2023A-C Round Denied Applications

Development Summaries Attached

Development Name	Applicant
515 East	Legacy25, Inc.
Aspen Meadows	Hoosier Uplands Economic Development Corporation
Bedford Flats	TWG Development, LLC
Durbin Plaza	National Church Residences
Foxtail Pointe Senior	Foxtail Pointe Senior Limited Partnership
Grand Meridian	TWG Development, LLC
Hilltop Flats	TWG Development, LLC
Lake Meadows Patio Homes	Affordable Housing Services Corporation
Marquette School Lofts	AP Development LLC
Sellersburg Scholar House	Family Scholar House Inc.
Sherman Forest	Partners in Housing Development Organization
Sterling & Main	Advantix Development Corporation
Stratford Place/North Hampton Village	John Stanley, Inc
The Jeffersonian	Lafayette Neighborhood Housing Services, Inc
The Monreaux	The Monreaux LLC
Heritage Landing	Heritage Landing, LP



0

40

0

0

Score

515 East PROJECT NAME: SITE LOCATION: 515 East Street Elkhart, IN 46516 PROJECT TYPE: **New Construction** PROJECT DESIGNATION: Multifamily APPLICANT: Legacy25, Inc. # OF UNITS AT EACH SET ASIDE **UNIT MIX** 80% of AMI: Efficiency: 70% of AMI One bedroom: 0 20 60% of AMI 30 Two bedrooms: 50% of AMI: 12 Three bedrooms: 40% of AMI: 0 Four bedrooms: 30% of AMI 18 Total units: 60 20% of AMI: 0 Market Rate: 0 TOTAL PROJECTED COSTS: \$12,977,273.00 CREDIT REQUESTED: \$1,200,000.00 CREDIT RECOMMENDED: \$0.00 HOME REQUESTED: \$0.00 HOME RECOMMENDED: \$0.00 \$400,000.00 DEVELOPMENT FUND REQUESTED: DEVELOPMENT FUND RECOMMENDED: \$0.00 HOUSING TRUST FUND REQUESTED: \$0.00 HOUSING TRUST FUND RECOMMENDED: \$0.00 APPLICANT NUMBER: 2023A-C-002 FINAL SCORE: 114



PROJECT NAME:		Aspen Meadows	
SITE LOCATION:		1017 Aspen Dr. Salem, IN 47167	
PROJECT TYPE:		Rehabilitation	
PROJECT DESIGNA	ΓΙΟN:	Multifamily	
APPLICANT:		Hoosier Uplands Econom	ic Development Corporation
# OF UNITS AT EAC	H SET ASIDE	UNIT MIX	
80% of AMI:	0	Efficiency:	0
70% of AMI:	0	One bedroom:	16
60% of AMI:	15	Two bedrooms:	12
50% of AMI:	18	Three bedrooms:	16

Four bedrooms:

Total units:

4

48

30% of AMI: 15 20% of AMI 0 Market Rate: 0

40% of AMI

TOTAL PROJECTED COSTS: \$7,050,173.00

0

CREDIT REQUESTED:	\$647,260.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$750,000.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED	\$0.00
HOUSING TRUST FUND RECOMMENDED	\$0.00

APPLICANT NUMBER: 2023A-C-003 FINAL SCORE: 111

REASON FOR DENIAL: Score



Did not pass threshold

PROJECT NAME:		Bedford Flats	
SITE LOCATION:		2201 M Street Bedford, IN 47421	
PROJECT TYPE:		New Construction	
PROJECT DESIGNA	ATION:	Multifamily	
APPLICANT:		Midwest Support Fou	ndation
# OF UNITS AT EAG 80% of AMI: 70% of AMI 60% of AMI: 50% of AMI: 40% of AMI: 30% of AMI: 20% of AMI: Market Rate:	CH SET ASIDE 0 0 26 11 0 17 0 0	UNIT MIX Efficiency: One bedroom: Two bedrooms: Three bedrooms: Four bedrooms: Total units:	0 0 34 20 0 54
TOTAL PROJECTE	D COSTS:	\$12,831,99)9
HOUSING TRUST F	ENDED: D: NDED:	\$1,190,000.6 \$0.6 \$0.6 \$0.6 \$0.6 \$0.6	00 00 00 00 00 00
APPLICANT NUME FINAL SCORE:	BER:	2023A-C-00 N/	



