



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2025A-C Round**

PROJECT NAME:	Benjamin Landing
SITE LOCATION:	364 N Duke St. Peru, IN 46970
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Woda Cooper Development, Inc.
APPLICANT NUMBER:	2025A-C-003
FINAL SCORE:	N/A
REASON FOR DENIAL:	Withdrew



**RENTAL HOUSING TAX CREDIT PROGRAM**  
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**2025A-C Round**

PROJECT NAME:	Biggs Dustman Road
SITE LOCATION:	Vacant Lot between 315 E and 329 E Dustman Rd. Bluffton, IN 46714
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Biggs TC Development, LLC
APPLICANT NUMBER:	2025A-C-004
FINAL SCORE:	117
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2025A-C Round**

PROJECT NAME:	Bluffton Senior Apartments Gratus
SITE LOCATION:	1644 N Main St Bluffton, IN 46714
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Gratus Development, LLC
APPLICANT NUMBER:	2025A-C-007
FINAL SCORE:	N/A
REASON FOR DENIAL:	Withdrew



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**2025A-C Round**

PROJECT NAME:	Country Acres
SITE LOCATION:	1701 Country Lane Drive La Porte, IN 46350
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	KCG Development, LLC
APPLICANT NUMBER:	2025A-C-010
FINAL SCORE:	103
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
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**2025A-C Round**

PROJECT NAME:	Durbin Plaza Senior
SITE LOCATION:	110 W. Tate Street/110-150 Front Street Lawrenceburg, IN 47025
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Flaherty & Collins Development LLC
APPLICANT NUMBER:	2025A-C-011
FINAL SCORE:	103.5
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
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**2025A-C Round**

PROJECT NAME:	Flats at the Switchyard
SITE LOCATION:	1730 South Walnut Street Bloomington, IN 47401
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Legacy25, Inc.
APPLICANT NUMBER:	2025A-C-012
FINAL SCORE:	N/A
REASON FOR DENIAL:	Failed threshold



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**2025A-C Round**

PROJECT NAME:	Heritage Trace
SITE LOCATION:	Scattered Site Richmond, IN 47374
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Advantix Development Corporation
APPLICANT NUMBER:	2025A-C-016
FINAL SCORE:	110
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
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**2025A-C Round**

PROJECT NAME:	Historic Jeff Center
SITE LOCATION:	619 N 9th St Lafayette, IN 47904
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Lafayette Neighborhood Housing Services, Inc. (LNHS)
APPLICANT NUMBER:	2025A-C-017
FINAL SCORE:	106.5
REASON FOR DENIAL:	Score





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**2025A-C Round**

PROJECT NAME:	Indiana Desk Co Lofts
SITE LOCATION:	1224 Mill Street Jasper, IN 47546
PROJECT TYPE:	Historic Rehab/Adaptive Reuse
PROJECT DESIGNATION:	Family
APPLICANT:	Flaherty & Collins Development LLC
APPLICANT NUMBER:	2025A-C-018
FINAL SCORE:	97.5
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
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**2025A-C Round**

PROJECT NAME:	Lincolnshire Apartments
SITE LOCATION:	330 Lincoln Street Anderson, IN 46016
PROJECT TYPE:	Historic Rehab/Adaptive Reuse
PROJECT DESIGNATION:	Family
APPLICANT:	BWI, LLC
APPLICANT NUMBER:	2025A-C-021
FINAL SCORE:	104
REASON FOR DENIAL:	Score



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**2025A-C Round**

PROJECT NAME:	Martin Commons
SITE LOCATION:	2320 Station St Indianapolis, IN 46218
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	BWI
APPLICANT NUMBER:	2025A-C-022
FINAL SCORE:	106
REASON FOR DENIAL:	Score



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**2025A-C Round**

PROJECT NAME:	Northfield Park
SITE LOCATION:	0 Emerson Avenue New Castle, IN 47362
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	RealAmerica Development, LLC
APPLICANT NUMBER:	2025A-C-023
FINAL SCORE:	N/A
REASON FOR DENIAL:	Failed threshold



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**2025A-C Round**

PROJECT NAME:	Oakland Heights
SITE LOCATION:	216 S Sr 57 Site Oakland City, IN 47660
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	New Hope Development Services, Inc.
APPLICANT NUMBER:	2025A-C-025
FINAL SCORE:	100
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
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**2025A-C Round**

PROJECT NAME:	Residences at Eight45
SITE LOCATION:	845 Miller Ave Shelbyville, IN 46176
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	TWG Development, LLC
APPLICANT NUMBER:	2025A-C-026
FINAL SCORE:	114
REASON FOR DENIAL:	Score



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**2025A-C Round**

PROJECT NAME:	Riverbend on Main
SITE LOCATION:	100 Main Street Tell City, IN 47586
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	T&H Management
APPLICANT NUMBER:	2025A-C-027
FINAL SCORE:	119
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
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PROJECT NAME:	Stoneybrook Homes
SITE LOCATION:	2079 Willow and Waterworks Rd. Huntington, IN 46750
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Club 720 Solutions LLC
APPLICANT NUMBER:	2025A-C-029
FINAL SCORE:	114
REASON FOR DENIAL:	Score





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**2025A-C Round**

PROJECT NAME:	Sutton Field Townhomes
SITE LOCATION:	1580 S Spring St Hartford City, IN 47348
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Advantix Development Corporation
APPLICANT NUMBER:	2025A-C-030
FINAL SCORE:	115
REASON FOR DENIAL:	Score



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**2025A-C Round**

PROJECT NAME:	Tanner's Creek Manor
SITE LOCATION:	58 Doughty Road Lawrenceburg, IN 47025
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Spire Development, Inc.
APPLICANT NUMBER:	2025A-C-031
FINAL SCORE:	106
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
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**2025A-C Round**

PROJECT NAME:	Flats on General
SITE LOCATION:	1 General St Logansport, IN 46957
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Bondry Management Consultants LLC dba Bondry Consulting
APPLICANT NUMBER:	2025A-C-032
FINAL SCORE:	118.5
REASON FOR DENIAL:	Score



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**2025A-C Round**

PROJECT NAME:	The Lofts on Southway
SITE LOCATION:	Parcel 25-07-93-200-004.020-009 Rochester, IN 46975
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Advantix Development Corporation
APPLICANT NUMBER:	2025A-C-033
FINAL SCORE:	119
REASON FOR DENIAL:	Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2025A-C Round**

PROJECT NAME:	Tyner Senior Housing
SITE LOCATION:	204-210 W Main Hartford City, IN 47348
PROJECT TYPE:	Historic Rehab/Adaptive Reuse
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Herron Property Management
APPLICANT NUMBER:	2025A-C-035
FINAL SCORE:	110.5
REASON FOR DENIAL:	Score