



**MINUTES AND MEMORANDA OF A MEETING
OF
THE BOARD OF DIRECTORS OF
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**

Held: February 23, 2012

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held February 23, 2012 at 10:00 a.m. at 30 South Meridian Street, Suite 1000, Indianapolis, Indiana 46204.

The following individuals were present at the meeting: David Terrell (Lieutenant Governor delegate), Dan Salefski (Public Finance Director of the State of Indiana delegate), Jillean Battle (Treasurer of the State of Indiana delegate), Pat Gamble-Moore, David Miller, Tom McGowan, Sherry Seiwert (Executive Director for IHCDA), members of the staff of the Authority, and the general public. Lu Porter was not present.

David Terrell served as Chair of the meeting, and upon noting the presence of a quorum, called the meeting to order. Gina S. Jones served as Secretary.

I. APPROVAL OF PRIOR MEETING MINUTES

A. January 26, 2012 Meeting Minutes

A motion was made by Jillean Battle to approve the January 26, 2012 Meeting Minutes, which was seconded by David Miller; the following Resolution was unanimously approved:

RESOLVED, the Minutes of the Board meeting held January 26, 2012, are hereby approved to be placed in the Minute Book of the Authority.

II. REAL ESTATE

A. ARRA Update: 1602 Tax Credit Exchange Program and Tax Credit Assistance Program

Chairman Terrell recognized Jacob Sipe who presented an update to the Board regarding the award allocations of the 1602 Tax Credit Exchange Program (1602 Exchange Program) and the Tax Credit Assistance Program (TCAP). The American Recovery and Reinvestment Act of 2009 (ARRA) created two provisions to enhance the Section 42 Rental Housing Tax Credit Program, which includes the 1602 Exchange Program and TCAP:

- The 1602 Exchange Program allows IHCDA to make direct equity investments into rental housing for families earning less than 60% of area median income, in exchange for tax credits already awarded for those projects. IHCDA receives equity at a rate of \$0.85/dollar of tax benefits from credits that are exchanged. For example, an exchange of \$100,000 in annual credits would generate \$850,000 in equity for investment in tax credit projects--\$100,000 per year x 10 years x \$0.85/dollar of benefits. Because of the tight credit market, the majority of projects awarded credits in 2008 have been unable to attract the necessary equity to complete the deals. IHCDA is to receive \$164,011,126 from the 1602 Exchange Program, through the US Department of Treasury.
- Through TCAP, HUD provides development subsidy that may only be used for capital investment in Rental Housing Tax Credit projects awarded credits at any time from 2007 to 2009, at any stage of

development. These funds help individual projects to close funding gaps created by such factors as the fall in tax credit equity pricing, or increased holding costs as a result of project delays. IHCDCA received \$38,048,333 in TCAP funds from HUD.

Mr. Sipe presented to the Board spreadsheets of the 1602 Exchange Program and TCAP projects, attached hereto as Exhibits A and B, approved by the IHCDCA Allocation Committee. The Board delegated final approval authority for 1602 Exchange Program projects to staff in its July, 2009 meeting.

No action was required, as this was an update to the Board on delegated authority for expending ARRA funds.

B. Recommendations for 2012 Low-Income Housing Tax Credit Program (LIHTC), LIHTC with HOME Investment Partnership Program (HOME), and Indiana Affordable Housing and Community Development Fund Awards

Chairman Terrell again recognized Jacob Sipe who presented recommendations for the 2012 Low-Income Housing Tax Credit Program (LIHTC), LIHTC with HOME Investment Partnership Program (HOME), and Indiana Affordable Housing and Community Development Fund Awards.

Background:

IHCDCA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This is done by both new construction and rehabilitation of existing structures.

IHCDCA Financing Type	Total Requested Amount	# of Applicants
LIHTC	\$57,967,176.00	67
HOME	\$4,250,000.00	11
Development Fund	\$9,130,000.00	24

2012 Tax Credit Ceiling

Source of Credits	Amount
2012 Per Capita Credits	\$14,130,848.60
Total	\$14,130,848.60

Process:

The Multifamily Department utilized the 2012-2013 Qualified Allocation Plan (QAP) criteria to review applications as set forth below. The following also describes the procedures followed for the selection of the recommendations to IHCDCA's Board of Directors.

