# 2017 A-C ROUND DENIED APPLICATIONS



Project Name:		10 <sup>th</sup>	10 <sup>th</sup> Street Lofts		
Site Location:		401 N. 10th Street Richmond, IN 47374			
Project Type:		Rehabilitation			
Project Designation:		Fam	Family		
Applicant:		Housing and Economic Concepts, Inc.			
Principals:		Housing and Economic Concepts, Inc.			
# of Units at Each	<u> Set-Aside</u>		Unit Mix		
60% of AMI:	20			0	
50% of AMI:	19	One Bedroom: 60		60	
40% of AMI:	15	Two Bedrooms:		7	
30% of AMI:	13	Three Bedrooms:		0	
Market:	0	Four Bedrooms: 0		0	
			Total:	67	
Total Projected C	osts:	\$	10,069,315.00		
Tax Credits Per Unit:		\$	11,388.06		
Credit Requested:		\$ \$	763,000.00		
Credit Recommended:		\$	0		
Development Fund Requested		\$	300,000.00		
Development Fund Recommended:		\$	0		
Applicant Number:		2017	2017A-C-001		





Final Score:

{00027457-1}

Reason for Denial:



138

Score



Project Name:			Anna's Station Apartments		
Site Location:			272 Lynn Street (59 549 Lynn Street (1 Indianapolis, IN 46	single family unit)	
Project Type:			New Construction		
Project Designation:			Family		
Applicant:			Crestline Communities		
Principals:			James Wilson		
# of Units at Each	Set-Aside		<u>Unit Mix</u>		
60% of AMI:	17		Zero Bedroom:	0	
50% of AMI:	17		One Bedroom:	9	
40% of AMI:	15		Two Bedrooms:	30	
30% of AMI:	11		Three Bedrooms:	21	
Market:	0		Four Bedrooms:	0	
			Total:	60	
Total Projected Co	osts:	\$	13,135,000.00		
Tax Credit Per Unit:		\$	20,000.00		
Credit Requested:		\$ \$ \$ \$	1,200,000.00		
Credit Recommended:		\$	0		
Development Fund Requested:			500,000.00		
Development Fund Recommended:		\$	0		
Applicant Number:		201	7A-C-002		
Final Score:		137.25			





{00027457-1}

Reason For Denial:



Score



Project Name:	Avenues Edge

Site Locations: 906, 908-910 Portage Avenue

736 California Avenue

808-838 Portage Avenue (addt'l parking)

South Bend, IN 46616

Project Type: Adaptive Reuse

Project Designation: Elderly

Applicant: Near Northwest Neighborhood, Inc. (NNN)

Principals: Near Northwest Neighborhood, Inc. (NNN)

# of Units at Each Set-Aside Unit Mix

60% of AMI: 16 Zero Bedroom: 0 50% of AMI: 38 16 One Bedroom: 40% of AMI: 13 Two Bedrooms: 18 30% of AMI: 0 11 Three Bedrooms: Market: Four Bedrooms: 0 Total: 56

 Total Projected Costs:
 \$ 10,343,800.00

 Tax Credits Per Unit:
 \$ 17,711.38

 Credit Requested:
 \$ 991,837.00

Credit Recommended: \$ 0

Application Number: 2017A-C-004

Final Score: 145
Reason For Denial: Score





Suzanne Crouch





Project Name: **Backstay Lofts** Site Location: 401 Oak Street Union City, IN 47390

Project Type: **Adaptive Reuse** 

Project Designation: Family

AP Development LLC Applicant:

Principals: AP Development, LLC

Johnathan R. Anderson

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: 14 Zero Bedroom: 0 50% of AMI: 14 One Bedroom: 18 40% of AMI: 13 Two Bedrooms: 27 30% of AMI: 9 Three Bedrooms: 5 Market: 0 Four Bedrooms: 0 50 Total:

**Total Projected Costs:** \$ 11,726,363.00 \$ \$ \$ Tax Credits Per Unit: 16,640.86 Credit Requested: 832,043.00

Credit Recommended: 0

**Development Fund Requested** 500,000.00

\$ Development Fund Recommended: 0

**Application Number:** 2017A-C-005

Final Score: 148 Reason for Denial: Score









Project Name: Boonville Homes
Site Location: See Exhibit A

Boonville, IN 47601

Project Type: New Construction

Project Designation: Family

Applicant: MV Affordable Housing

Principals: Miller-Valentine Operations, Inc.

Boonville Now Inc.

# of Units at Each	<u>Set-Aside</u>	<u>Unit Mix</u>	
60% of AMI:	15	Zero Bedroom:	0
50% of AMI:	15	One Bedroom:	9
40% of AMI:	13	Two Bedrooms:	34
30% of AMI:	10	Three Bedrooms:	0
Market:	0	Four Bedrooms:	10
		Total:	53

Total Projected Costs: \$ 12,319,913.00
Tax Credit Per Unit: \$ 22,642.00
Credit Requested: \$ 1,200,000.00
Credit Recommended: \$ 0

Application Number: 2017A-C-009

Final Score: 144.68
Reason For Denial: Score









#### EXHIBIT A 2017A-C-009

411 E. Gough

122 Stevens St.

520 E. Division St.

1313 E. Walnut St.

506 N. 9<sup>th</sup> Street

520 S. 7<sup>th</sup> Street

201 Centennial Avenue

813 S. 6<sup>th</sup> St.

114 Stevens St.

316 S 5<sup>th</sup> St.

512 N. 6<sup>th</sup> St.

1367 Parklane Drive

322 E. Sycamore Street

608 N. Third Street

1021 N. Third Street

419 W. Locust Street

411 W Locust Street

416 W. Main Street

414 W. Main Street

809 E. Chestnut Street









Project Name: **Broadway Homes** Site Location: 765 Broadway Scattered Site Lots Gary, IN 46402

Project Type: **New Construction** 

**Project Designation:** Family

MV Affordable Housing, LLC Applicant: MV Affordable Housing, LLC **Principals:** Miller-Valentine Operations, Inc.

