



INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2027A-B Bond Round

PROJECT NAME: Beacon Heights Apartments

SITE LOCATION: 3401 Ardmore Trail
South Bend, IN 46628

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: L&M Development Partners LLC

PRINCIPALS: SAC Beacon Preservation LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	87
70% of AMI:	0
60% of AMI:	0
50% of AMI:	0
40% of AMI:	51
30% of AMI:	36
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	24
Two bedroom:	90
Three bedroom:	60
Four bedroom:	0
Total units:	174

TOTAL PROJECTED COSTS: \$49,128,656
TOTAL COST PER UNIT: \$282,349

CREDITS REQUESTED: \$2,109,690
CREDITS RECOMMENDED: \$2,109,690
BOND VOLUME REQUESTED: \$23,835,829
BOND VOLUME RECOMMENDED: \$23,835,829
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2027A-B-001
BIN NUMBER: IN-27-00100
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 62.5
IHCDA SCORE: 60.5

Award date: June 25, 2026



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RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY
2027A-B Bond Round

PROJECT NAME: Grandview Tower Apartments

SITE LOCATION: 1000 Fulton Parkway
Evansville, IN 47710

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Age-Restricted

DEVELOPER: The Mainstreet Group LLC

PRINCIPALS: The Mainstreet Group LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 85
70% of AMI: 0
60% of AMI: 0
50% of AMI: 0
40% of AMI: 51
30% of AMI: 34
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 170
Two bedroom: 0
Three bedroom: 0
Four bedroom: 0
Total units: 170

TOTAL PROJECTED COSTS: \$42,728,270
TOTAL COST PER UNIT: \$251,343

CREDITS REQUESTED: \$1,838,449
CREDITS RECOMMENDED: \$1,838,449
BOND VOLUME REQUESTED: \$21,377,452
BOND VOLUME RECOMMENDED: \$21,377,452
DEVELOPMENT FUND REQUESTED: \$0
DEVELOPMENT FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2027A-B-002
BIN NUMBER: IN-27-00200
DEVELOPMENT FUND LOAN NUMBER: N/A
SELF SCORE: 67.5
IHCDA SCORE: 64.0

Award date: June 25, 2026