1. On or about November 1, 2011, IHCDCA received sixty-seven (67) LIHTC applications requesting 2012 credits under the 2012-2013 QAP.
2. The sixty-seven (67) self-scoring applications underwent the due diligence process, which included, financial analysis, technical review, market study review, verification of the capital needs assessment for proposed rehabilitation developments, and determination of final score.
3. If during the due diligence process a concern or technical deficiency was discovered a letter was sent to each applicant requesting clarification or technical correction. Each applicant was given an opportunity to comment on any scoring discrepancy. Applicants that submitted a request for an IHCDCA resource received a letter of interest.
4. Upon completion of the due diligence process it was determined that fifty eight (58) applicants met the 2012-2013 QAP criteria.
5. The applicants were ranked based on their final scores and recommended credits to the top fourteen (14) ranking applications.

Recommendation:

Staff recommends the approval of fourteen (14) developments for LIHTC, eight (8) of which will receive additional IHEDA financing.

BIN #	Development Name	LIHTC Recommendation	Development Fund Loan Recommendation	HOME Loan Recommendation
IN-12-00100	Barton Block	\$1,170,377.00		
IN-12-00200	Cine Theater Senior Apartments	\$654,884.00		
IN-12-00300	Crosswinds at Tradition Lane	\$1,033,918.00		\$300,000.00
IN-12-00400	Englewood Lofts	\$548,906.00		
IN-12-00500	First Devington	\$813,571.00	\$500,000.00	
IN-12-00600	Hendricks Pointe Apartments	\$759,000.00		
IN-12-00700	Historic Rushton Apartments	\$331,552.00		
IN-12-00800	Irving Green	\$979,900.00	\$500,000.00	
IN-12-00900	Lincoln Apartments	\$1,156,779.00	\$300,000.00	
IN-12-01000	Lofts at Roberts	\$1,333,905.00	\$250,000.00	
IN-12-01100	Ryker Reserve	\$942,685.00		
IN-12-01200	Stalker School Apartments	\$526,823.00		\$250,000.00
IN-12-01300	The Landing	\$900,000.00	\$200,000.00	\$400,000.00
IN-12-01400	Washington Street Senior Residence	\$900,429.00	\$250,000.00	
Total:		\$12,052,729.00	\$2,000,000.00	\$950,000.00

Attached hereto as Exhibit C are a Project Funding Summary Sheet and Development Summary Sheet that provide detailed information on each development (Development Sheets).

Following discussion a motion was made by Tom McGowan to approve an aggregate award of LIHTC in the amount of \$11,525,906, an aggregate award of Development Fund in an amount not to exceed \$2,000,000, and an aggregate amount of HOME funds in an amount not to exceed \$700,000 to all of the above-listed developments except for IN-12-01200 (Stalker School Apartments), as more particularly identified in the Development Sheets, as recommended by staff, which was seconded by Pat Gamble-Moore;

RESOLVED, that the Board approve an aggregate award of LIHTC in the amount of \$11,525,906, an aggregate award of Development Fund in an amount not to exceed \$2,000,000, and an aggregate amount of HOME funds in an amount not to exceed \$700,000 to all of the above-listed developments except for IN-12-01200 (Stalker School Apartments), as more particularly identified in the Development Sheets, as recommended by staff.

Following discussion an additional motion was made by Pat Gamble-Moore to approve an award of LIHTC in the amount of \$526,823 and an award of HOME funds in an amount not to exceed \$250,000 to IN-12-01200 (Stalker School Apartments), as more particularly identified in the Development Sheet, as recommended by staff, which was seconded by Dan Salefski. The motion passed by majority vote, with one abstention from David Miller;

RESOLVED, that the Board approve an award of LIHTC in the amount of \$526,823 and an award of HOME funds in an amount not to exceed \$250,000 to IN-12-01200 (Stalker School Apartments), as more particularly identified in the Development Sheet, as recommended by staff.

C. Update: Community Development Block Grant – Disaster Recovery Assistance (CDBG-D)

Chairman Terrell recognized Jeffrey Isaacs who presented an update to the Board regarding Community Development Block Grant – Disaster Recovery Assistance (CDBG-D).

