

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Adams County Rural Development Rehab
SITE LOCATION: a. 556 Bristol Court, 46740
a. Geneva b. Decatur, IN
Adams County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Biggs Adams County, LP
Cynthia Snider
522 S. 13th Street
Decatur, IN 46733
(260) 724-9131

OF UNITS AT EACH SET ASIDE:

60% of AMI: 17
50% of AMI: 17
40% of AMI: 17
30% of AMI: 9
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 46
Two bedroom: 9
Three bedroom: 5
Four bedroom: 0
Total units: 60

TOTAL PROJECTED COSTS: \$3,040,000.00

RHTCs REQUESTED: \$255,767.00
RHTCs RECOMMENDED: \$255,767.00

USDA 515 RPLF FUNDS REQUESTED: \$500,000.00
USDA 515 RPLF FUNDS RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2009A-C-001
BIN: IN-09-00100
USDA 515 RPLF Award #: DF-09-10

FINAL SCORE: 89.75

SET ASIDE: RPLF 515

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Amber Woods
SITE LOCATION: 10202 John Jay Drive
Indianapolis, IN 46235
Marion County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Amber Woods, LP
Luvenia Morris
10202 John Jay Drive
Indianapolis, IN 46235
(317) 889-7550

OF UNITS AT EACH SET ASIDE:

60% of AMI: 44
50% of AMI: 44
40% of AMI: 35
30% of AMI: 27
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 24
Two bedroom: 78
Three bedroom: 48
Four bedroom: 0
Total units: 150

TOTAL PROJECTED COSTS: \$13,479,375.00

RHTCs REQUESTED: \$1,275,000.00
RHTCs RECOMMENDED: \$1,275,000.00

DEVELOPMENT FUNDS REQUESTED: \$500,000.00
CDBG RECOVERY RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2009A-C-002
BIN: IN-09-00200
CDBG AWARD #: DR2H-09-102

FINAL SCORE: 95.50

SET ASIDE: Preservation

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: American Heartland Homes One
SITE LOCATION: 1402 173rd St.
Hammond, IN 46324
Lake County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: American Heartland Homes One, LLC
Maria Becerra
1402 173rd Street
Hammond, IN 46324
(219) 989-3278

OF UNITS AT EACH SET ASIDE:

60% of AMI:	24
50% of AMI:	22
40% of AMI:	23
30% of AMI:	25
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	14
Two bedroom:	24
Three bedroom:	56
Four bedroom:	0
Total units:	94

TOTAL PROJECTED COSTS: \$10,782,255.00

RHTCs REQUESTED: \$948,694.00
RHTCs RECOMMENDED: \$948,694.00

HOME FUNDS REQUESTED:
HOME FUNDS RECOMMENDED:

APPLICANT NUMBER: 2009A-C-003
BIN: IN-09-00300

FINAL SCORE: 98.25

SET ASIDE: Preservation

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Cameron Crossing
SITE LOCATION: 15000 Block Tally Ho Drive
Huntertown, IN 46748
Allen County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Cameron Crossing, LP
Edward Keller, Jr.
4530 Merchant Road
Fort Wayne, IN 46818
(260) 497-9000 Ext. 24

OF UNITS AT EACH SET ASIDE:

60% of AMI:	17
50% of AMI:	21
40% of AMI:	14
30% of AMI:	8
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	8
Two bedroom:	16
Three bedroom:	32
Four bedroom:	4
Total units:	60

TOTAL PROJECTED COSTS: \$6,790,158.00

RHTCs REQUESTED: \$712,537.00
RHTCs RECOMMENDED: \$712,537.00

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

APPLICANT NUMBER: 2009A-C-009
BIN: IN-09-00400

FINAL SCORE: 102.00

SET ASIDE: Development Location - Rural

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: CAPE Place
SITE LOCATION: 500-600 East Brumfield Avenue
Princeton, IN 47607
Gibson County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: CAPE Place, LP
Alice Weathers
27 Pacase Avenue
Evansville, IN 47713
(812) 425-4241

OF UNITS AT EACH SET ASIDE:

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

UNIT MIX:

Efficiency: 0
One bedroom: 4
Two bedroom: 12
Three bedroom: 8
Four bedroom: 4
Total units: 28

TOTAL PROJECTED COSTS: \$3,706,000.00

RHTCs REQUESTED: \$410,319.00
RHTCs RECOMMENDED: \$410,319.00

HOME FUNDS REQUESTED: \$400,000.00
CDBG RECOVERY RECOMMENDED: \$400,000.00

APPLICANT NUMBER: 2009A-C-011
BIN: IN-09-00500
CDBG AWARD #: DR2H-09-110

FINAL SCORE: 117.50

SET ASIDE: Development Location - Rural

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Cedar Trace Apartments II
SITE LOCATION: 7th Avenue and Cedar Street
Evansville, IN 47710
Vanderburgh County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Cedar Trace Apartments II, LP
Terrence J. Keusch
5122 Russell Lane
Greenwood, In 46143
(317) 889-3798

OF UNITS AT EACH SET ASIDE:

60% of AMI:	10
50% of AMI:	9
40% of AMI:	8
30% of AMI:	8
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	12
Two bedroom:	17
Three bedroom:	6
Four bedroom:	0
Total units:	35

TOTAL PROJECTED COSTS: \$4,837,000.00

RHTCs REQUESTED: \$533,988.00
RHTCs RECOMMENDED: \$533,988.00

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

APPLICANT NUMBER: 2009A-C-012
BIN: IN-09-00600

FINAL SCORE: 117.50

SET ASIDE: Development Location - Large City

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Centennial Apartments
SITE LOCATION: 7936 Serenity Drive
Fort Wayne, IN 46816
Allen County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Community Housing Concepts Centennial Apartments LLC
Ron LaFollette
6795 E. Tennessee Ave.
Denver, CO 80224
(303) 226-9121

OF UNITS AT EACH SET ASIDE:

60% of AMI: 26
50% of AMI: 25
40% of AMI: 25
30% of AMI: 12
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 16
Two bedroom: 48
Three bedroom: 24
Four bedroom: 0
Total units: 88

TOTAL PROJECTED COSTS: \$8,294,306.00

RHTCs REQUESTED: \$701,034.00
RHTCs RECOMMENDED: \$701,034.00

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

APPLICANT NUMBER: 2009A-C-013
BIN: IN-09-00700

FINAL SCORE: 98.00

SET ASIDE: Preservation

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Country Place Apartments
SITE LOCATION: 408 Countryside Drive
Ossian, IN 46777
Wells County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Biggs Country Place, LP
Cynthia Snider
522 S. 13th Street
Decatur, IN 46733
(260) 724-9131

OF UNITS AT EACH SET ASIDE:

60% of AMI: 9
50% of AMI: 8
40% of AMI: 7
30% of AMI: 0
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 16
Two bedroom: 8
Three bedroom: 0
Four bedroom: 0
Total units: 24

TOTAL PROJECTED COSTS: \$1,666,400.00

RHTCs REQUESTED: \$137,889.00
RHTCs RECOMMENDED: \$137,889.00

USDA 515 RPLF FUNDS REQUESTED: \$519,000.00
USDA 515 RPLF FUNDS RECOMMENDED: \$519,000.00

APPLICANT NUMBER: 2009A-C-015
BIN: IN-09-00800
USDA 515 RPLF AWARD #: DF-09-11

FINAL SCORE: 65.75

SET ASIDE: RPLF 515

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Covered Bridge Apartments
SITE LOCATION: 617 W. 150 S.
Washington, In 47501
Davless County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Covered Bridge Apartments, L.P.
Stephen Sacksteder
PO Box 249
Linton, IN 47441
(812) 847-2231

OF UNITS AT EACH SET ASIDE:

60% of AMI: 9
50% of AMI: 7
40% of AMI: 5
30% of AMI: 3
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 8
Two bedroom: 12
Three bedroom: 4
Four bedroom: 0
Total units: 24

