RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Benjamin Townhomes
SITE LOCATION:	5405 North Post Road Lawrence, IN 46216
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Integrated Supportive Housing/Family
APPLICANT:	Benjamin Townhomes Limited Partnership
OWNER:	Benjamin Townhomes Limited Partnership

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	12
70% of AMI	3
60% of AMI	0
50% of AMI:	9
40% of AMI:	0
30% of AMI	6
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	0
Two bedrooms:	15
Three bedrooms:	15
Four bedrooms:	0
Total units:	30

TOTAL PROJECTED COSTS:	$12,825,612
CREDIT REQUESTED:	$1,299,999
CREDIT RECOMMENDED:	$1,299,999
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$0
DEVELOPMENT FUND RECOMMENDED:	$0
HOUSING TRUST FUND REQUESTED:	$0
HOUSING TRUST FUND RECOMMENDED:	$0
RENTAL ASSISTANCE REQUESTED:	Section 811 - 6 units
RENATL ASSISTANCE RECOMMENDED:	Section 811 - 6 units
APPLICANT NUMBER:	2027A-C-002
BIN NUMBER:	IN-27-00500
FINAL SCORE:	109
SET-ASIDE:	Small City

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Biggs Heartland Housing
SITE LOCATION:	Scattered Sites Pittsboro,IN 46167, Morristown, IN 46161, Liberty, IN 47353, and Carthage, IN 46115
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	Biggs TC Development, LLC
OWNER:	Biggs Heartland Housing, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	21
70% of AMI	0
60% of AMI	9
50% of AMI:	18
40% of AMI:	0
30% of AMI	14
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	24
Two bedrooms:	38
Three bedrooms:	0
Four bedrooms:	0
Total units:	62

TOTAL PROJECTED COSTS:	$15,034,846
CREDIT REQUESTED:	$1,300,000
CREDIT RECOMMENDED:	$1,300,000
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:	2027A-C-004
BIN NUMBER:	IN-27-00600
FINAL SCORE:	105.92
SET-ASIDE:	Preservation

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Clover Terrace
SITE LOCATION:	0 Saraina Rd Shelbyville, IN 46176
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Housing Directions, LLC
OWNER:	Clover Terrace Limited Partnership

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	20
70% of AMI	0
60% of AMI	0
50% of AMI:	13
40% of AMI:	0
30% of AMI	9
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	0
Two bedrooms:	14
Three bedrooms:	28
Four bedrooms:	0
Total units:	42

TOTAL PROJECTED COSTS:	$13,687,598
CREDIT REQUESTED:	$1,200,000
CREDIT RECOMMENDED:	$1,200,000
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
HOUSING TRUST FUND REQUESTED:	$0
HOUSING TRUST FUND RECOMMENDED:	$0
APPLICANT NUMBER:	2027A-C-008
BIN NUMBER:	IN-27-00700
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-107
FINAL SCORE:	104
SET-ASIDE:	Small City

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Emerson Place
SITE LOCATION:	2110 Emerson Knoll Place Indianapolis, IN 46218
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	Englewood CDC
OWNER:	Emerson Place Rehab, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	46
50% of AMI:	27
40% of AMI:	0
30% of AMI	19
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	16
Two bedrooms:	48
Three bedrooms:	28
Four bedrooms:	0
Total units:	92

TOTAL PROJECTED COSTS:	$15,257,066
CREDIT REQUESTED:	$1,300,000
CREDIT RECOMMENDED:	$1,300,000
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
HOUSING TRUST FUND REQUESTED:	$0
HOUSING TRUST FUND RECOMMENDED:	$0
APPLICANT NUMBER:	2027A-C-015
BIN NUMBER:	IN-27-00800
DEVELOPMENT FUND LOAN NUMBER	DFL-026-108
FINAL SCORE:	107
SET-ASIDE:	Large City

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Grassy Creek Commons
SITE LOCATION:	3601 N. Mitthoefer Road Indianapolis, IN 46235
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	GC Commons, LP
OWNER:	GC Commons, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	26
50% of AMI:	15
40% of AMI:	0
30% of AMI	11
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	52
Two bedrooms:	0
Three bedrooms:	0
Four bedrooms:	0
Total units:	52