Background:

In July 2008, Congress appropriated supplemental funding to Indiana for emergency disaster assistance in states affected by severe storms and flooding in 2008. The funds can be used by the state for long-term recovery efforts for damage caused by any previous natural disaster which received a federal declaration (DR-1740, DR-1766 and DR-1795). The Office of Community and Rural Affairs (OCRA) is the lead state agency in distributing these funds for public infrastructure restoration, economic revitalization, and other non-housing disaster recovery activities. OCRA works with the Indiana Housing and Community Development Authority (IHCDA) to manage all housing related activities. IHCDA works with OCRA, which oversees the use of disaster recovery funds to ensure compliance with HUD rules, lead the development of a disaster recovery action plan, and report to HUD on all disaster recovery issues impacting affected regions.

Eligible Applicants:

Eligible applicants include local units of government, not-for-profit and for-profit entities.

Eligible Activities:

Eligible activities include Rental New Construction, Rental Rehabilitation, Owner Occupied Rehabilitation, and Flood Buyouts in 82 of Indiana’s 92 counties that were declared disaster counties by FEMA. (See attached map of Counties Approved for 2008 Disaster Assistance.)

Process:

IHCDA accepts applications for CDBG-D through the Strategic Investment Process. After an application is received by IHCDA, the due diligence review process is completed by IHCDA’s Real Estate Production Analyst and is underwritten by IHCDA’s Real Estate Investment Underwriter.

After the due diligence process has been completed, the Real Estate Production Analyst presents a recommendation along with a development summary to the Allocation Committee. The Allocation Committee is made up of Sherry Seiwert, Mark Young, Blake Blanch, Joe Palus, Jacob Sipe, Jeff Isaacs, and Larry Grubbs. The Allocation Committee then provides feedback and a recommendation for final approval to the IHCDA Board of Directors.

The attached Exhibit D provides an update regarding CDBG-D expenditures as of February 15, 2012.

No action was required, as this was an update to the Board on CDBG-D.

D. IHCDA Strategic Funding Process Recommendations

Chairman Terrell recognized the following individuals who presented information regarding IHCDA’s Strategic Funding Process Recommendations:

- Alan Rakowski Town of Plainville; and
- Talisha Bradley John H. Boner Legacy Housing Redevelopment Initiative.

Staff recommended two (2) developments for Board approval, as follows:

i. Town of Plainville

Project Summary:

The Town of Plainville is requesting \$150,000.00 in order to administer an owner occupied rehabilitation project under the Aging in Place priority. The Town is proposing to rehabilitate seven (7) units whose residents have incomes at or below 80% of the area median. All beneficiaries will be either disabled and/or 55 years of age. The difference between the CDBG amount recommended and the total project costs will be covered by a USDA Rural Development Housing Preservation Grant.

Project Name:	Town of Plainville Owner Occupied Housing Rehabilitation
IHCDA Amount Requested:	\$150,000.00
CDBG Amount Recommended:	\$150,000.00
Per Unit Subsidy:	\$21,428.57
Total Project Costs:	\$169,369.00
Location:	Daviess County
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by David Miller to approve the allocation of CDBG funding, in an amount not to exceed \$150,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Tom McGowan;

RESOLVED, that the Board approve the allocation of CDBG funding, in an amount not to exceed \$150,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

ii. John H. Boner Legacy Housing Redevelopment Initiative
--

Project Summary:

The John H. Boner Community Center is requesting \$35,000.00 in order to complete a rehabilitation project under the Comprehensive Development priority. The applicant is proposing to rehabilitate 2 commercial bays on the first floor of the Jefferson Apartments, located on the near eastside of Indianapolis. The Boner Center will contribute the remaining funds to cover additional project costs.