Durbin Plaza	
120-150 Front St Lawrenceburg, IN 47025	
New Construction	
Age-Restricted	
National Church Residences	
UNIT MIX Efficiency: 0 One bedroom: 46 Two bedrooms: 6 Three bedrooms: 0 Four bedrooms: 0 Total units: 52	
\$14,468,944.00	
\$1,200,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	

Score



PROJECT NAME:		Foxtail Pointe Senior	
SITE LOCATION:		8614 Old Highway 60 Sellersburg, IN 47172	
PROJECT TYPE:		New Construction	
PROJECT DESIGNATION:		Age-Restricted	
APPLICANT:		Foxtail Pointe Senior	Limited Partnership
# OF UNITS AT EACH SET A	SIDE	UNIT MIX	
80% of AMI:	19	Efficiency:	0
70% of AMI	0	One bedroom:	21
60% of AMI	0	Two bedrooms:	17
50% of AMI:	7	Three bedrooms:	0
40% of AMI:	0	Four bedrooms:	0
30% of AMI	12	Total units:	38
20% of AMI:	0		
Market Rate:	0		
TOTAL PROJECTED COSTS:		\$12,048,219.00	
CREDIT REQUESTED:		\$1,200,000.00	
CREDIT RECOMMENDED:		\$0.00	
HOME REQUESTED:		\$0.00	
HOME RECOMMENDED:		\$0.00	
DEVELOPMENT FUND REQ		\$300,000.00	
DEVELOPMENT FUND REC		\$0.00	
HOUSING TRUST FUND REG	-	\$0.00	
HOUSING TRUST FUND REG	COMMENDED:	\$0.00	
APPLICANT NUMBER:		2023A-C-012	
FINAL SCORE:		109.5	

Score



46

0

0

0

60

Did not pass threshold

Grand Meridian PROJECT NAME: 3470 N Meridian St SITE LOCATION: Indianapolis., IN 46208 PROJECT TYPE: Rehabilitation PROJECT DESIGNATION: Multifamily APPLICANT: TWG Development, LLC # OF UNITS AT EACH SET ASIDE **UNIT MIX** 80% of AMI: Efficiency: 70% of AMI 0 One bedroom: 14 60% of AMI 30 Two bedrooms: 50% of AMI: 12 Three bedrooms: 40% of AMI: 0 Four bedrooms: 18 Total units: 30% of AMI 20% of AMI: 0 Market Rate: 0 TOTAL PROJECTED COSTS: \$10,892,962.00 CREDIT REQUESTED: \$1,180,000.00 CREDIT RECOMMENDED: \$0.00 HOME REOUESTED: \$0.00 \$0.00 HOME RECOMMENDED: DEVELOPMENT FUND REQUESTED: \$0.00 DEVELOPMENT FUND RECOMMENDED: \$0.00 HOUSING TRUST FUND REQUESTED: \$0.00 HOUSING TRUST FUND RECOMMENDED: \$0.00 APPLICANT NUMBER: 2023A-C-013 FINAL SCORE: N/A