TOTAL PROJECTED COSTS: \$3,845,778.00

RHTCs REQUESTED: \$377,648.00

RHTCs RECOMMENDED: \$377,648.00

HOME FUNDS REQUESTED: \$400,000.00

DEVELOPMENT FUNDS REQUESTED: \$78,000.00

CDBG RECOVERY FUNDS RECOMMENDED: \$478,000.00

APPLICANT NUMBER: 2009A-C-017

BIN: IN-09-00900

CDBG AWARD #: DR2H-09-103

FINAL SCORE: 110.50

SET ASIDE: Development Location - Rural

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Daisy Meadow Apartments
SITE LOCATION: 1900/2000 Block West North Street (tbd)
Kendallville, IN 46755
Noble County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Daisy Meadow Apartments, LP
Patricia L. Keller
576 Geiger Drive, Suite C
Roanoke, IN 46783
(260) 672-3706

OF UNITS AT EACH SET ASIDE:

60% of AMI: 18
50% of AMI: 18
40% of AMI: 13
30% of AMI: 11
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 12
Two bedroom: 30
Three bedroom: 18
Four bedroom: 0
Total units: 60

TOTAL PROJECTED COSTS: \$6,409,213.00

RHTCs REQUESTED: \$660,105.00
RHTCs RECOMMENDED: \$660,105.00

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

APPLICANT NUMBER: 2009A-C-018
BIN: IN-09-01000

FINAL SCORE: 99.00

SET ASIDE: Development Location - Rural

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Jackson Square Apartments
SITE LOCATION: 360 South Main Street
Roanoke, IN 46783
Huntington County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Jackson Square Apartments, LP
David Koenig
217 Fairview Blvd.
Kendallville, IN 46755
(260) 347-4714

OF UNITS AT EACH SET ASIDE:

60% of AMI: 9
50% of AMI: 15
40% of AMI: 7
30% of AMI: 4
Market Rate: 0

UNIT MIX:

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

TOTAL PROJECTED COSTS: \$4,291,694.00

RHTCs REQUESTED: \$463,164.00
RHTCs RECOMMENDED: \$463,164.00

HOME FUNDS REQUESTED: \$400,000.00
CDBG RECOVERY FUNDS RECOMMENDED: \$400,000.00

APPLICANT NUMBER: 2009A-C-027
BIN: IN-09-01100
CDBG AWARD #: DR2H-09-104

FINAL SCORE: 105

SET ASIDE: Elderly

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Lamplighter Manor of Brazil
SITE LOCATION: 650 East Pinkley Street
Brazil, IN 47834
Clay County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Martin-Lamplighter of Brazil, L.P.
James K. Maddox
105 N. Main
Clarkton, MO 63837
(573) 448-3000

OF UNITS AT EACH SET ASIDE:

60% of AMI: 14
50% of AMI: 9
40% of AMI: 9
30% of AMI: 8
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 10
Two bedroom: 30
Three bedroom: 0
Four bedroom: 0
Total units: 40

TOTAL PROJECTED COSTS: \$2,323,695.00

RHTCs REQUESTED: \$156,775.00
RHTCs RECOMMENDED: \$156,775.00

USDA 515 RPLF REQUESTED: \$369,279.00
USDA 515 RPLF RECOMMENDED: \$369,279.00

APPLICANT NUMBER: 2009A-C-029
BIN: IN-09-01200
USDA 515 RPLF AWARD #: DF-09-12

FINAL SCORE: 90.5

SET ASIDE: RPLF-515

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Lamplighter Manor Apts. of Mt. Vernon
SITE LOCATION: 1305 N. Main Street
Mount Vernon, IN 47620
Posey County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Martin-Lamplighter of Mount Vernon, L.P.
James K. Maddox
105 N. Main
Clarkton, MO 63837
(573) 448-3000

OF UNITS AT EACH SET ASIDE:

60% of AMI: 10
50% of AMI: 8
40% of AMI: 8
30% of AMI: 6
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 8
Two bedroom: 24
Three bedroom: 0
Four bedroom: 0
Total units: 32