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: Zero Bedroom: 0 16 50% of AMI: 16 One Bedroom: 8 40% of AMI: 19 12 Two Bedrooms: 30% of AMI: 10 Three Bedrooms: 0 0 Market: Four Bedrooms: 27

**Total Projected Costs:** \$ 12,194,943.00 \$ Tax Credits Per Unit: 21,296.30 \$ 1,150,000.00 Credits Requested:

\$ Credits Recommended: 0

\$ **Development Fund Requested:** 500,000.00

Development Fund Recommended:

2017A-C-011 **Application Number:** 

Final Score: N/A

Reason For Denial: Did not pass threshold - market study

{00027457-1}

30 S. MERIDIAN ST. SUITE 1000 - INDIANAPOLIS, IN 46204 - HTTP://IHCDA.IN.GOV

Total:

54









Project Name: **Broadway Senior Lofts** 

Site Location: 701 Broadway

700 Massachusetts Street

Gary, IN 46402

Project Type: **New Construction** 

**Project Designation:** Elderly

Applicant: MV Affordable Housing, LLC Principals: MV Affordable Housing, LLC Miller-Valentine Operations, Inc.

# of Units at Each	<u>Set-Aside</u>	<u>Unit Mix</u>	
60% of AMI:	14	Zero Bedroom:	0
50% of AMI:	14	One Bedroom:	8
40% of AMI:	13	Two Bedrooms:	42
30% of AMI:	9	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	50

Total Projected Costs:	\$	12,194,943.00
Tax Credits Per Unit:	\$	23,000.00
Credits Requested:	\$	1,150,000.00
Cradita Basammandad:	¢	0

Credits Recommended:

\$ 500,000.00 Development Fund Requested:

Development Fund Recommended:

2017A-C-012 Application Number:

Final Score: 142.5 Reason For Denial: Score









Project Name: Central Lofts 203 N.W. 5th Street Site Location: Evansville, IN 47708

Project Type: **Adaptive Reuse** 

Project Designation: Family

AP Development LLC Applicant: Principals: AP Development, LLC Jon Anderson

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: Zero Bedroom: 0 18 50% of AMI: 18 One Bedroom: 21 40% of AMI: 14 Two Bedrooms: 36 30% of AMI: 11 Three Bedrooms: 4 Market: Four Bedrooms: 0 0 Total: 61

**Total Development Cost:** \$ 12,657,883.00 \$ \$ \$ Tax Credits Per Unit: 17,062.79 Credits Requested: 1,040,830.00 Credits Recommended: 0

Development Fund Requested: 500,000.00

Development Fund Recommended: 0

**Application Number:** 2017A-C-015 Final Score 141.50 Reason For Denial: Score

{00027457-1}



P: 317.232.7777 - F: 317.232.7778 - TF: 800.872.0371









Project Name: Central Plaza Townhomes Site Location: 551 S Court

512 N Section 435 S Stratton 920 E Harris

Wall and Holloway lot 318 E. Washington Sullivan, IN 47882

Project Type: **New Construction** 

**Project Designation:** Family

Applicant: Vision Communities, Inc. Principals: Vision Communities, Inc.

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: 9 Zero Bedroom: 0 50% of AMI: 9 One Bedroom: 0 40% of AMI: 9 Two Bedrooms: 30% of AMI: 33 6 Three Bedrooms: Market: Four Bedrooms: 0 Total: 33

\$ **Total Projected Costs:** 6,905,056.00 \$ Tax Credits Per Unit: 16,606.06 \$ Credits Requested: 548,000.00

Credits Recommended:

\$ \$ \$ **HOME** Requested: 400,000.00

**HOME** Recommended:

**Development Fund Requested:** 500,000.00

Development Fund Recommended: 0

**Application Number:** 2017A-C-016

Final Score: N/A

Reason for Denial: Applicant withdrew project

30 S. MERIDIAN ST. SUITE 1000 - INDIANAPOLIS, IN 46204 - HTTP://IHCDA.IN.GOV {00027457-1}









Project Name: City View Place
Site Location: 105 West 11<sup>th</sup> Street
Anderson, IN 46016

Project Type: Rehabilitation

Project Designation: Elderly

Applicant: Episcopal Retirement Services Affordable

Living LLC

Principals: Robert Maly

Paul Scheper

# of Units at Each Set-Aside Unit Mix

60% of AMI: 12 Zero Bedroom: 0 50% of AMI: 12 One Bedroom: 43 40% of AMI: 11 Two Bedrooms: 0 30% of AMI: 8 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 43 Total:

Total Projected Costs: \$ 7,573,226.00

Tax Credits Per Unit: \$ 13,263.30

Credits Requested: \$ 570,322.00

Credits Recommended: \$ 0

Application Number: 2017A-C-017

Final Score: 122.75 Reason For Denial: Score









Project Name: Coal Factory Flats Site Location: 5543 Bonna Avenue Indianapolis, IN 46219

Project Type: New construction

Project Designation: **Family** 

Applicant: Irvington Development Organization, Inc. Principals: Irvington Development Organization, Inc.

