



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: 802 Center

SITE LOCATION: 802 E. Center St.  
Warsaw, IN 46580

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Elderly

APPLICANT: Housing Directions, LLC

PRINCIPALS: Hoosier Housing Partners-2019, LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 14  
 70% of AMI: 14  
 60% of AMI: 8  
 50% of AMI: 18  
 30% of AMI: 18  
 Market Rate: 0

**UNIT MIX**

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

TOTAL PROJECTED COSTS: \$13,199,231.00  
 CREDITS PER UNIT: \$16,041.67

CREDIT REQUESTED: \$1,155,000.00  
 CREDIT RECOMMENDED: \$1,155,000.00  
 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: 2019A-C-002  
 BIN NUMBER: IN-19-00100  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-100  
 FINAL SCORE: 105  
 SET-ASIDE: Rural



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Backstay Lofts  
 SITE LOCATION: 401 W. Oak St.  
 Union City, IN 47390  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: AP Development, LLC  
 PRINCIPALS: AP Development, LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI:	0	One bedroom:	18
60% of AMI:	24	Two bedroom:	25
50% of AMI:	13	Three bedroom:	7
30% of AMI:	13	Four bedroom:	0
Market Rate:	0	Total units:	50

TOTAL PROJECTED COSTS: \$12,724,630  
 CREDITS PER UNIT: \$19,189.58

CREDIT REQUESTED: \$959,479.00  
 CREDIT RECOMMENDED: \$959,479.00  
 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: 2019A-C-005  
 BIN NUMBER: IN-19-00200  
 FINAL SCORE: 106  
 SET-ASIDE: Rural



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Colonial Park

SITE LOCATION: 4421 E. Washington St.  
Indianapolis, IN 46201

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: Partners in Housing Development Corporation

PRINCIPALS: Partners in Housing Development Corporation

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 27  
 70% of AMI: 0  
 60% of AMI: 15  
 50% of AMI: 37  
 30% of AMI: 27  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 78  
 Two bedroom: 28  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 106

TOTAL PROJECTED COSTS: \$10,421,819.00  
 CREDITS PER UNIT: \$11,302.07

CREDIT REQUESTED: \$1,198,019.00  
 CREDIT RECOMMENDED: \$1,198,019.00  
 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: 2019A-C-013  
 BIN NUMBER: IN-19-00300  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-101  
 FINAL SCORE: 102.5  
 SET-ASIDE: Preservation



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Evansville Townhomes

SITE LOCATION: Various Sites within Evansville  
Evansville, IN

PROJECT TYPE: Rehabilitation & New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: Advantix Development Corporation

PRINCIPALS: Advantix Development Corporation

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	30	Efficiency:	0
70% of AMI:	0	One bedroom:	0
60% of AMI:	0	Two bedroom:	20
50% of AMI:	15	Three bedroom:	40
30% of AMI:	15	Four bedroom:	0
Market Rate:	0	Total units:	60

TOTAL PROJECTED COSTS: \$10,639,613.00

CREDITS PER UNIT: \$16,666.67

CREDIT REQUESTED: \$1,000,000.00

CREDIT RECOMMENDED: \$1,000,000.00

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: 2019A-C-015

BIN NUMBER: IN-19-00400

DEVELOPMENT FUND LOAN NUMBER: DFL-019-102

FINAL SCORE: 105.62

SET-ASIDE: Preservation



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Gladstone Apartments  
 SITE LOCATION: 411 South Gladstone Avenue  
 Columbus, IN 47201  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: RealAmerica Development, LLC  
 PRINCIPALS: RealAmerica Development, LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	60	Efficiency:	0
50% of AMI:	0	One bedroom:	12
40% of AMI:	0	Two bedroom:	36
30% of AMI:	0	Three bedroom:	12
Market Rate:	0	Four bedroom:	0
		Total units:	60

TOTAL PROJECTED COSTS: \$11,123,292  
 CREDITS PER UNIT: \$16,733.47

CREDIT REQUESTED: \$1,004,008.00  
 CREDIT RECOMMENDED: \$1,004,008.00  
 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: 2019A-C-018  
 BIN NUMBER: IN-19-00500  
 FINAL SCORE: 99  
 SET-ASIDE: Workforce Housing