Score

PROJECT NAME:		Heritage Landing		
SITE LOCATION:		801 North 25 th St Terre Haute, IN 47803		
PROJECT TYPE:		New Construction		
PROJECT DESIGNATION	ON:	Age-Restricted		
APPLICANT:		Heritage Landing L.P.	Heritage Landing L.P.	
# OF UNITS AT EACH 80% of AMI: 70% of AMI 60% of AMI: 50% of AMI: 40% of AMI: 30% of AMI 20% of AMI: Market Rate:	SET ASIDE 0 0 32 12 0 20 0	One bedroom: 2 Two bedrooms: 4 Three bedrooms: Four bedrooms:	0 24 10 0 0 54	
TOTAL PROJECTED C	OSTS:	\$12,647,000.00		
CREDIT REQUESTED: CREDIT RECOMMENI HOME REQUESTED: HOME RECOMMENDI DEVELOPMENT FUNI DEVELOPMENT FUNI HOUSING TRUST FUN HOUSING TRUST FUN APPLICANT NUMBER	DED: ED: D REQUESTED: D RECOMMENDED: ND REQUESTED: ND RECOMMENDED:	\$1,200,000.00 \$0.00 \$0.00 \$0.00 \$750,000.00 \$0.00 \$0.00 \$0.00		
APPLICANT NUMBER: FINAL SCORE:		2023A-C-033 111		



Did not pass threshold

PROJECT NAME:	Hilltop Flats
SITE LOCATION:	4701 S Walnut St Muncie, IN 47302
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Multifamily
APPLICANT:	TWG Development, LLC
# OF UNITS AT EACH SET ASIDE 80% of AMI: 0 70% of AMI 0 60% of AMI 26 50% of AMI: 11 40% of AMI: 0 30% of AMI 17 20% of AMI: 0 Market Rate: 0	UNIT MIX Efficiency: One bedroom: Two bedrooms: Three bedrooms: Four bedrooms: Total units:
TOTAL PROJECTED COSTS:	\$12,664,400.00
CREDIT REQUESTED: CREDIT RECOMMENDED: HOME REQUESTED: HOME RECOMMENDED: DEVELOPMENT FUND REQUESTED: DEVELOPMENT FUND RECOMMENDED: HOUSING TRUST FUND REQUESTED: HOUSING TRUST FUND RECOMMENDED:	\$1,180,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
APPLICANT NUMBER: FINAL SCORE:	2023A-C-014 N/A



PROJECT NAME:	Lake Meadows Patio Homes
SITE LOCATION:	11570 East 126 th Street Fishers, IN 46037
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Multifamily
APPLICANT:	Affordable Housing Services Corporation
# OF UNITS AT EACH SET ASIDE	UNIT MIX
80% of AMI: 0	Efficiency: 0
70% of AMI 0	One bedroom: 0
60% of AMI 13	Two bedrooms: 26
50% of AMI: 5	Three bedrooms: 0
40% of AMI: 0 30% of AMI 8	Four bedrooms: 0 Total units: 26
20% of AMI: 8	Total units: 20
Market Rate: 0	
TOTAL PROJECTED COSTS:	\$8,729,374.00
CREDIT REQUESTED:	\$925,809.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$500,000.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$0.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00
APPLICANT NUMBER:	2023A-C-016
FINAL SCORE:	106.5

Score



1

7

0

Score

PROJECT NAME: Marquette School Lofts SITE LOCATION: 1905 College Street South Bend, IN 46628 PROJECT TYPE: Adaptive Reuse PROJECT DESIGNATION: Multifamily APPLICANT: AP Development LLC # OF UNITS AT EACH SET ASIDE **UNIT MIX** 80% of AMI: Efficiency: 70% of AMI One bedroom: 0 19 19 60% of AMI 23 Two bedrooms: 12 50% of AMI: Three bedrooms: Four bedrooms: 40% of AMI: 0 30% of AMI 11 Total units: 46 20% of AMI: 0 Market Rate: 0 TOTAL PROJECTED COSTS: \$10,921,295.00 CREDIT REQUESTED: \$1,159,949.00 CREDIT RECOMMENDED: \$0.00 HOME REQUESTED: \$0.00 HOME RECOMMENDED: \$0.00 DEVELOPMENT FUND REQUESTED: \$0.00 DEVELOPMENT FUND RECOMMENDED: \$0.00 HOUSING TRUST FUND REQUESTED: \$0.00 HOUSING TRUST FUND RECOMMENDED: \$0.00 APPLICANT NUMBER: 2023A-C-018 FINAL SCORE: 111.5