Project Name:	Legacy Housing Redevelopment Initiative
IHCDA Amount Requested:	\$35,000.00
Development Fund Amount Recommended:	\$20,000.00
Per Unit Subsidy:	\$10,000.00
Total Project Costs:	\$53,000.00
Location:	Indianapolis (Near Eastside) (Marion County)
Activity:	Commercial Revitalization
Award Type:	Cash Flow Loan

Following discussion a motion was made by David Miller to approve the allocation of Development Fund funding, in an amount not to exceed \$20,000.00 for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Pat Gamble-Moore;

RESOLVED, that the Board approve the allocation of Development Fund funding, in an amount not to exceed \$20,000.00 for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

E. Housing and Economic Recovery Act 2008 Update: Neighborhood Stabilization Program Round 1

Dodd-Frank Act 2009 Update: Neighborhood Stabilization Program Round 3

Chairman Terrell recognized Peter Hunt who presented the Housing and Economic Recovery Act 2008 Update: Neighborhood Stabilization Program Round 1 and the Dodd-Frank Act 2009 Update: Neighborhood Stabilization Program Round 3.

Background:

The Housing and Economic Recovery Act 2008 created the first Neighborhood Stabilization Program (NSP1), with the aims of:

- Stabilizing communities affected by foreclosures caused by sub-prime lending.
- Removing blight from neighborhoods caused by vacant properties.
- Providing opportunities for low, moderate and middle income families to become homeowners through the purchase of NSP-assisted properties.
- Providing affordable rental housing in communities.

NSP1 provided a four year term to achieve its aims (until March 2013), and IHCD was awarded \$83m in 2008 to meet these needs in Indiana. NSP1 has 5 activities: Providing Financing Mechanisms (Use A); Acquisition/Rehabilitation (Use B); Land bank (Use C); Demolition (Use D); Redevelopment (Use E). NSP1 allowed recipients to use funding for foreclosed homes, vacant buildings, abandoned homes and also to provide public facilities. IHCD split the NSP1 funding between two programs: the Market Stabilization Program run by the Single Family Team to provide up to \$15,000 as down-payment assistance to qualifying families purchasing or rehabilitating a foreclosed home as their principal residence, and the Comprehensive Neighborhood Revitalization Fund which provided awards to communities to acquire and redevelop real estate for affordable housing. The Market Stabilization Program was completed in September 2010, but the Comprehensive Neighborhood Revitalization Fund will continue to run until March 2013.

The Dodd-Frank Act 2009 contained provisions to provide a further round of Neighborhood Stabilization Program funding (NSP3) to those communities still affected by foreclosures and vacant, blighted homes. Though the format of NSP3 was largely the same, it only provided 3 years to expend the funding (until March 2014), and could only be used for residential purposes.

Process:

In December 2008, IHCD issued an RFP for NSP1 funds and began accepting applications for funding from cities, counties and not-for-profit organizations across the State. Following a review of applications by staff and an independent panel of real estate professionals, award recommendations were made to the Board in May 2009. At that point, 23 awards were made. A further 3 awards were made in November 2009, using funds that were re-allocated from the original 29 recipients, and unspent funds that were re-allocated from the Market Stabilization Program. Finally, there were 8 more awards made in January 2010 using re-allocated funding, to create a full list of 30 recipients.

Since that time, recipients have followed their individual programs to deliver a range of unique solutions to the problems in their communities. These range from small scattered site rehabilitations, to the complete redevelopment of a large apartment complex into new rental housing and additional single family homes.

IHCD's allocation of NSP3 funds was \$8,235,625. In December 2010 IHCD issued an RFP to existing NSP1 communities who qualified for NSP3 – the new rules for NSP3 included a mapping tool which each community had to use to submit their target area; any target area score lower than 17 was not eligible for

NSP3. IHCD A had 11 responses to the RFP and on February 24, 2011, the IHCD A Board approved awards for 5 recipients. Each of the recipients is carrying out scattered site single family housing, with the exception of Hoosier Uplands (which is redeveloping a central Paoli site into the Phoenix building) and The Children's Museum/City of Indianapolis (which is redeveloping the Winona Hospital site).

The attached Exhibit E and F provide an update regarding the NSP1 and NSP3 awards as of February 16, 2012.

Arising Issues:

NSP1 – Projects are currently awaiting the break of the weather in order to start the latest and final round of house construction. These will be the final properties developed using NSP1 funding and will all need to be sold by March 19, 2013.