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: Zero Bedroom: 3 50% of AMI: 13 One Bedroom: 40 40% of AMI: Two Bedrooms: 3 11 30% of AMI: 9 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 46

\$ Total Development Cost: 7,709,900.00 \$ \$ \$ Tax Credits Per Unit: 14,782.61 Credit Requested: 680,000.00

Credit Recommended: 0

**Development Fund Requested:** 500,000.00

Development Fund Recommended: \$ 0

2017A-C-018 **Application Number:** 

Final Score: 131 Reason For Denial: Score









Project Name: Country Place Apartments
Site Location: 104 Country Place Circle
Edinburgh, IN 46124

Project Type: Rehabilitation

Project Designation: Family

Applicant: Country Place Limited Partnership Principals: Woda Cooper Communities, LLC

Jim Zambori

# of Units at Each Set-Aside Unit Mix

60% of AMI: Zero Bedroom: 0 50% of AMI: 7 One Bedroom: 10 40% of AMI: 5 Two Bedrooms: 10 30% of AMI: 5 Three Bedrooms: 4 Market: 0 Four Bedrooms: 0 Total: 24

Total Development Cost: \$ 3,122,283.00
Tax Credits Per Unit: \$ 10,404.29
Credit Requested: \$ 249,703.00

Credit Recommended: \$ 0

Application Number: 2017A-C-020

Final Score: 135.5 Reason For Denial: Score









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

**Beverly Patrone** 

# of Units at Each Set-Aside Unit Mix

60% of AMI: Zero Bedroom: 0 8 50% of AMI: 7 One Bedroom: 13 40% of AMI: 7 Two Bedrooms: 15 30% of AMI: 6 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 28

Total Development Cost: \$ 6,389,902.00 Tax Credits Per Unit: \$ 22,728.14 Credit Requested: \$ 636,388.00

Credit Recommended: \$ 0

Application Number: 2017A-C-021

Final Score: 140
Reason For Denial: Score









Project Name: **Dublin and Richmond Townhomes** 

210 South 13th Street Site Location:

Richmond, IN 47374

Project Type: **New Construction** 

Project Designation: **Family** 

Western Wayne Affordable Housing Applicant: Principals: Western Wayne Affordable Housing

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: Zero Bedroom: 0 50% of AMI: 11 One Bedroom: 0 40% of AMI: 10 Two Bedrooms: 10 30% of AMI: 8 Three Bedrooms: 30 Market: 0 Four Bedrooms: 0 Total: 40

\$ Total Projected Costs: 8,124,200.00 \$ \$ 16,000.00 Tax Credit Per Unit: 640,000.00 Credit Requested:

Credit Recommended:

\$ \$ \$ 400,000.00 **HOME Funds Requested:** 

**HOME Funds Recommended:** 

\$ 500,000.00 **Development Fund Request:** 

Development Fund Recommended: 0

2017A-C-022 **Application Number:** 

Final Score: 144.75 Reason For Denial: Score









Project Name: Edgewood Terrace
Site Location: 3510 N. Pennsylvania
Indianapolis, IN 46205

Project Type: Rehabilitation

Project Designation: Family

Applicant: Crestline Communities, LLC

Principals: James A. Wilson

# of Units at Each Set-Aside Unit Mix 60% of AMI: 8 Zero Bedroo

Zero Bedroom: 0 50% of AMI: 7 One Bedroom: 4 40% of AMI: 7 Two Bedrooms: 24 30% of AMI: 6 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 28

 Total Projected Costs:
 \$ 3,473,800.00

 Tax Credits Per Unit:
 \$ 11,413.79

 Credit Requested:
 \$ 319,586.00

Credit Recommended: \$ 0

Application Number: 2017A-C-023

Final Score: 117.50

Reason For Denial: Threshold – did not meet minimum score









Project Name: Gary Manor

Site Location: 1064-88 Jefferson Court

Gary, IN 46402

Project Type: New Construction

Project Designation: Elderly

Applicant: BrinGHA, LLP

Principal: Brinshore Development, LLC

**Gary Housing Authority** 

# of Units at Each Set-Aside Unit Mix

60% of AMI: 16 Zero Bedroom: 0 50% of AMI: 46 16 One Bedroom: 40% of AMI: 16 Two Bedrooms: 14 30% of AMI: 12 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 60

 Total Projected Costs:
 \$ 13,789,712.00

 Tax Credits Per Unit:
 \$ 16,999.02

 Credit Requested:
 \$ 1,019,941.00

Credit Recommended: \$ 0

Application Number: 2017A-C-026

Final Score: 116

Reason For Denial: Threshold – did not meet minimum score









Project Name: Gateway Senior Village

Site Location: 1520 14th Street Columbus, IN 47201

Project Type: **New Construction** 

Project Designation: Elderly

Applicant: Gateway Senior Village, L.P. (c/o Housing

Partnerships, Inc.)

Principal: Housing Partnerships, Inc.