TOTAL PROJECTED COSTS:	$15,742,121
CREDIT REQUESTED:	$1,300,000
CREDIT RECOMMENDED:	$1,300,000
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
HOUSING TRUST FUND REQUESTED:	$0
HOUSING TRUST FUND RECOMMENDED:	$0
APPLICANT NUMBER:	2027A-C-019
BIN NUMBER:	IN-27-00900
DEVELOPMENT FUND LOAN NUMBER:	DFL026-109
FINAL SCORE:	104.5
SET-ASIDE:	Not-For-Profit

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Hope's Landing
SITE LOCATION:	1954 E. Old Road 30 Warsaw, IN 46582
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Supportive Housing
APPLICANT:	Neighborhood Development Associates
OWNER:	Haven for Hope's Landing, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	16
70% of AMI	0
60% of AMI	0
50% of AMI:	8
40% of AMI:	0
30% of AMI	16
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	20
Two bedrooms:	16
Three bedrooms:	4
Four bedrooms:	0
Total units:	40

TOTAL PROJECTED COSTS:	$10,395,336
CREDIT REQUESTED:	$1,040,000
CREDIT RECOMMENDED:	$1,040,000
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$350,000
DEVELOPMENT FUND RECOMMENDED:	$350,000
HOUSING TRUST FUND REQUESTED:	$1,354,500
HOUSING TRUST FUND RECOMMENDED:	$1,354,500
RENTAL ASSISTANCE REQUESTED:	PBV – 8 units
RENTAL ASSISTANCE RECOMMENDED:	PBV – 8 units
APPLICANT NUMBER:	2027A-C-022
BIN NUMBER:	IN-27-01000
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-110
HOUSING TRUST FUND LOAN NUMBER:	HTFL-026-001
RENTAL ASSISTANCE CONTRACT NUMBER:	PBV-26-012
FINAL SCORE:	100
SET-ASIDE:	Supportive Housing

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Hopeside Senior Apartments
SITE LOCATION:	1915 & 2005 E 25th Indianapolis, IN 46218
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Radiant CDC
OWNER:	Hopeside Senior Housing, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	35
50% of AMI:	21
40% of AMI:	0
30% of AMI	14
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	0
Two bedrooms:	70
Three bedrooms:	0
Four bedrooms:	0
Total units:	70

TOTAL PROJECTED COSTS:	$18,394,545
CREDIT REQUESTED:	$1,300,000
CREDIT RECOMMENDED:	$1,300,000
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
HOUSING TRUST FUND REQUESTED:	$0
HOUSING TRUST FUND RECOMMENDED:	$0
APPLICANT NUMBER:	2027A-C-023
BIN NUMBER:	IN-27-01100
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-111
FINAL SCORE:	105
SET-ASIDE:	Not-For-Profit

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Ironwood Commons
SITE LOCATION:	Scattered Sites Valparaiso, IN 46383 and Michigan City, IN 46360
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Integrated Supportive Housing/Family
APPLICANT:	Northwest Indiana Community Action
OWNER:	Ironwood Commons, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	40
50% of AMI:	24
40% of AMI:	0
30% of AMI	17
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	27
One bedroom:	20
Two bedrooms:	33
Three bedrooms:	1
Four bedrooms:	0
Total units:	81

TOTAL PROJECTED COSTS:	$17,193,375
CREDIT REQUESTED:	$1,250,000
CREDIT RECOMMENDED:	$1,250,000
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
HOUSING TRUST FUND REQUESTED:	$0
HOUSING TRUST FUND RECOMMENDED:	$0
APPLICANT NUMBER:	2027A-C-024
BIN NUMBER:	IN-27-01200
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-112
FINAL SCORE:	106.31
SET-ASIDE:	Preservation

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	James Preserve
SITE LOCATION:	13001 Grabill Road Grabill, IN 46741
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Keller Development, Inc.
OWNER:	James Preserve, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	18
70% of AMI	0
60% of AMI	2
50% of AMI:	12
40% of AMI:	0
30% of AMI	8
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	0
Two bedrooms:	40
Three bedrooms:	0
Four bedrooms:	0
Total units:	40

TOTAL PROJECTED COSTS:	$11,111,984
CREDIT REQUESTED:	$1,141,000
CREDIT RECOMMENDED:	$1,141,000
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
HOUSING TRUST FUND REQUESTED:	$0
HOUSING TRUST FUND RECOMMENDED:	$0
APPLICANT NUMBER:	2027A-C-025
BIN NUMBER:	IN-27-01300
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-113
FINAL SCORE:	103
SET-ASIDE:	Community Integration