TOTAL PROJECTED COSTS: \$1,949,856.00

RHTCs REQUESTED: \$130,815.00
RHTCs RECOMMENDED: \$130,815.00

USDA 515 RPLF REQUESTED: \$329,142.00
USDA 515 RPLF RECOMMENDED: \$329,142.00

APPLICANT NUMBER: 2009A-C-030
BIN: IN-09-01300
USDA 515 RPLF AWARD #: DF-09-13

FINAL SCORE: 83.5

SET ASIDE: RPLF-515

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Laurelwood and Rowney
SITE LOCATION: L: 3340 Teakwood Drive, 46227
Indianapolis, IN
Marion County
PROJECT TYPE: Rental – Acquisition/Rehab
APPLICANT / OWNER: Laurwood and Rowney, LP
Bruce R. Baird
1919 N. Meridian Street
Indianapolis, IN 46202
(317) 261-7181

OF UNITS AT EACH SET ASIDE:

60% of AMI:	69
50% of AMI:	69
40% of AMI:	51
30% of AMI:	42
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	0
Two bedroom:	48
Three bedroom:	117
Four bedroom:	44
Total units:	231

TOTAL PROJECTED COSTS: \$15,909,009.00

RHTCs REQUESTED: \$1,309,254.00
RHTCs RECOMMENDED: \$1,309,254.00

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

APPLICANT NUMBER: 2009A-C-031
BIN: IN-09-01400

FINAL SCORE: 90.00

SET ASIDE: Preservation

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Mapleton Properties
SITE LOCATION: Scattered Sites
Indianapolis, IN 46205
Marion County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Mapleton Properties, LP
Thomas Spencer
130 West 30th Street
Indianapolis, IN 46205
(317) 636-7682

OF UNITS AT EACH SET ASIDE:

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

UNIT MIX:

Efficiency: 0
One bedroom: 0
Two bedroom: 4
Three bedroom: 44
Four bedroom: 2
Total units: 50

TOTAL PROJECTED COSTS: \$4,919,651.00

RHTCs REQUESTED: \$460,568.00
RHTCs RECOMMENDED: \$460,568.00

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

APPLICANT NUMBER: 2009A-C-032
BIN: IN-09-01500

FINAL SCORE: 117.50

SET ASIDE: Preservation

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Millstone Pointe
SITE LOCATION: Martinsville Street
Greencastle, IN 46135
Putnam County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Milestone Pointe, LP
Charles Heintzelman
8152 Castilla Dr.
Indianapolis, IN 46236
(317) 826-3488 Ext. 100

OF UNITS AT EACH SET ASIDE:

60% of AMI: 12
50% of AMI: 11
40% of AMI: 5
30% of AMI: 3
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 8
Two bedroom: 16
Three bedroom: 7
Four bedroom: 0
Total units: 31

TOTAL PROJECTED COSTS: \$4,414,903.00

RHTCs REQUESTED: \$464,214.00
RHTCs RECOMMENDED: \$464,214.00

HOME FUNDS REQUESTED: \$400,000.00
CDBG RECOVERY FUNDS RECOMMENDED: \$400,000.00

APPLICANT NUMBER: 2009A-C-035
BIN: IN-09-01600
CDBG AWARD #: DR2H-09-105

FINAL SCORE: 106.50

SET ASIDE: Development Location - Rural

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Noblesville Senior
SITE LOCATION: Vacant Land at the Intersection of
Noblesville, IN 46060
Hamilton County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Noblesville Senior LLC
Aaron Pechota
5309 Transportation Blvd.
Cleveland, OH 44125
(216) 475-8900

OF UNITS AT EACH SET ASIDE:

60% of AMI: 24
50% of AMI: 24
40% of AMI: 20
30% of AMI: 16
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 20
Two bedroom: 64
Three bedroom: 0
Four bedroom: 0
Total units: 84

