS: \$10,655,395

TAX CREDITS PER UNIT: \$14,214

CREDIT REQUESTED: \$995,000

CREDIT RECOMMENDED: \$0

HOME REQUESTED: \$0

HOME RECOMMENDED: \$0

DEVELOPMENT FUND REQUESTED: \$500,000

DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-029

FINAL SCORE: 143.75

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Otterbein Commons  
 SITE LOCATION: 706 E. Oxford Street  
 Otterbein, IN 47970  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Family  
 APPLICANT: Area IV Development, Inc.  
 PRINCIPALS: Area IV Development, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 9  
 50% of AMI: 9  
 40% of AMI: 8  
 30% of AMI: 6  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 4  
 Two bedroom: 25  
 Three bedroom: 3  
 Four bedroom: 0  
 Total units: 32

TOTAL PROJECTED COSTS: \$5,697,999  
 TAX CREDITS PER UNIT: \$16,797

CREDIT REQUESTED: \$537,507  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-030  
 FINAL SCORE: 145.25

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Oxford Place Phase II

SITE LOCATION: 18 S. Parker  
Indianapolis, IN 46201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Englewood Community Development Corporation

PRINCIPALS: Englewood Community Development Corporation  
Joe Bowling  
David Price

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 11  
 50% of AMI: 11  
 40% of AMI: 9  
 30% of AMI: 8  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 24  
 Two bedroom: 15  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 39

TOTAL PROJECTED COSTS: \$7,160,575  
 TAX CREDITS PER UNIT: \$18,173

CREDIT REQUESTED: \$708,763  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-031  
 FINAL SCORE: 140.25

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Pioneer Place

SITE LOCATION: 2852 W. State Road 2  
Scipio Township, IN 46350

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: UPD LaPorte, LP

PRINCIPALS: UP Holdings, LLC  
Cullen Davis  
Jessica Berzac  
Katie Kreifels

**# 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: 7  
 One bedroom: 22  
 Two bedroom: 21  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 50

TOTAL PROJECTED COSTS: \$9,219,310  
 TAX CREDITS PER UNIT: \$17,520

CREDIT REQUESTED: \$875,986  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-033  
 FINAL SCORE: 121.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Plymouth Ridge

SITE LOCATION: 700 W. Jefferson Street  
Plymouth, IN 46563

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Plymouth Ridge, LLC

PRINCIPALS: NRP Holdings, LLC  
J. David Heller  
T. Richard Bailey, Jr.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 23  
 50% of AMI: 23  
 40% of AMI: 19  
 30% of AMI: 15  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 24  
 Two bedroom: 32  
 Three bedroom: 24  
 Four bedroom: 0  
 Total units: 80

TOTAL PROJECTED COSTS: \$12,968,976  
 TAX CREDITS PER UNIT: \$15,000

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

APPLICANT NUMBER: 2016A-C-034  
 FINAL SCORE: 146

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: St. Bartholomew Flats  
 SITE LOCATION: 845 8<sup>th</sup> Street  
 Columbus, IN 47201  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: St. Bartholomew Flats Limited Partnership  
 PRINCIPALS: Robert Bender

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 8  
 50% of AMI: 8  
 40% of AMI: 8  
 30% of AMI: 6  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 24  
 Two bedroom: 6  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 30

TOTAL PROJECTED COSTS: \$4,982,395  
 TAX CREDITS PER UNIT: \$16,445

CREDIT REQUESTED: \$493,362  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$290,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-039  
 FINAL SCORE: 131.5  
 REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: St. Mary's Senior Housing

SITE LOCATION: Owens Hall Sisters of Providence  
St. Mary-of-the-Woods, IN 47876

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Elderly

APPLICANT: The Sisters of Providence of St. Mary-of-the-Woods

PRINCIPALS: Vision Communities  
The Sisters of Providence of St. Mary-of-the-Woods

**# 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:	0
One bedroom:	28
Two bedroom:	22
Three bedroom:	0
Four bedroom:	0
Total units:	50

TOTAL PROJECTED COSTS:	\$11,453,550
TAX CREDITS PER UNIT:	\$15,900

CREDIT REQUESTED:	\$795,000
CREDIT RECOMMENDED:	\$0
HOME REQUESTED:	\$400,000
HOME RECOMMENDED:	\$0
DEVELOPMENT FUND REQUESTED:	\$500,000
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2016A-C-040
FINAL SCORE:	142.5

REASON FOR DENIAL:	Score
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**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: The Gallatin

SITE LOCATION: 304 S. Gallatin, 316 S. Gallatin, 239 W. 3<sup>rd</sup> Street  
Marion, IN 46952

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Family

APPLICANT: The Affordable Housing Corporation of Marion, IN

PRINCIPALS: Jacquelyn Dodyk  
Bonnie Vermilyer

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 9  
 50% of AMI: 9  
 40% of AMI: 7  
 30% of AMI: 6  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 5  
 Two bedroom: 14  
 Three bedroom: 12  
 Four bedroom: 0  
 Total units: 31