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Life Village
SITE LOCATION:	1927 E 32nd St Indianapolis, IN 46218
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Supportive Housing
APPLICANT:	Collins Community Solutions, LLC
OWNER:	Life Village, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	0
50% of AMI:	16
40% of AMI:	0
30% of AMI	16
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	12
One bedroom:	12
Two bedrooms:	8
Three bedrooms:	0
Four bedrooms:	0
Total units:	32

TOTAL PROJECTED COSTS:	$12,731,589
CREDIT REQUESTED:	$1,300,000
CREDIT RECOMMENDED:	$1,300,000
HOME REQUESTED:	$0
HOME RECOMMENDED:	$0
DEVELOPMENT FUND REQUESTED:	$500,000
DEVELOPMENT FUND RECOMMENDED:	$500,000
HOUSING TRUST FUND REQUESTED:	$0
HOUSING TRUST FUND RECOMMENDED:	$0
RENTAL ASSISTANCE REQUESTED:	PBV – 32 units
RENTAL ASSISTANCE RECOMMENDED:	PBV – 32 units
APPLICANT NUMBER:	2027A-C-028
BIN NUMBER:	IN-27-01400
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-114
RENTAL ASSISTANCE CONTRACT NUMBER:	PBV-26-011
FINAL SCORE:	105
SET-ASIDE:	Supportive Housing

Indiana Housing & Community Development Authority

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Mitchell Apartments
SITE LOCATION:	1140 Camelot Court Dr Mitchell, IN 47446
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Wallick Asset Management LLC
OWNER:	Mitchell Apartments, LLC

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	27
50% of AMI:	17
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	56
Two bedrooms:	0
Three bedrooms:	0
Four bedrooms:	0
Total units:	56

TOTAL PROJECTED COSTS:	$12,752,509.00
CREDIT REQUESTED:	$1,247,000.00
CREDIT RECOMMENDED:	$1,247,000.00
HOME REQUESTED:	$0.00
HOME RECOMMENDED:	$0.00
DEVELOPMENT FUND REQUESTED:	$500,000.00
DEVELOPMENT FUND RECOMMENDED:	$500,000.00
HOUSING TRUST FUND REQUESTED:	$0.00
HOUSING TRUST FUND RECOMMENDED:	$0.00
APPLICANT NUMBER:	2027A-C-033
BIN NUMBER:	IN-27-01500
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-115
FINAL SCORE:	107.5
SET-ASIDE:	Rural

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Pendleton Commons
SITE LOCATION:	9535 Pendleton Pike Lawrence, IN 46236
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	Spire Development, Inc.
OWNER:	Pendleton Commons L.P.

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	20
70% of AMI	0
60% of AMI	4
50% of AMI:	12
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	16
Two bedrooms:	26
Three bedrooms:	6
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS:	$13,868,973.00
CREDIT REQUESTED:	$1,300,000.00
CREDIT RECOMMENDED:	$1,300,000.00
HOME REQUESTED:	$0.00
HOME RECOMMENDED:	$0.00
DEVELOPMENT FUND REQUESTED:	$500,000.00
DEVELOPMENT FUND RECOMMENDED:	$500,000.00
HOUSING TRUST FUND REQUESTED:	$0.00
HOUSING TRUST FUND RECOMMENDED:	$0.00
APPLICANT NUMBER:	2027A-C-034
BIN NUMBER:	IN-27-01600
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-116
FINAL SCORE:	108
SET-ASIDE:	Small City

Indiana Housing & Community Development Authority

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-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
OWNER:	TWG Miller, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	28
50% of AMI:	16
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	29
Two bedrooms:	27
Three bedrooms:	0
Four bedrooms:	0
Total units:	56

TOTAL PROJECTED COSTS:	$16,451,583.00
CREDIT REQUESTED:	$1,300,000.00
CREDIT RECOMMENDED:	$1,300,000.00
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:	2027A-C-036
BIN NUMBER:	IN-27-01700
FINAL SCORE:	110
SET-ASIDE:	Small City

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Spring Town Apartments
SITE LOCATION:	160 S. Main St Marengo, IN, 47140
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	Hoosier Uplands Economic Development Corporation
OWNER:	Spring Town, L.P.