Mark Lindenlaub

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: 14 Zero Bedroom: 0 50% of AMI: 0 14 One Bedroom: 40% of AMI: 15 Two Bedrooms: 54 30% of AMI: 11 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 54

\$ **Total Projected Costs:** 973,276.00 \$ Tax Credit Per Unit: 18,230.31 \$ \$ Credit Requested: 984,437.00

Credit Recommended:

\$ **Development Fund Request:** 375,000.00

Development Fund Recommended:

**Application Number:** 2017A-C-027

Final Score: 138 Reason For Denial: Score









Project Name: Haw Creek Preserve Senior Apartments

Site Location: 2655 25<sup>th</sup> Street

Columbus, IN 47201

Project Type: New Construction

Project Designation: Elderly

Applicant: RealAmerica Development, LLC Principal: RealAmerica Development, LLC

Ronda Weybright

# of Units at Each Set-Aside Unit Mix

60% of AMI: 20 Zero Bedroom: 0 50% of AMI: 20 One Bedroom: 50 40% of AMI: 17 Two Bedrooms: 20 30% of AMI: 13 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 70

 Total Projected Costs:
 \$ 10,838,628.00

 Tax Credit Per Unit:
 \$ 14,285.71

 Credit Requested:
 \$ 1,000,000.00

Credit Recommended: \$ 0

Application Number: 2017A-C-029

Final Score: 147.25
Reason For Denial: Score









Project Name: Hawks North

Site Location: See Attached Exhibit A

Goshen, IN 46526

Project Type: Rehabilitation

Project Designation: **Family** 

Applicant: LaCasa, Inc. Principals: Larry Gautsche

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: Zero Bedroom: 0 50% of AMI: 9 One Bedroom: 2 40% of AMI: 7 Two Bedrooms: 18 30% of AMI: 6 Three Bedrooms: 6 Market: 0 5 Four Bedrooms:

31 Total:

\$ **Total Projected Costs:** 8,320,121.00 \$ Tax Credit Per Unit: 18,282.26 \$ \$ Credit Requested: 566,750.00

Credit Recommended:

\$ **HOME Funds Requested:** 400,000.00

**HOME Funds Recommended:** 

2017A-C-062 **Application Number:** 

Final Score: 150.33 Reason For Denial: Score









### **EXHIBIT A** 2017A-C-062

214 W. Jefferson - Hawks Building

715 N. 5<sup>th</sup> Street

212 Crescent

323 Olive

307 S. 7<sup>th</sup> Street

224 S. 7<sup>th</sup> Street

1215 Hickory

1213 Hickory

701 N. 5<sup>th</sup> Street









Hillcrest Pointe

Site Location: 711 E. Tillman Road Fort Wayne, IN 46816 New Construction - 17 units Project Type: Rehabilitation - 17 units Project Designation: Elderly Applicant: Insight Development Corporation Principal: Housing Opportunities Program, Inc. # of Units at Each Set-Aside **Unit Mix** 60% of AMI: Zero Bedroom: 10 0 50% of AMI: 9 One Bedroom: 14

8 40% of AMI: Two Bedrooms: 20 30% of AMI: 7 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 34

\$ **Total Projected Costs:** 11,268,100.00 \$ \$ \$ Tax Credits Per Unit: 27,951.09 Credit Requested: 950,337.00 Credit Recommended:

Development Fund Request: 499,606.00

Development Fund Recommended: 0

**Application Number:** 2017A-C-030

Final Score: 127 Reason For Denial: Score





{00027457-1}

Project Name:





Project Name: **Historic Scottsburg Square Lofts** Site Location: 36/54/82 McClain Avenue 64/80 S Main Street Gardner St Scottsburg, IN 47170

Project Type: New Construction – 20 Units

Rehabilitation - 20 units

**Project Designation:** Elderly

Applicant: New Hope Services, Inc. Principal: New Hope Services, Inc.

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: Zero Bedroom: 0 11 50% of AMI: One Bedroom: 11 16 40% of AMI: 9 Two Bedrooms: 22 9 30% of AMI: Three Bedrooms: 2 Four Bedrooms: Market: 0 0 Total: 40

\$ **Total Projected Costs:** 9,653,500.00 \$ \$ \$ \$ Tax Credit Per Unit: 17,480.00 Credit Requested: 699,200.00 Credit Recommended:

**HOME Funds Requested:** 400,000.00

**HOME Funds Recommended:** 0

\$ 440,000.00 Development Fund Request:

Development Fund Recommended:

Application Number: 2017A-C-031

Final Score: N/A

Reason For Denial: Applicant withdrew project









Project Name: Homes of Anderson

Site Location: Vacant Land, West 16<sup>th</sup> Street

and Raible Avenue Anderson, IN 46011

Project Type: New Construction

Project Designation: Family

Applicant: Anderson Housing, Inc.

Principals: Anderson Housing Authority

Charles E. Weatherly, Jr.

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: Zero Bedroom: 23 0 50% of AMI: One Bedroom: 22 18 40% of AMI: 18 Two Bedrooms: 18 30% of AMI: 15 Three Bedrooms: 42 Market: Four Bedrooms:

Total: 78

 Total Projected Costs:
 \$ 11,864,038.00

 Tax Credit Per Unit:
 \$ 15,288.90

 Credit Requested:
 \$ 1,192,534.00

Credit Recommended: \$ 0

Application Number: 2017A-C-032

Final Score: 148
Reason For Denial: Score









Project Name: Homes of Evansville II

Site Location: See Exhibit A

Evansville, IN 47713

Project Type: New Construction

Project Designation: Family

Applicant: HOPE of Evansville, Inc. Principals: HOPE of Evansville, Inc.