TOTAL PROJECTED COSTS: \$12,289,469.00

RHTCs REQUESTED: \$1,286,587.00
RHTCs RECOMMENDED: \$1,286,587.00

HOME FUNDS REQUESTED: \$400,000.00
CDBG RECOVERY FUNDS RECOMMENDED: \$400,000.00

APPLICANT NUMBER: 2009A-C-037
BIN: IN-09-01700
CDBG AWARD #: DR2H-09-106

FINAL SCORE: 100.00

SET ASIDE: Development Location - Small City

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Northtown Village Townhomes II
SITE LOCATION: 3500 & 3600 Blocks of Main Street
East Chicago, IN 46312
Lake County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Northtown Village Townhomes II LP
Tim Schalk
445 N. Pennsylvania Street, #520
Indianapolis, IN 46204
(317) 634-2495 Ext. 103

OF UNITS AT EACH SET ASIDE:

60% of AMI:	15
50% of AMI:	11
40% of AMI:	15
30% of AMI:	9
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	0
Two bedroom:	16
Three bedroom:	31
Four bedroom:	3
Total units:	50

TOTAL PROJECTED COSTS: \$8,929,332.00

RHTCs REQUESTED: \$975,000.00
RHTCs RECOMMENDED: \$975,000.00

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

APPLICANT NUMBER: 2009A-C-038
BIN: IN-09-01800

FINAL SCORE: 109.50

SET ASIDE: Qualified Not-for-profit

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Parkview Homes
SITE LOCATION: 1609 E. Centennial
Muncie, IN 47303
Delaware County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Parkview Homes, LP
Duane Miller
8900 Keystone Crossing, Suite 1200
Indianapolis, IN 46240
(317) 816-9300

OF UNITS AT EACH SET ASIDE:

60% of AMI: 11
50% of AMI: 9
40% of AMI: 8
30% of AMI: 7
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 8
Two bedroom: 0
Three bedroom: 26
Four bedroom: 1
Total units: 35

TOTAL PROJECTED COSTS: \$6,345,961.00

RHTCs REQUESTED: \$699,357.00
RHTCs RECOMMENDED: \$699,357.00

DEVELOPMENT FUNDS REQUESTED: \$500,000.00
DEVELOPMENT FUNDS RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2009A-C-041
BIN: IN-09-01900
DEV. FUNDS AWARD #:

FINAL SCORE: 109.00

SET ASIDE: Development Location - Large City

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Pennwood Place
SITE LOCATION: 4720 Pennwood Drive
Indianapolis, IN 46205
Marion County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Pennwood Place, L.P.
John L. Pipas
4701 North Keystone Avenue
Indianapolis, In 46205
(317) 889-3798

OF UNITS AT EACH SET ASIDE:

60% of AMI: 10
50% of AMI: 9
40% of AMI: 8
30% of AMI: 8
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 22
Two bedroom: 13
Three bedroom: 0
Four bedroom: 0
Total units: 35

TOTAL PROJECTED COSTS: \$4,732,000.00

RHTCs REQUESTED: \$519,831.00
RHTCs RECOMMENDED: \$519,831.00

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

APPLICANT NUMBER: 2009A-C-042
BIN: IN-09-02000

FINAL SCORE: 102.50

SET ASIDE: Qualified Not-for-profit

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Redbud Village Apartments
SITE LOCATION: 1000 Block of North Broadway St. (tbd)
Huntington, IN 46750
Huntington County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Redbud Village Apartments, LP
Patricia Keller
576 Gelger Drive, Suite C
Roanoke, IN 46783
(60-) 2-3

OF UNITS AT EACH SET ASIDE:

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

UNIT MIX:

Efficiency: 0
One bedroom: 8
Two bedroom: 24
Three bedroom: 16
Four bedroom: 0
Total units: 48

TOTAL PROJECTED COSTS: \$4,907,076.00

RHTCs REQUESTED: \$513,289.00
RHTCs RECOMMENDED: \$513,289.00

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

APPLICANT NUMBER: 2009A-C-044
BIN: IN-09-02100

FINAL SCORE: 98.00

SET ASIDE: Development Location - Small City

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Skybird Manor Apartments
SITE LOCATION: 302 E. 10th Street
Greensburg, IN 47240
Decatur County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: To be Formed LP-Phil Brown
Phil Brown

(614) 552-5613

OF UNITS AT EACH SET ASIDE:

60% of AMI:	17
50% of AMI:	25
40% of AMI:	12
30% of AMI:	6
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	59
Two bedroom:	1
Three bedroom:	0
Four bedroom:	0
Total units:	60

TOTAL PROJECTED COSTS: \$4,345,755.00

RHTCs REQUESTED: \$398,071.00
RHTCs RECOMMENDED: \$398,071.00

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

APPLICANT NUMBER: 2009A-C-049
BIN: IN-09-02200

FINAL SCORE: 95.00

SET ASIDE: Preservation

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: St. Clair Apartments
SITE LOCATION: 2401 E. 10th
Indianapolis, IN 46201
Marion County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: St. Clair Apartments, LP
Bill Gray
430 Massachusetts Ave, Suite LL1
Indianapolis, In 46204
(317) 637-8996 Ext. 201

OF UNITS AT EACH SET ASIDE:

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

UNIT MIX:

Efficiency: 0
One bedroom: 26
Two bedroom: 7
Three bedroom: 0
Four bedroom: 0
Total units: 33

TOTAL PROJECTED COSTS: \$6,078,400.00

RHTCs REQUESTED: \$657,895.00
RHTCs RECOMMENDED: \$657,895.00

DEVELOPMENT FUNDS REQUESTED: \$300,000.00
CDBG RECOVERY FUNDS RECOMMENDED: \$300,000.00

APPLICANT NUMBER: 2009A-C-050
BIN: IN-09-02300
CDBG AWARD #: DR2H-09-107

FINAL SCORE: 108.50

SET ASIDE: Elderly

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Stonegate Village Apartments
SITE LOCATION: 3302 Stonegate Drive
New Castle, IN 47362
Henry County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Stonegate Village New Castle, LLC
Marion Willey
233 West 700 South, Suite D
Salt Lake City, UT 84101

OF UNITS AT EACH SET ASIDE:

60% of AMI: 36
50% of AMI: 36
40% of AMI: 28
30% of AMI: 22
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 16
Two bedroom: 66
Three bedroom: 40
Four bedroom: 0
Total units: 122

TOTAL PROJECTED COSTS: \$8,708,106.00

RHTCs REQUESTED: \$792,104.00
RHTCs RECOMMENDED: \$792,104.00

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

APPLICANT NUMBER: 2009A-C-051
BIN: IN-09-02400

FINAL SCORE: 93.25

SET ASIDE: Qualified Not-for-profit

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Trail Side on Mass Ave.
SITE LOCATION: 875 Massachusettes Avenue
Indianapolis, IN 46204
Marion County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Trail Side on Mass Ave., LP
Bill Gray
430 Massachusetts Avenue, Suite LL1
Indianapolis, IN 46204
(317) 637-8996 Ext. 201

OF UNITS AT EACH SET ASIDE:

60% of AMI: 23
50% of AMI: 14
40% of AMI: 14
30% of AMI: 12
Market Rate: 0

UNIT MIX:

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

TOTAL PROJECTED COSTS: \$10,595,000.00

RHTCs REQUESTED: \$1,191,499.00
RHTCs RECOMMENDED: \$1,191,499.00

DEVELOPMENT FUNDS REQUESTED: \$300,000.00
CDBG RECOVERY FUNDS RECOMMENDED: \$300,000.00

APPLICANT NUMBER: 2009A-C-053
BIN: IN-09-02500
CDBG AWARD #: DR2H-09-108

FINAL SCORE: 108.00

SET ASIDE: Development Location - Large City

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Twin Hills and Blackburn
SITE LOCATION: 3091 Baltimore Ave., 46205
Indianapolis, IN
Marion County
PROJECT TYPE: Rental – Acquisition\Rehab
APPLICANT / OWNER: Twin Hills and Blackburn, LP
Bruce R. Baird
1919 North Meridian Street
Indianapolis, IN 46202
(317) 261-7181

OF UNITS AT EACH SET ASIDE:

60% of AMI:	92
50% of AMI:	91
40% of AMI:	68
30% of AMI:	56
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	30
Two bedroom:	116
Three bedroom:	132
Four bedroom:	18
Total units:	307