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	4
50% of AMI:	12
40% of AMI:	0
30% of AMI	4
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	6
Two bedrooms:	6
Three bedrooms:	6
Four bedrooms:	2
Total units:	20

TOTAL PROJECTED COSTS:	$3,447,237.00
CREDIT REQUESTED:	$309,082.00
CREDIT RECOMMENDED:	$309,082.00
HOME REQUESTED:	$0.00
HOME RECOMMENDED:	$0.00
DEVELOPMENT FUND REQUESTED:	$100,000.00
DEVELOPMENT FUND RECOMMENDED:	$100,000.00
HOUSING TRUST FUND REQUESTED:	$0.00
HOUSING TRUST FUND RECOMMENDED:	$0.00
APPLICANT NUMBER:	2027A-C-040
BIN NUMBER:	IN-27-04500
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-122
FINAL SCORE:	100
SET-ASIDE:	Not for Profit

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Stephanie Villas II
SITE LOCATION:	1418 Fayette Drive Fort Wayne, IN 46816
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Family
APPLICANT:	Keller Development, Inc.
OWNER:	Stephanie Villas II, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	29
50% of AMI:	19
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	0
Two bedrooms:	30
Three bedrooms:	22
Four bedrooms:	8
Total units:	60

TOTAL PROJECTED COSTS:	$9,258,624.00
CREDIT REQUESTED:	$877,000.00
CREDIT RECOMMENDED:	$877,000.00
HOME REQUESTED:	$0.00
HOME RECOMMENDED:	$0.00
DEVELOPMENT FUND REQUESTED:	$500,000.00
DEVELOPMENT FUND RECOMMENDED:	$500,000.00
HOUSING TRUST FUND REQUESTED:	$0.00
HOUSING TRUST FUND RECOMMENDED:	$0.00
APPLICANT NUMBER:	2027A-C-042
BIN NUMBER:	IN-27-01800
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-117
FINAL SCORE:	103
SET-ASIDE:	Preservation

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	The Chastain
SITE LOCATION:	1438 East Washington Street Indianapolis, IN 46201
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Supportive Housing
APPLICANT:	The Damien Center, Inc.
OWNER:	The Chastain, L.P.

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	15
50% of AMI:	16
40% of AMI:	0
30% of AMI	8
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	36
Two bedrooms:	3
Three bedrooms:	0
Four bedrooms:	0
Total units:	39

TOTAL PROJECTED COSTS:	$15,373,129.00
CREDIT REQUESTED:	$1,300,000.00
CREDIT RECOMMENDED:	$1,300,000.00
HOME REQUESTED:	$0.00
HOME RECOMMENDED:	$0.00
DEVELOPMENT FUND REQUESTED:	$500,000.00
DEVELOPMENT FUND RECOMMENDED:	$500,000.00
HOUSING TRUST FUND REQUESTED:	$700,000.00
HOUSING TRUST FUND RECOMMENDED:	$700,000.00
RENTAL ASSISTANCE REQUESTED:	PBV – 39 units
RENTAL ASSISTANCE RECOMMENDED:	PBV – 39 units
APPLICANT NUMBER:	2027A-C-043
BIN NUMBER:	IN-27-01900
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-118
HOUSING TRUST FUND LOAN NUMBER	HTFL-026-002
RENTAL ASSISTANCE CONTRACT NUMBER:	PBV-26-010
FINAL SCORE:	105
SET-ASIDE:	Large City

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Indiana Housing & Community Development Authority

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	The Drake
SITE LOCATION:	3060 North Meridian Indianapolis, IN 46802
PROJECT TYPE:	Rehabilitation
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	Midwest Support Foundation, Inc
OWNER:	MSF Drake Apartments, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	0
70% of AMI	0
60% of AMI	12
50% of AMI:	12
40% of AMI:	0
30% of AMI	6
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	15
Two bedrooms:	15
Three bedrooms:	0
Four bedrooms:	0
Total units:	30

TOTAL PROJECTED COSTS:	$15,367,021.00
CREDIT REQUESTED:	$1,292,637.00
CREDIT RECOMMENDED:	$1,292,637.00
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:	2027A-C-044
BIN NUMBER:	IN-27-02000
FINAL SCORE:	109
SET-ASIDE:	Large City

Indiana Housing & Community Development Authority

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	The Grove at Whiteland
SITE LOCATION:	400 South US 31 Whiteland, IN 46184
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Age-Restricted
APPLICANT:	RealAmerica Development, LLC
OWNER:	The Grove at Whiteland, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	25
70% of AMI	0
60% of AMI	0
50% of AMI:	18
40% of AMI:	0
30% of AMI	11
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	20
Two bedrooms:	34
Three bedrooms:	0
Four bedrooms:	0
Total units:	54

