



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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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



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PROJECT NAME: Laurelwood Apartments & Rowney Terrace

SITE LOCATION: 3340 Teakwood Drive & 1353 Riley Place
Indianapolis, IN 46203

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: Laurelwood Rowney JV, LLC

PRINCIPALS: Vitus Development III, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI:	0
60% of AMI:	0
50% of AMI:	231
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	19
One bedroom:	0
Two bedroom:	48
Three bedroom:	117
Four bedroom:	47
Total units:	231

TOTAL PROJECTED COSTS:	\$64,246,006
TOTAL COST PER UNIT:	\$278,121

CREDITS REQUESTED:	\$2,836,387
CREDITS RECOMMENDED:	\$2,836,387
BOND VOLUME REQUESTED:	\$17,400,000
BOND VOLUME RECOMMENDED:	\$17,400,000
DEVELOPMENT FUND REQUESTED:	\$0
DEVELOPMENT FUND RECOMMENDED:	\$0

APPLICANT NUMBER:	2027A-B-003
BIN NUMBER:	IN-27-00300
DEVELOPMENT FUND LOAN NUMBER:	N/A
SELF SCORE:	58.50
IHCDA SCORE:	58.67

Award Date: August 27, 2026



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2027A-B Bond Round

PROJECT NAME: Fulton Miller West Flats

SITE LOCATION: 1903 Miller Ave & 2215 Fulton St.
Anderson, IN 46011

PROJECT TYPE: Rehabilitation
PROJECT DESIGNATION: Family

DEVELOPER: BWI, LLC
Anderson Housing Inc.

PRINCIPALS: Anderson Housing Inc.
BWI, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
70% of AMI: 0
60% of AMI: 72
50% of AMI: 12
40% of AMI: 0

30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 12
Two bedroom: 48
Three bedroom: 24
Four bedroom: 0

Total units: 84

TOTAL PROJECTED COSTS: \$24,124,512
TOTAL COST PER UNIT: \$287,197

CREDITS REQUESTED: \$1,118,050
CREDITS RECOMMENDED: \$1,118,050
BOND VOLUME REQUESTED: \$12,600,000
BOND VOLUME RECOMMENDED: \$12,600,000
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2027A-B-004
BIN NUMBER: IN-27-00400
DEVELOPMENT FUND LOAN NUMBER: DFL-026-106
SELF SCORE: 67.0
IHCDA SCORE: 66.0

Award Date: August 27, 2026