TOTAL PROJECTED COSTS: \$19,798,043.00

RHTCs REQUESTED: \$1,690,746.00
RHTCs RECOMMENDED: \$1,690,746.00

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

APPLICANT NUMBER: 2009A-C-055
BIN: IN-09-02600

FINAL SCORE: 93.00

SET ASIDE: Preservation

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Wexford Apartments of Taylorsville
SITE LOCATION: Intersection of US 31 and Henry Lakes Blvd.
Taylorsville, IN 47280
Bartholomew County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Wexford of Taylorsville, LP
Joë Whitsett
55 Monument Circle
Indianapolis, IN 46204
(317) 245-8322

OF UNITS AT EACH SET ASIDE:

60% of AMI:	12
50% of AMI:	8
40% of AMI:	6
30% of AMI:	6
Market Rate:	0

UNIT MIX:

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

TOTAL PROJECTED COSTS: \$4,147,241.00

RHTCs REQUESTED: \$417,426.00
RHTCs RECOMMENDED: \$417,426.00

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

APPLICANT NUMBER: 2009A-C-057
BIN: IN-09-02700

FINAL SCORE: 108.00

SET ASIDE: Elderly

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Wexford Homes of Michigan City
SITE LOCATION: Vacant Land at NE corner of Southwind
Michigan City, IN 46360
La Porte County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Wexford of Michigan City, LP
Joe Whitsett
55 Monument Circle, Suite 201
Indianapolis, IN 46204
(317) 245-8322

OF UNITS AT EACH SET ASIDE:

60% of AMI: 24
50% of AMI: 4
40% of AMI: 10
30% of AMI: 6
Market Rate: 0

UNIT MIX:

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

TOTAL PROJECTED COSTS: \$6,177,303.00

RHTCs REQUESTED: \$600,713.00
RHTCs RECOMMENDED: \$600,713.00

HOME FUNDS REQUESTED:
HOME FUNDS RECOMMENDED:

APPLICANT NUMBER: 2009A-C-058
BIN: IN-09-02800
HOME FUNDS AWARD #:

FINAL SCORE: 103.00

SET ASIDE: Development Location - Small City

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Willow Glen Apartments
SITE LOCATION: 2800 South Main Street
New Castle, IN 47362
Henry County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: To be formed entity-Frank T. Sinito
Frank T. Sinito
8111 Rockside Road, Suite 200
Valley View, OH 44125

OF UNITS AT EACH SET ASIDE:

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

UNIT MIX:

Efficiency: 0
One bedroom: 51
Two bedroom: 1
Three bedroom: 0
Four bedroom: 0
Total units: 52

TOTAL PROJECTED COSTS: \$3,772,273.00

RHTCs REQUESTED: \$324,364.00
RHTCs RECOMMENDED: \$324,364.00

HOME FUNDS REQUESTED: \$200,000.00
CDBG RECOVERY RECOMMENDED: \$200,000.00

APPLICANT NUMBER: 2009A-C-061
BIN: IN-09-02900
CDBG AWARD #: DR2H-09-109

FINAL SCORE: 96.75

SET ASIDE: Preservation

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Willow Manor Senior Apartments
SITE LOCATION: NW corner of the intersection of
Nashville, IN 47448
Brown County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Willow Manor Senior Apartments, LP
Ronda Shrewsberry
111 North Rangeline Road
Carmel, IN 46032
(317) 815-5929

OF UNITS AT EACH SET ASIDE:

60% of AMI: 19
50% of AMI: 31
40% of AMI: 10
30% of AMI: 5
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 38
Two bedroom: 27
Three bedroom: 0
Four bedroom: 0
Total units: 65

TOTAL PROJECTED COSTS: \$7,690,877.00

RHTCs REQUESTED: \$798,745.00
RHTCs RECOMMENDED: \$798,745.00

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

APPLICANT NUMBER: 2009A-C-062
BIN: IN-09-03000

FINAL SCORE: 105.50

SET ASIDE: Elderly