TOTAL PROJECTED COSTS:	$15,767,240.00
CREDIT REQUESTED:	$1,294,000.00
CREDIT RECOMMENDED:	$1,294,000.00
HOME REQUESTED:	$0.00
HOME RECOMMENDED:	$0.00
DEVELOPMENT FUND REQUESTED:	$500,000.00
DEVELOPMENT FUND RECOMMENDED:	$500,000.00
HOUSING TRUST FUND REQUESTED:	$0.00
HOUSING TRUST FUND RECOMMENDED:	$0.00
APPLICANT NUMBER:	2027A-C-045
BIN NUMBER:	IN-27-02100
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-119
FINAL SCORE:	109.5
SET-ASIDE:	Rural

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Village Grove at Whiteland
SITE LOCATION:	401 South US 31 Whiteland, IN 46184
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	RealAmerica Development, LLC
OWNER:	Village Grove at Whiteland, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	28
70% of AMI	0
60% of AMI	0
50% of AMI:	20
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	12
Two bedrooms:	36
Three bedrooms:	12
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS:	$16,893,840.00
CREDIT REQUESTED:	$1,295,000.00
CREDIT RECOMMENDED:	$1,295,000.00
HOME REQUESTED:	$0.00
HOME RECOMMENDED:	$0.00
DEVELOPMENT FUND REQUESTED:	$500,000.00
DEVELOPMENT FUND RECOMMENDED:	$500,000.00
HOUSING TRUST FUND REQUESTED:	$0.00
HOUSING TRUST FUND RECOMMENDED:	$0.00
APPLICANT NUMBER:	2027A-C-048
BIN NUMBER:	IN-27-02200
DEVELOPMENT FUND LOAN NUMBER:	DFL-026-120
FINAL SCORE:	107.5
SET-ASIDE:	Rural

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Village Premier Phase III
SITE LOCATION:	4328 Queen Street Fort Wayne, IN 46806
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	House Investments, LLP
OWNER:	Village Premier III, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	6
70% of AMI	0
60% of AMI	8
50% of AMI:	8
40% of AMI:	0
30% of AMI	6
20% of AMI:	0
Market Rate:	12

UNIT MIX	
Efficiency:	0
One bedroom:	0
Two bedrooms:	20
Three bedrooms:	20
Four bedrooms:	0
Total units:	40

TOTAL PROJECTED COSTS:	$10,241,000.00
CREDIT REQUESTED:	$728,069.00
CREDIT RECOMMENDED:	$728,069.00
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:	2027A-C-049
BIN NUMBER:	IN-27-02300
FINAL SCORE:	105
SET-ASIDE:	Large City

Indiana Housing & Community Development Authority

RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2027A-C Round

PROJECT NAME:	Willowview Trace
SITE LOCATION:	17400 Willowview Road Noblesville, IN 46062
PROJECT TYPE:	New Construction
PROJECT DESIGNATION:	Family
APPLICANT:	RealAmerica Development, LLC
OWNER:	Willowview Trace, LP

# OF UNITS AT EACH SET ASIDE	
80% of AMI:	29
70% of AMI	0
60% of AMI	0
50% of AMI:	22
40% of AMI:	0
30% of AMI	14
20% of AMI:	0
Market Rate:	0

UNIT MIX	
Efficiency:	0
One bedroom:	19
Two bedrooms:	37
Three bedrooms:	9
Four bedrooms:	0
Total units:	65

TOTAL PROJECTED COSTS:	$19,406,986.00
CREDIT REQUESTED:	$1,295,000.00
CREDIT RECOMMENDED:	$1,295,000.00
HOME REQUESTED:	$0.00
HOME RECOMMENDED:	$0.00
DEVELOPMENT FUND REQUESTED:	$500,000.00
DEVELOPMENT FUND RECOMMENDED:	$500,000.00
HOUSING TRUST FUND REQUESTED:	$0.00
HOUSING TRUST FUND RECOMMENDED:	$0.00
RENTAL ASSISTANCE REQUESTED:	Section 811 – 11 units
RENTAL ASSISTANCE RECOMMENDED:	Section 811 – 11 units
APPLICANT NUMBER:	2027A-C-051
BIN NUMBER:	IN-27-02400
DEVELOPMENT FUND LOAN NUMBER	DFL-026-121
FINAL SCORE:	104
SET-ASIDE:	Community Integration