Joshua Case

# of Units at Each Set-Aside Unit Mix

60% of AMI: 14 Zero Bedroom: 0 50% of AMI: 0 14 One Bedroom: 40% of AMI: 11 Two Bedrooms: 0 30% of AMI: 10 Three Bedrooms: 19 Market: 0 Four Bedrooms: 30 Total: 49

Total Projected Costs: \$ 11,734,671.00
Tax Credit Per Unit: \$ 24,329.02
Credit Requested: \$ 1,192,122.00
Credit Recommended: \$ 0

Application Number: 2017A-C-033

Final Score: 139.75
Reason For Denial: Score









#### **Indiana Housing & Community Development Authority**

#### **EXHIBIT A**

#### 2017A-C-033

507 WASHINGTON AVE	405 JEFFERSON AVE	645 MONROE AVE
511 WASHINGTON AVE	407 JEFFERSON AVE	647 MONROE AVE
605 WASHINGTON AVE	413 JEFFERSON AVE	714 JACKSON AVE
607 WASHINGTON AVE	415 JEFFERSON AVE	716 JACKSON AVE
208 ADAMS AVE	503 JEFFERSON AVE	641 JACKSON AVE
210 ADAMS AVE	100 MADISON AVE	645 JACKSON AVE
500 ADAMS AVE	104 MADISON AVE	1155 S. EVANS AVE
510 ADAMS AVE	106 MADISON AVE	1157 S. EVANS AVE
514 ADAMS AVE	108 MADISON AVE	1226 S. EVANS AVE
812 ADAMS AVE	204 MADISON AVE	1301 S. LINWOOD AVE
118 JEFFERSON AVE	206 MADISON AVE	1303 S. LINWOOD AVE
428 JEFFERSON AVE	208 MADISON AVE	517 MADISON AVE
430 JEFFERSON AVE	210 MADISON AVE	519 MADISON AVE
500 JEFFERSON AVE	212-214 MADISON AVE	521 MADISON AVE
502 JEFFERSON AVE	1207 CULVER DR	1204 S. GOVERNOR ST
506 JEFFERSON AVE	1209 CULVER DR	1206 S. GOVERNOR ST
508 JEFFERSON AVE	1211 CULVER DR	713 MONROE AVE
510 JEFFERSON AVE	1225 CULVER DR	717 MONROE AVE
512 JEFFERSON AVE	1227 CULVER DR	719 MONROE AVE
514 JEFFERSON AVE	1229 CULVER DR	317 JEFFERSON AVE
207 JEFFERSON AVE	1227 JUDSON ST	641 MONROE AVE
215 JEFFERSON AVE	1226 JUDSON ST	
307 JEFFERSON AVE	1212 JUDSON ST	
309 JEFFERSON AVE	1214 JUDSON ST	
311 JEFFERSON AVE	609 MONROE AVE	
313 JEFFERSON AVE	611 MONROE AVE	
315 JEFFERSON AVE	621 MONROE AVE	







Project Name: Logan Square Homes

Site Location: 300 East Broadway, part of 240 Mall Road

and scattered site lots (see Exhibit A)

Logansport, IN 46947

Project Type: Rehabilitation - 30 units

New Construction – 30 units

**Project Designation:** Family

MV Affordable Housing, LLC Applicant: Principals: MV Affordable Housing, LLC

Miller – Valentine Operations, Inc.

Area Five Agency on Aging

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: Zero Bedroom: 17 0 50% of AMI: 17 One Bedroom: 6 40% of AMI: 15 Two Bedrooms: 16 30% of AMI: 11 Three Bedrooms: 8 Market: 0 Four Bedrooms: 30 Total: 60

\$ Total Projected Costs: 14,257,746.00 \$ \$ \$ Tax Credit Per Unit: 20,000.00 Credit Requested: 1,200,000.00

Credit Recommended: 0

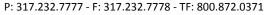
\$ **Development Fund Request:** 500,000.00

Development Fund Recommended:

2017A-C-037 Application Number:

Final Score: 145.66 Reason For Denial: Score













#### **EXHIBIT A** 2017A-C-037

706 14<sup>TH</sup> Street 823 Race Street

417 11th Street 1422 Erie Avenue

1427 Erie Avenue 1129 Erie Avenue

1509 Erie Avenue 1524 Treen Street

912 17th Street 1603 Michigan Avenue

822 18<sup>th</sup> Street







Project Name: Maple Place Apartments Site Location: 605, 617, 625 E 38<sup>th</sup> Street

3760 Broadway

Indianapolis, IN 46205

Project Type: New Construction

Project Designation: Family

Applicant: Henderson Development, LLC

Principal: Alan Henderson

# of Units at Each Set-Aside Unit Mix

60% of AMI: 10 Zero Bedroom: 0 50% of AMI: 23 10 One Bedroom: 40% of AMI: 8 Two Bedrooms: 12 7 30% of AMI: Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 35

 Total Projected Costs:
 \$ 5,208,500.00

 Tax Credit Per Unit:
 \$ 13,609.54

 Credit Requested:
 \$ 476,334.00

Credit Recommended: \$ 0

Application Number: 2017A-C-038

Final Score: 143
Reason For Denial: Score









Project Name: Merici Village Apartments II Site Location: 5731 Lawton Loop Drive East Lawrence, IN 46216

Project Type: Rehabilitation

Project Designation: **Family** 

Applicant: Merchants Affordable Housing Corp. Principals: Merchants Affordable Housing Corp.

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: 7 Zero Bedroom: 0 50% of AMI: 7 One Bedroom: 26 7 40% of AMI: 2 Two Bedrooms: 30% of AMI: 0 7 Three Bedrooms: Market: 0 Four Bedrooms: 0 Total: 28

**Total Projected Costs:** \$ 6,466,883.00 \$ Tax Credit Per Unit: 15,068.96 \$ \$ \$ Credit Requested: 421,931.00

Credit Recommended: 0

**Development Fund Request:** 450,000.00

Development Fund Recommended:

**Application Number:** 2017A-C-039

Final Score: 127 Reason For Denial: Score









Project Name: Neighborhood Homes & Apts.
Site Location: 306 W. Van Buren Street

Various Lots located within the City of Fort

Wayne (See Exhibit A) Columbia City, IN 46275 Fort Wayne, IN 46805

Project Type: New Construction

Project Designation: Family

Applicant: SCAN, Inc. Principals: SCAN, Inc.