TOTAL PROJECTED COSTS: \$8,278,514  
 TAX CREDITS PER UNIT: \$24,637

CREDIT REQUESTED: \$763,754  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$377,420  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-042  
 FINAL SCORE: N/A

REASON FOR DENIAL: Failed Threshold



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: The Lofts at Leasons  
 SITE LOCATION: Scattered Sites  
 Elwood, IN 46036  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Elderly  
 APPLICANT: New Hope Services, Inc.  
 PRINCIPALS: New Hope Services, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 13  
 50% of AMI: 13  
 40% of AMI: 11  
 30% of AMI: 9  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedroom: 46  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 46

TOTAL PROJECTED COSTS: \$9,934,800  
 TAX CREDITS PER UNIT: \$17,000

CREDIT REQUESTED: \$782,000  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$400,000  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-043  
 FINAL SCORE: N/A

REASON FOR DENIAL: Failed Threshold



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: The Noblesville Granary  
 SITE LOCATION: 699 S. 9<sup>th</sup> Street  
 Noblesville, IN 46060  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: Hamilton County Area Neighborhood Development  
 PRINCIPALS: Hamilton County Area Neighborhood Development

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 16  
 50% of AMI: 16  
 40% of AMI: 12  
 30% of AMI: 10  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 35  
 Two bedroom: 19  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 54

TOTAL PROJECTED COSTS: \$12,532,811  
 TAX CREDITS PER UNIT: \$21,131

CREDIT REQUESTED: \$1,141,049  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$400,000  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-044  
 FINAL SCORE: 145.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: The Residences at National Design Factory

SITE LOCATION: 2014 Yandes  
Indianapolis, IN 46202

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Elderly

APPLICANT: NDF2, LLC

PRINCIPALS: Neil Fribley  
Charlie Garcia

**# OF UNITS AT EACH SET ASIDE**

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

**UNIT MIX**

Efficiency: 0  
 One bedroom: 24  
 Two bedroom: 25  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 49

TOTAL PROJECTED COSTS: \$11,326,420  
 TAX CREDITS PER UNIT: \$15,306

CREDIT REQUESTED: \$750,000  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-045  
 FINAL SCORE: 144.5

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: The Retreat on Washington, Phase II

SITE LOCATION: 2950 Kirkbride Way  
Indianapolis, IN 46222

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Pedcor Investments-2013-CXLIV, L.P.

PRINCIPALS: Housing Company II, LLC

**# 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: 24  
 Two bedroom: 45  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 69

TOTAL PROJECTED COSTS: \$13,561,566  
 TAX CREDITS PER UNIT: \$17,391

CREDIT REQUESTED: \$1,200,000  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-046  
 FINAL SCORE: 138

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: The Statesman

SITE LOCATION: 2214-2236 W. Michigan St. & 521 N. Pershing Ave.  
Indianapolis, IN 46222

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Riley Area Development Corporation

PRINCIPALS: Riley Area Development Corporation  
Westside Community Development Corporation

**# OF UNITS AT EACH SET ASIDE**

60% of AMI:	16
50% of AMI:	16
40% of AMI:	13
30% of AMI:	11
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	39
Two bedroom:	14
Three bedroom:	3
Four bedroom:	0
Total units:	56

TOTAL PROJECTED COSTS:	\$11,684,519
TAX CREDITS PER UNIT:	\$20,532

CREDIT REQUESTED:	\$1,149,789
CREDIT RECOMMENDED:	\$0
HOME REQUESTED:	\$0
HOME RECOMMENDED:	\$0
DEVELOPMENT FUND REQUESTED:	\$0
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2016A-C-047
FINAL SCORE:	134.25

REASON FOR DENIAL:	Score
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**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: The Wigwam Apartments  
 SITE LOCATION: 1229 Lincoln Avenue  
 Anderson, IN 46016  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: JobSource, Inc.  
 PRINCIPALS: JobSource, Inc.

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 18  
 50% of AMI: 17  
 40% of AMI: 18  
 30% of AMI: 14  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 12  
 Two bedroom: 31  
 Three bedroom: 16  
 Four bedroom: 8  
 Total units: 67

TOTAL PROJECTED COSTS: \$13,393,098  
 TAX CREDITS PER UNIT: \$17,564

CREDIT REQUESTED: \$1,176,817  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$500,000  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-048  
 FINAL SCORE: 142.5  
 REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2016A-C Round**

PROJECT NAME: Tripton Place

SITE LOCATION: North 5<sup>th</sup> Street  
North Vernon, IN 47265

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Southern Indiana Housing and Community Development Corporation

PRINCIPALS: Southern Indiana Housing and Community Development Corporation

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 7  
 50% of AMI: 7  
 40% of AMI: 6  
 30% of AMI: 5  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 9  
 Two bedroom: 16  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 25

TOTAL PROJECTED COSTS: \$5,566,427  
 TAX CREDITS PER UNIT: \$21,417

CREDIT REQUESTED: \$535,432  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$355,000  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2016A-C-049  
 FINAL SCORE: 143

REASON FOR DENIAL: Score