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Historic Walnut Square

SITE LOCATION: 200 S. Sixth Street  
Terre Haute, IN 47807

PROJECT TYPE: New Construction & Adaptive Reuse

PROJECT DESIGNATION: Multifamily

APPLICANT: Commonwealth Development Corporation of America

PRINCIPALS: Commonwealth Management Corporation

<u># OF UNITS AT EACH SET ASIDE</u>	
80% of AMI	20
70% of AMI	0
60% of AMI:	0
50% of AMI:	10
40% of AMI:	0
30% of AMI:	10
Market Rate:	0

<u>UNIT MIX</u>	
Efficiency:	0
One bedroom:	4
Two bedroom:	19
Three bedroom:	17
Four bedroom:	0
Total units:	40

TOTAL PROJECTED COSTS:	\$10,254,920.00
CREDITS PER UNIT:	\$20,049.20
CREDIT REQUESTED:	\$801,968.00
CREDIT RECOMMENDED:	\$801,968.00
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:	2019A-C-022
BIN NUMBER:	IN-19-00600
DEVELOPMENT FUND LOAN NUMBER	DFL-019-103
FINAL SCORE:	107.5
SET-ASIDE:	Community Integration



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Homes of Evansville II

SITE LOCATION: Various Sites within Evansville  
Evansville, IN

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: HOPE of Evansville

PRINCIPALS: HOPE of Evansville  
Joshua Case

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	30	Efficiency:	0
70% of AMI:	0	One bedroom:	7
60% of AMI:	0	Two bedroom:	11
50% of AMI:	15	Three bedroom:	22
30% of AMI:	15	Four bedroom:	20
Market Rate:	0	Total units:	60

TOTAL PROJECTED COSTS: \$12,364,062

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: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$500,000.00

HOUSING TRUST FUND REQUESTED: \$0

HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2019A-C-024

BIN NUMBER: IN-19-00700

DEVELOPMENT FUND LOAN NUMBER: DFL-019-110

FINAL SCORE: 107.82

SET-ASIDE: Qualified Not-for-profit



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Line Lofts  
 SITE LOCATION: 1142 Southeastern Ave.  
 Indianapolis, IN  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Elderly  
 APPLICANT: TWG Development, LLC  
 PRINCIPALS: TWG GP, LLC  
 TWG Development, LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 31  
 50% of AMI: 16  
 30% of AMI: 16  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedroom: 63  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 63

TOTAL PROJECTED COSTS: \$11,176,723  
 CREDITS PER UNIT: \$16,254.46

CREDIT REQUESTED: \$1,024,031.00  
 CREDIT RECOMMENDED: \$1,024,031.00  
 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: 2019A-C-026  
 BIN NUMBER: IN-19-00800  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-111  
 FINAL SCORE: 108  
 SET-ASIDE: Large City





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Monon Crossing  
 SITE LOCATION: 1610 N. Kinser Pike  
 Bloomington, IN 47404  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Permanent Supportive Housing  
 APPLICANT: Centerstone of Indiana, Inc.  
 PRINCIPALS: Centerstone of Indiana, Inc.  
 Suzanne Koesel

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 0  
 50% of AMI: 37  
 40% of AMI: 0  
 30% of AMI: 13  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 38  
 Two bedroom: 12  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 50

TOTAL PROJECTED COSTS: \$10,805,478.00  
 CREDITS PER UNIT: \$22,014.72

CREDIT REQUESTED: \$1,100,736.00  
 CREDIT RECOMMENDED: \$1,100,736.00  
 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: 2019A-C-029  
 BIN NUMBER: IN-19-00900  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-105  
 FINAL SCORE: 92.25  
 SET-ASIDE: Housing First



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Parkside at Tarkington  
 SITE LOCATION: 3901 N. Meridian Street  
 Indianapolis, IN 46208  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Elderly  
 APPLICANT: Vision Communities, Inc.  
 PRINCIPALS: Vision Communities, Inc.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 12  
 60% of AMI: 18  
 50% of AMI: 15  
 30% of AMI: 15  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 29  
 Two bedroom: 31  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 60

TOTAL PROJECTED COSTS: \$13,699,821.00  
 CREDITS PER UNIT: \$16,300.00

CREDIT REQUESTED: \$978,000.00  
 CREDIT RECOMMENDED: \$978,000.00  
 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: 2019A-C-034  
 BIN NUMBER: IN-19-01000  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-106  
 FINAL SCORE: 107  
 SET-ASIDE: Large City



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Posterity Village  
 SITE LOCATION: 4209 Plaza Drive  
 Fort Wayne, IN 46806  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: Joshua's Hand, Inc.  
 PRINCIPALS: Joshua's Hand, Inc.  
 Cedric Lee Walker, Sr.