# of Units at Each Set-Aside Unit Mix

60% of AMI: 14 Zero Bedroom: 0 50% of AMI: 14 One Bedroom: 16 40% of AMI: 12 Two Bedrooms: 30% of AMI: 10 Three Bedrooms: 21 Market: Four Bedrooms: 0 6 Total: 50

Total Projected Costs: \$ 10,335,457.00
Tax Credit Per Unit: \$ 19,984.10
Credit Requested: \$ 999,205.00

Credit Recommended: \$ 0

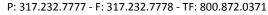
Application Number: 2017A-C-041

Final Score: 145.7 Reason For Denial: Score

{00027457-1}







**EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY** 







### **EXHIBIT A** 2017A-C-041

ADDRESS	ZIP CODE
626 Florence	46808
915 Grace Ave.	46807
1244 Huestis	46807
1319 Huestis	46807
426 Creighton Ave. E.	46803
3311 Broadway	46807
1326 W. Wildwood	46807
3228 S. Harrison	46807
4851 Calhoun	46807
4015 Lafayette St. S.	46806
451 Eckart	46806
3314 Lafayette St. S.	46806
434 Creighton Ave. S.	46803
3009 Warsaw St.	46806
5130 Webster	46807
433 Butler St. W.	46802
3001 Reed	46806
3022 Reed	46806
331 Smith St.	46806
4041 Avondale Dr.	46806
3133 Broadway	46807
3629 Lafayette St. S.	46806
3318 Bowser Ave.	46806
3329 Oliver St.	46806
4201 Lafayette St. S.	46806
306 W. Van Buren, Columbia City	46725

{00027457-1}

30 S. MERIDIAN ST. SUITE 1000 - INDIANAPOLIS, IN 46204 - HTTP://IHCDA.IN.GOV



P: 317.232.7777 - F: 317.232.7778 - TF: 800.872.0371









Project Name: Paoli Senior Apartments

Site Location: 112 Linden Street

Paoli, IN 47454

Project Type: Rehabilitation

Project Designation: Elderly

Applicant: Wallick Asset Management, LLC

Principals: Howard Wallick

Julie Wallick

Thomas A. Feusse

# of Units at Each Set-Aside Unit Mix

60% of AMI: 10 Zero Bedroom: 0 50% of AMI: 10 One Bedroom: 36 40% of AMI: 8 Two Bedrooms: 0 30% of AMI: 8 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0

Total: 36

 Total Projected Costs:
 \$ 5,133,546.00

 Tax Credit Per Unit:
 \$ 12,644.36

 Credit Requested:
 \$ 455,197.00

Credit Recommended: \$ 0

Application Number: 2017A-C-044

Final Score: 115

Reason For Denial: Threshold –did not meet minimum score









Project Name: Pioneer Place

Site Location: 2852 West State Road 2

Scipio Township, IN 46350

New Construction - 31 units Project Type:

Rehabilitation - 19

**Project Designation:** Elderly

UPD LaPorte, LP Applicant: Principals: UP Holdings, Inc. **Cullen Davis** Jessica Berzac

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: Zero Bedroom: 14 7 50% of AMI: One Bedroom: 25 14 40% of AMI: 13 Two Bedrooms: 18 30% of AMI: 9 Three Bedrooms: 0 Market: Four Bedrooms: 0 Total: 50

\$ **Total Projected Costs:** 9,764,275.00 \$ \$ \$ Tax Credit Per Unit: 17,861.94 Credit Requested: 893,097 Credit Recommended:

**Development Fund Request:** 500,000.00

Development Fund Recommended: 0

**Application Number:** 2017A-C-045

Final Score: 122.5 Reason For Denial: Score







Project Name: Posterity Place

Site Location: 4209 Plaza Drive and 4034 Reed Street

Fort Wayne, IN 46806

Project Type: **New Construction** 

Project Designation: **Family** 

Applicant: Joshua's Hand, Inc. Principals: Joshua's Hand, Inc. Cedric Lee Walker, Sr.

**Gary Hobbs** 

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: Zero Bedroom: 12 0 50% of AMI: 12 One Bedroom: 36 40% of AMI: 14 Two Bedrooms: 16 30% of AMI: 15 Three Bedrooms: 1 Market: Four Bedrooms: 0 53 Total:

\$ **Total Projected Costs:** 10,262,523.00 \$ \$ \$ Tax Credit Per Unit: 16,926.36 897,097.00 Credit Requested:

Credit Recommended: 0

**Development Fund Request:** 500,000.00

Development Fund Recommended: 0

2017A-C-046 **Application Number:** 

Final Score: 133.5 Reason For Denial: Score









Project Name: Residences at Olivia Hall

Site Location: NE Corner of Pearl Street and Vine Street

Oldenburg, IN 47036

Project Type: **New Construction** 

Project Designation: Elderly

Applicant: Housing & Economic Concepts, Inc. Housing & Economic Concepts, Inc. Principals:

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: 10 Zero Bedroom: 0 50% of AMI: 10 One Bedroom: 25 40% of AMI: 8 Two Bedrooms: 11 30% of AMI: 8 0 Three Bedrooms: 0 Market: 0 Four Bedrooms: Total: 36

\$ **Total Projected Costs:** 7,101,395.00 \$ Tax Credit Per Unit: 15,888.89 \$ \$ Credit Requested: 572,000.00

Credit Recommended:

\$ **Development Fund Request:** 350,000.00

Development Fund Recommended:

**Application Number:** 2017A-C-047

Final Score: 143.5 Reason For Denial: Score









Project Name: River View Site Location: See Exhibit A

Vincennes, IN 47591

Project Type: **New Construction** 

**Project Designation:** Family

Applicant: Invin, Inc. **Principals:** Invin, Inc.