PROJECT NAME:	Sellersburg Scholar House
SITE LOCATION:	8204 CR 311 Sellersburg, IN 47172
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Multifamily
APPLICANT:	Family Scholar House Inc.
# OF UNITS AT EACH SET ASIDE 80% of AMI: 0 70% of AMI 0 60% of AMI 14 50% of AMI: 10 40% of AMI: 0 30% of AMI 12 20% of AMI: 0 Market Rate: 0	UNIT MIX Efficiency: 0 One bedroom: 0 Two bedrooms: 24 Three bedrooms: 12 Four bedrooms: 0 Total units: 36
TOTAL PROJECTED COSTS:	\$9,816,215.00
CREDIT REQUESTED: CREDIT RECOMMENDED: HOME REQUESTED: HOME RECOMMENDED: DEVELOPMENT FUND REQUESTED: DEVELOPMENT FUND RECOMMENDED: HOUSING TRUST FUND REQUESTED: HOUSING TRUST FUND RECOMMENDED:	\$774,261.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
APPLICANT NUMBER: FINAL SCORE:	2023A-C-024 107
REASON FOR DENIAL:	Score



PROJECT NAME:		Sherman Forest	
SITE LOCATION:		3517 E 39 th St Indianapolis, IN 462	205
PROJECT TYPE:		Rehabilitation	
PROJECT DESIGNA	ATION:	Multifamily/Supportive Housing	
APPLICANT:		Partners in Housing Organization	Development
# OF UNITS AT EA	CH SET ASIDE	<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	11
70% of AMI	0	One bedroom:	117
60% of AMI	69	Two bedrooms:	0
50% of AMI:	20	Three bedrooms:	0
40% of AMI:	0	Four bedrooms:	0
30% of AMI	39	Total units:	128
20% of AMI:	0		
Market Rate:	0		
TOTAL PROJECTE	D COSTS:	\$14,079,943.00)
CREDIT REQUEST		\$1,200,000.00	
CREDIT RECOMMI		\$0.00	
HOME REQUESTED		\$0.00	
HOME RECOMMENDED:		\$0.00	
DEVELOPMENT FUND REQUESTED:		\$500,000.00	
	JND RECOMMENDED:	\$0.00	
	FUND REQUESTED:	\$0.00	
HOUSING TRUST F	FUND RECOMMENDED:	\$0.00)
APPLICANT NUME	BER:	2023A-C-025	5
FINAL SCORE:		91.5	5

Score



PROJECT NAME:	Sterling & Main
SITE LOCATION:	1701 Sterling Ave Elkhart, IN 46516
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Multifamily
APPLICANT:	Advantix Development Corporation
# OF UNITS AT EACH SET ASIDE	UNIT MIX
80% of AMI: 25	Efficiency: 0
70% of AMI 0	One bedroom: 6
60% of AMI 0	Two bedrooms: 0
50% of AMI: 10	Three bedrooms: 44
40% of AMI: 0	Four bedrooms: 0
30% of AMI 15	Total units: 50
20% of AMI: 0	
Market Rate: 0	
TOTAL PROJECTED COSTS:	\$12,045,314.00
CREDIT REQUESTED:	\$1,200,000.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$0.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$750,000.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$0.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00
APPLICANT NUMBER:	2023A-C-027
FINAL SCORE:	113.5