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	19	Efficiency:	12
50% of AMI:	15	One bedroom:	6
40% of AMI:	0	Two bedroom:	6
30% of AMI:	18	Three bedroom:	19
Market Rate:	6	Four bedroom:	15
		Total units:	58

TOTAL PROJECTED COSTS: \$11,070,028.00  
 CREDITS PER UNIT: \$16,976.12

CREDIT REQUESTED: \$882,758.00  
 CREDIT RECOMMENDED: \$882,758.00  
 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: 2019A-C-035  
 BIN NUMBER: IN-19-01100  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-107  
 FINAL SCORE: 105.25  
 SET-ASIDE: Community Integration



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: ReVere Homes

SITE LOCATION: Scattered sites  
Logansport, IN, 46947

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: Crestline Development, LLC

PRINCIPALS: ReVere – Crestline LLC  
James Wilson

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 14

50% of AMI: 8

40% of AMI: 0

30% of AMI: 8

Market Rate: 0

**UNIT MIX**

Efficiency: 0

One bedroom: 0

Two bedroom: 0

Three bedroom: 15

Four bedroom: 15

Total units: 30

TOTAL PROJECTED COSTS: \$7,245,892

CREDITS PER UNIT: \$26,291.27

CREDIT REQUESTED: \$788,738

CREDIT RECOMMENDED: \$788,738

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: 2019A-C-036

BIN NUMBER: IN-18-02100

FINAL SCORE: 106.16

SET-ASIDE: Small City



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Riverside Tower Lofts  
 SITE LOCATION: 1001 W. 2<sup>nd</sup> Street  
 Madison, IN 47250  
 PROJECT TYPE: Adaptive Reuse  
 PROJECT DESIGNATION: Elderly  
 APPLICANT: DF Development, LLC  
 PRINCIPALS: Brandon Denton  
 Thomas J. Floyd  
 Mitchell Collins

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 18  
 50% of AMI: 19  
 40% of AMI: 0  
 30% of AMI: 13  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 42  
 Two bedroom: 8  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 50

TOTAL PROJECTED COSTS: \$9,602,641  
 CREDITS PER UNIT: \$20,433.04

CREDIT REQUESTED: \$1,021,652.00  
 CREDIT RECOMMENDED: \$1,021,652.00  
 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: 2019A-C-037  
 BIN NUMBER: IN-18-02200  
 FINAL SCORE: 82.5  
 SET-ASIDE: Stellar Communities



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Southern Knoll  
 SITE LOCATION: 1107 W. 3<sup>rd</sup> Street  
 Bloomington, IN 47404  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: Milestone Ventures, LLC  
 PRINCIPALS: Milestone Ventures, LLC  
 CAZN Holdings, LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 8  
 60% of AMI: 4  
 50% of AMI: 11  
 30% of AMI: 8  
 Market Rate: 0

**UNIT MIX**

Efficiency: 15  
 One bedroom: 8  
 Two bedroom: 5  
 Three bedroom: 3  
 Four bedroom: 0  
 Total units: 31

TOTAL PROJECTED COSTS: \$6,200,806.00  
 CREDITS PER UNIT: \$17,068.06

CREDIT REQUESTED: \$529,110.00  
 CREDIT RECOMMENDED: \$529,110.00  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$410,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$410,000.00  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2019A-C-039  
 BIN NUMBER: IN-19-01200  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-112  
 FINAL SCORE: 105.25  
 SET-ASIDE: Community Integration



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: St. Mary's Senior Housing

SITE LOCATION: Owens Hall, Sisters of Providence  
 Saint Mary-of-the-Woods Campus, IN 47876

PROJECT TYPE: Adaptive Reuse

PROJECT DESIGNATION: Elderly

APPLICANT: The Sisters of Providence of Saint Mary-of-the-Woods

PRINCIPALS: Duane Miller  
 Sister Dawn Tomaszewski

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 19  
 60% of AMI: 13  
 50% of AMI: 16  
 30% of AMI: 16  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 33  
 Two bedroom: 31  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 64

TOTAL PROJECTED COSTS: \$13,421,668.00  
 CREDITS PER UNIT: \$16,000.00

CREDIT REQUESTED: \$1,024,000.00  
 CREDIT RECOMMENDED: \$1,024,000.00  
 HOME REQUESTED: \$400,000.00  
 HOME RECOMMENDED: \$400,000.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00  
 HOUSING TRUST FUND REQUESTED: \$0  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2019A-C-041  
 BIN NUMBER: IN-19-01300  
 HOME LOAN NUMBER: HML-018-001  
 DEVELOPMENT FUND LOAN NUMBER: DFL-109-108  
 FINAL SCORE: 109  
 SET-ASIDE: Qualified Not-for-profit