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: 13 Zero Bedroom: 0 22 50% of AMI: 13 One Bedroom: 40% of AMI: 10 Two Bedrooms: 0 30% of AMI: 8 22 Three Bedrooms: Market: 0 Four Bedrooms: 0 Total: 44

\$ Total Projected Costs: 9,411,000.00 \$ Tax Credit Per Unit: 16,500.00 \$ \$ \$ Credit Requested: 726,000.00

Credit Recommended: 0

**HOME Funds Requested:** 400,000.00

**HOME Funds Recommended:** 

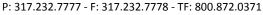
\$ Development Fund Requested: 500,000.00

\$ Development Fund Recommended: 0

2017A-C-048 **Application Number:** 

Final Score: 145.85 Reason For Denial: Score











# **EXHIBIT A** 2017A-C-048

104 N. 1st Street

713 N. 4<sup>th</sup> Street

1920 N. 2<sup>nd</sup> Street

207 E. Eberwine Street

803 N. 8<sup>th</sup> Street

1102 Prairie Street

1534 Mentor Street

adi parcel 1 – S. 11<sup>th</sup> Street

1321 Prairie Street

adj parcel 2 – S. 11<sup>th</sup> Street

626 Barnett Street

628 S. 10<sup>th</sup> Street

111 E. Reel Street

adj parcel to 628 S. 10th Street

135 E. Reel Street

1010 E. Sycamore Street

502 Roussillon Street







Project Name: River's Edge

Site Location: 3555 Spy Run Avenue Exd.

Fort Wayne, IN 46805

Project Type: **New Construction** 

Project Designation: **Family** 

UPD River's Edge, LP Applicant: Principals: UP Holdings, Inc.

> **Cullen Davis** Jessica Berzac

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: 14 Zero Bedroom: 0 50% of AMI: 44 14 One Bedroom: 40% of AMI: 14 Two Bedrooms: 12 30% of AMI: 14 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0

Total: 56

\$ **Total Projected Costs:** 13,459,599.00 \$ Tax Credit Per Unit: 20,850.64 \$ \$ Credit Requested: 1,167,636.00

Credit Recommended:

\$ Housing Trust Fund Requested: 900,000.00

Housing Trust Fund Recommended:

Application Number: 2017A-C-049

Final Score: 123 Reason For Denial: Score









Project Name: **Rockport Lofts** 122 N. 2<sup>nd</sup> Street Site Location: Rockport, IN 47635

Project Type: **New Construction** 

**Project Designation:** Elderly

Applicant: **Advantix Development Corporation** Principals: **Advantix Development Corporation** 

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: 7 Zero Bedroom: 0 50% of AMI: 13 0 One Bedroom: 40% of AMI: 11 Two Bedrooms: 46 30% of AMI: 9 Three Bedrooms: 0 Market: 6 Four Bedrooms: 0 Total: 46

\$ **Total Projected Costs:** 9,491,740.00 \$ Tax Credit Per Unit: 18,630.00 \$ \$ \$ Credit Requested: 745,200.00

Credit Recommended:

**HOME Funds Requested:** 400,000.00

**HOME Funds Recommended:** 

\$ **Development Fund Requested:** 500,000.00

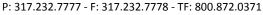
\$ Development Fund Recommended:

**Application Number:** 2017A-C-050

Final Score: 138.25 Reason For Denial: Score













Project Name: St. Bartholomew Flats Site Location: Eastern Half of the 700 block of Sycamore Street

Project Type: **New Construction** 

**Project Designation:** Family

St. Bartholomew Flats Applicant:

Limited Partnership

Columbus, IN 47201

Principals: Robert Bender

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: Zero Bedroom: 17 0 50% of AMI: One Bedroom: 42 17 40% of AMI: 15 Two Bedrooms: 18 30% of AMI: 11 Three Bedrooms: 0 Market: Four Bedrooms: 0 Total: 60

\$ **Total Projected Costs:** 9,041,868.00 \$ \$ Tax Credit Per Unit: 13,750.00 Credit Requested: 825,000.00

Credit Recommended: 0

2017A-C-051 **Application Number:** 

Final Score: 145.5 Reason For Denial: Score









Project Name: St. Mary's Senior Housing

Site Location: Owens Hall Sisters of Providence

Saint Mary-of-the-Wood Campus, IN 47876

Project Type: Rehabilitation

**Project Designation:** Elderly

The Sisters of Providence of Saint-of-the-Applicant:

Woods

Sisters of Providence Principals:

# of Units at Each Set-Aside **Unit Mix** 

60% of AMI: 17 Zero Bedroom: 0 50% of AMI: 35 17 One Bedroom: 40% of AMI: 14 Two Bedrooms: 24 30% of AMI: Three Bedrooms: 0 11 Market: 0 Four Bedrooms: 0 Total: 59

\$ **Total Projected Costs:** 12,452,650.00 \$ Tax Credit Per Unit: 13,898.31 \$ \$ \$ 820,000.00 Credit Requested:

Credit Recommended:

**HOME Funds Requested:** 400,000.00

**HOME Funds Recommended:** 

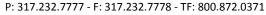
\$ **Development Fund Request:** 500,000.00

\$ Development Fund Recommended:

**Application Number:** 2017A-C-052

Final Score: 145 Reason For Denial: Score













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: The Retreat on Washington Housing

Company II, LLC

# of Units at Each Set-Aside Unit Mix

60% of AMI: 20 Zero Bedroom: 0 50% of AMI: 20 24 One Bedroom: 40% of AMI: 16 Two Bedrooms: 45 30% of AMI: 13 Three Bedrooms: 0 Market: 0 Four Bedrooms: 0 Total: 69

 Total Projected Costs:
 \$ 14,070,935.00

 Tax Credit Per Unit:
 \$ 17,391.30

 Credit Requested:
 \$ 1,200,000.00

Credit Recommended: \$ 0

Application Number: 2017A-C-056

Final Score: 140.5 Reason For Denial: Score









Project Name: The Wigwam Apartments Site Location: 1229 Lincoln Avenue 1404 E. Sherman Street Anderson, IN 46016

Project Type: **New Construction** 

Project Designation: Family

Applicant: JobSource, Inc. Principals: JobSource, Inc.

JoAnna Collette, President

**Gary Hobbs** 

# of Units at Each Set-Aside Unit Mix

60% of AMI: Zero Bedroom: 17 0 50% of AMI: 18 One Bedroom: 12 40% of AMI: 18 Two Bedrooms: 31 30% of AMI: Three Bedrooms: 14 16 Market: Four Bedrooms: 8 0 Total: 67

**Total Projected Costs:** \$ 14,020,344.00 \$ Tax Credit Per Unit: 17,892.79 \$ \$ Credit Requested: 1,198,817.00

Credit Recommended:

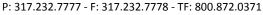
\$ **Development Fund Request:** 500,000.00

\$ Development Fund Recommended:

**Application Number:** 2017A-C-057

Final Score: 146.5 Reason For Denial: Score











Project Name: Townhomes on Main

Site Location: 400 S Market, 502 S Market, 506 S Market, and

> 1010 E High Street Rockville, IN 47872

Project Type: **New Construction** 

Project Designation: **Family** 

Applicant: New Hope Services, Inc. Principals: New Hope Services, Inc.

# of Units at Each Set-Aside Unit Mix

60% of AMI: 12 Zero Bedroom: 0 50% of AMI: One Bedroom: 0 11 40% of AMI: 10 Two Bedrooms: 0 30% of AMI: 8 Three Bedrooms: 41 Market: 0 Four Bedrooms: 0 Total: 41

\$ **Total Projected Costs:** 8,454,200.00 \$ Tax Credit Per Unit: 16,500.00 \$ \$ Credit Requested: 676,500.00

Credit Recommended:

\$ **HOME Funds Requested:** 400,000.00

\$ **HOME Funds Recommended:** 

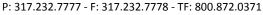
\$ **Development Fund Request:** 500,000.00

Development Fund Recommended:

**Application Number:** 2017A-C-059

Final Score: 146.5 Reason For Denial: Score













Project Name: **Union Place Apartments** Site Location: 1200 Union Street Lafayette, IN 47904

Project Type: **New Construction** 

Project Designation: **Family** 

Applicant: Lafayette Transitional Housing Center, Inc. Lafayette Transitional Housing Center, Inc. Principals:

0

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: 10 Zero Bedroom:

50% of AMI: 10 One Bedroom: 40 40% of AMI: 10 Two Bedrooms: 0 30% of AMI: 10 0 Three Bedrooms: Market: 0 Four Bedrooms: 0

Total: 40

\$ 7,983,458.00 **Total Projected Costs:** \$ Tax Credit Per Unit: 18,446.53 \$ \$ Credit Requested: 737,861.00

Credit Recommended:

\$ **HOME Funds Requested:** 275,000.00

**HOME Funds Recommended:** 

**Application Number:** 2017A-C-060

Final Score: 129 Reason For Denial: Score









Project Name: Warren Village II Site Location: See Attached Exhibit A Terre Haute, IN 47805

Project Type: **New Construction** 

**Project Designation: Family** 

Applicant: Low Income Housing Development

Corporation of Terre Haute

Principals: Low Income Housing Development

Corporation of Terre Haute

# of Units at Each Set-Aside **Unit Mix** 60% of AMI: Zero Bedroom: 10 0 50% of AMI: One Bedroom: 22 10 40% of AMI: 10 Two Bedrooms: 0 30% of AMI: 8 Three Bedrooms: 16 Market: Four Bedrooms: Total: 38

\$ **Total Projected Costs:** 6,731,429.00 \$ \$ \$ Tax Credit Per Unit: 16,544.37 Credit Requested: 629,066.00

Credit Recommended:

Development Fund Request: 130,000.00

Development Fund Recommended: 0

**Application Number:** 2017A-C-061

Final Score: 142.15 Reason For Denial: Score









# **EXHIBIT A** 2017A-C-061

1301 3<sup>rd</sup> Avenue

1305 3<sup>rd</sup> Avenue

1309 3<sup>rd</sup> Avenue

2419 Buckeye Street

2430 2<sup>nd</sup> Avenue

902 S. 9th Street

924 S. 9th Street

427 S. 14th Street

2136 Elm Street

109 Gilbert Avenue

117 Gilbert Avenue

423 S. 17<sup>th</sup> Street

2109 Locust Street

1439 Elm Street

2131 Elm Street

2420 5<sup>th</sup> Avenue