Score



PROJECT NAME:	Stratford Place/North Hampton Village	
SITE LOCATION:	6050 Castleford Drive & 3775 Allerton Place Indianapolis, IN 46226	
PROJECT TYPE:	Rehabilitation	
PROJECT DESIGNATION:	Multifamily	
APPLICANT:	John Stanley, Inc	
# OF UNITS AT EACH SET ASIDE 80% of AMI: 70% of AMI 60% of AMI 51 50% of AMI: 105 40% of AMI: 1 30% of AMI 53 20% of AMI: 0 Market Rate: 0	UNIT MIX Efficiency: 0 One bedroom: 18 Two bedrooms: 106 Three bedrooms: 60 Four bedrooms: 26 Total units: 210	
TOTAL PROJECTED COSTS:	\$27,394,000.00	
CREDIT REQUESTED: CREDIT RECOMMENDED: HOME REQUESTED: HOME RECOMMENDED: DEVELOPMENT FUND REQUESTED: DEVELOPMENT FUND RECOMMENDED: HOUSING TRUST FUND REQUESTED: HOUSING TRUST FUND RECOMMENDED:	\$1,199,950.00 \$0.00 \$0.00 \$0.00 \$500,000.00 \$0.00 \$0.00 \$0.00	

2023A-C-028

Did not pass threshold

N/A

APPLICANT NUMBER:

REASON FOR DENIAL:

FINAL SCORE:



PROJECT NAME:		The Jeffersonian	The Jeffersonian	
SITE LOCATION:		619 N 19 th St		
		Lafayette, IN 47904		
PROJECT TYPE:		New Construction	New Construction	
PROJECT DESIGNA	TION:	Age-Restricted	Age-Restricted	
APPLICANT:		Lafayette Neighborho (LNHS Inc.)	Lafayette Neighborhood Housing Services (LNHS Inc.)	
# OF UNITS AT EACH SET ASIDE		<u>UNIT MIX</u>	<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	10	
70% of AMI	0	One bedroom:	46	
60% of AMI	22	Two bedrooms:	12	
50% of AMI:	24	Three bedrooms:	0	
40% of AMI:	0	Four bedrooms:	0	
30% of AMI	22	Total units:	68	
20% of AMI:	0			
Market Rate:	0			
TOTAL PROJECTED COSTS:		\$15,243,069.0	\$15,243,069.00	
CREDIT REQUESTED:			\$1,200,000.00	
CREDIT RECOMMENDED:			\$0.00	
HOME REQUESTED:			\$0.00	
HOME RECOMMENDED:			\$0.00	
DEVELOPMENT FUND REQUESTED:		· ·	\$750,000.00	
DEVELOPMENT FUND RECOMMENDED:			\$0.00	
HOUSING TRUST FUND REQUESTED:		\$0.00		
HOUSING TRUST F	UND RECOMMENDED:	\$0.0	00	
APPLICANT NUMBER:		2023A-C-0	2023A-C-029	

N/A

Did not pass threshold

FINAL SCORE:



6

35

16

3

0

60

Did not pass threshold

PROJECT NAME: The Monreaux SITE LOCATION: 505 S Michigan St South Bend, IN 46601 PROJECT TYPE: **New Construction** PROJECT DESIGNATION: Multifamily APPLICANT: The Monreaux LLC **UNIT MIX** # OF UNITS AT EACH SET ASIDE Efficiency: 80% of AMI: 10 70% of AMI 0 One bedroom: 60% of AMI 14 Two bedrooms: 50% of AMI: 10 Three bedrooms: 40% of AMI: Four bedrooms: 0 30% of AMI 12 Total units: 20% of AMI: 0 Market Rate: 14 TOTAL PROJECTED COSTS: \$16,940,187.00 CREDIT REQUESTED: \$1,200,000.00 CREDIT RECOMMENDED: \$0.00 HOME REQUESTED: \$0.00 HOME RECOMMENDED: \$0.00 DEVELOPMENT FUND REQUESTED: \$0.00 DEVELOPMENT FUND RECOMMENDED: \$0.00 HOUSING TRUST FUND REQUESTED: \$0.00 HOUSING TRUST FUND RECOMMENDED: \$0.00 APPLICANT NUMBER: 2023A-C-030 FINAL SCORE: N/A