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: The Lofts at Ashford  
 SITE LOCATION: SW Corner of Hutchins Avenue and 10<sup>th</sup> Street  
 Columbus, IN 47201  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: Housing and Economic Concepts, Inc.  
 PRINCIPALS: Jeffrey L. Kittle

**# OF UNITS AT EACH SET ASIDE**

60% of AMI: 36  
 50% of AMI: 0  
 40% of AMI: 0  
 30% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 12  
 Two bedroom: 24  
 Three bedroom: 0  
 Four bedroom: 0  
 Total units: 36

TOTAL PROJECTED COSTS: \$6,648,702.00  
 CREDITS PER UNIT: \$14,583.33

CREDIT REQUESTED: \$525,000.00  
 CREDIT RECOMMENDED: \$525,000.00  
 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: 2019A-C-043  
 BIN NUMBER: IN-19-01400  
 FINAL SCORE: 101.50  
 SET-ASIDE: Workforce Housing





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: The Paddocks  
 SITE LOCATION: 540 West Jefferson Street  
 Culver, IN 46511  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: Culver Sand Hill Farm, LLC  
 PRINCIPALS: Kevin Berger

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 10  
 60% of AMI: 14  
 50% of AMI: 12  
 30% of AMI: 12  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedroom: 12  
 Three bedroom: 36  
 Four bedroom: 0  
 Total units: 48

TOTAL PROJECTED COSTS: \$9,644,600.00  
 CREDITS PER UNIT: \$19,270.83

CREDIT REQUESTED: \$925,000.00  
 CREDIT RECOMMENDED: \$925,000.00  
 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: 2019A-C-046  
 BIN NUMBER: IN-19-01500  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-109  
 FINAL SCORE: 96.5  
 SET-ASIDE: Stellar Communities



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Trailside Commons  
 SITE LOCATION: 713 N. Purdum St.  
 Kokomo, IN 46901  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Permanent Supportive Housing  
 APPLICANT: Advantix Development Corporation  
 PRINCIPALS: Advantix Development Corporation  
 SP Kokomo, LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
60% of AMI:	17	Efficiency:	0
50% of AMI:	9	One bedroom:	5
40% of AMI:	0	Two bedroom:	20
30% of AMI:	9	Three bedroom:	10
Market Rate:	0	Four bedroom:	0
		Total units:	35

TOTAL PROJECTED COSTS: \$7,667,970  
 CREDITS PER UNIT: \$20,571.43

CREDIT REQUESTED: \$720,000.00  
 CREDIT RECOMMENDED: \$720,000.00  
 HOME REQUESTED: \$400,000.00  
 HOME RECOMMENDED: \$400,000.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00  
 HOUSING TRUST FUND REQUESTED: \$400,000.00  
 HOUSING TRUST FUND RECOMMENDED: \$400,000.00

APPLICANT NUMBER: 2019A-C-049  
 BIN NUMBER: IN-19-01600  
 HOME LOAN NUMBER: HML-018-002  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-113  
 HOUSING TRUST FUND NUMBER: HTF-018-002  
 FINAL SCORE: 96.5  
 SET-ASIDE: Housing First



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2019A-C Round**

PROJECT NAME: Union at Washington  
 SITE LOCATION: 910 North Washington Street  
 Kokomo, IN 46901  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: Union Development Holdings LLC  
 PRINCIPALS: T&H Investment Properties, LLC

<u># OF UNITS AT EACH SET ASIDE</u>	
80% of AMI:	24
70% of AMI:	0
60% of AMI:	0
50% of AMI:	14
40% of AMI:	0
30% of AMI:	13
Market Rate:	0

<u>UNIT MIX</u>	
Efficiency:	1
One bedroom:	0
Two bedroom:	0
Three bedroom:	50
Four bedroom:	0
Total units:	51

TOTAL PROJECTED COSTS: \$9,791,298.00  
 CREDITS PER UNIT: \$15,540.00

CREDIT REQUESTED: \$792,540.00  
 CREDIT RECOMMENDED: \$792,540.00  
 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: 2019A-C-050  
 BIN NUMBER: IN-19-01700  
 DEVELOPMENT FUND LOAN NUMBER: DFL-019-104  
 FINAL SCORE: 107.5  
 SET-ASIDE: Small City