NSP3 – The Winona Hospital project is currently awaiting the appointment of a developer in advance of IHCD A committing the NSP3 funding to the project. Originally IHCD A's funding was due to be used to fund the demolition, clearance and clean-up of the site. But due to low bid costs, the City of Indianapolis was able to fund this activity entirely on its own. Both the City and The Children's Museum have asked IHCD A to re-allocate the NSP funds to the housing element of the redevelopment. IHCD A has indicated that a developer needs to be selected by March 1, 2012 in order to qualify for our funding or it will have to be re-allocated.

The latest round of monitoring for both NSP1 and NSP3 will begin on March 1, 2012 which will be focusing on Homebuyer Counseling and Procurement. Additionally, monitoring will involve review of the projects' Performance Management System reports, along with action planning to address weaknesses in their projects. This round of monitoring will also include an examination of whether the project will be able to expend all of its NSP1 funding in time for the 2013 deadline.

No action was required, as this was an update to the Board on NSP1 and NSP3.

III. COMMUNITY SERVICES

A. Real Choice Systems Change Planning Grant and Agreement with Office of Medicaid Planning and Policy

Chairman Terrell recognized Rodney Stockment who presented information regarding the Real Choice Systems Change Planning Grant and Agreement with Office of Medicaid Planning and Policy.

Background:

In 2011, Congress and the President passed legislation reauthorizing the Frank Melville Supportive Housing Investment Act. The legislation attempts to revitalize and reform the Section 811 Program of multifamily housing for people with disabilities. One of the critical pieces of the legislation is the authorization of the Project Rental Assistance (PRA) approach which provides funds to state housing finance agencies to systematically create integrated supportive housing units in affordable rental housing developments. The 2011 HUD Appropriation includes an estimated \$75 million in funds for new Section 811 units and requires any new Section 811 units to be created through the new PRA option. Experts estimate that as many as 2,500 new Section 811 PRA units could be created with the 2011 appropriation. The most important feature of the Section 811 PRA program is that it requires states to create partnerships between their state housing finance authorities and state Medicaid offices.

The Center for Medicare and Medicaid Services (CMS) created the Real Choice Systems Change grant program to help states transform their long-term care service systems from ones that rely on institutions to ones that are more community-based. The grants are intended to help states develop the infrastructure needed for individuals with disabilities to live in integrated community settings. In 2011, CMS released a NOFA for states to apply for a Real Choice Systems Change grant to plan for using the new Section 811 PRA program to create integrated supportive housing for persons with disabilities who access Medicaid

services. While only state Medicaid offices could apply, the NOFA required a strong partnership with the state housing finance authority and other relevant state agencies.

Process:

Building on the work already started with the Indiana Permanent Supportive Housing Initiative (IPSHI), the Indiana Office of Medicaid Planning and Policy reached out the IHCD and the Indiana office of the Corporation for Supportive Housing to assist in applying for the Real Choice Systems Change Grant. In late 2011, CMS announce that Indiana was one of the six states awarded a \$330,000 Real Choice Systems Change planning grant. The Indiana project will advance the existing partnership between Office of Medicaid Planning and Policy, the Indiana Housing and Community Development Authority and the Division of Mental Health and Addiction by expanding the units of permanent supportive housing for individuals experiencing homelessness with chronic illnesses and those living in institutional settings who could, with stable housing and supports live independently in the community. The proposed project will create a state Section 811 PRA Partnership to successfully apply for one hundred and fifty Section 811 PRA rental assistance vouchers and to build an appropriate service model to support tenants in an integrated supportive housing model. Specifically, the grant will provide funding to: 1) develop a plan to target Low Income Housing Tax Credit units for the target population; 2) adopt and sustain the IPSHI's commitment to house individuals with very low income within an integrated supportive housing model; 3) develop an outreach tool to identify people receiving Medicaid services who are homeless or at risk of homelessness and link those people to Section 811 PRA units and or other supportive housing options; and, 4) extend the state's Medicaid MRO service plan for supportive housing to include the new Section 811 PRA units and to enhance the MRO supportive housing plan to include primary health care Medicaid services.

The grant will fund the Corporation for Supportive Housing for the 2012 Indiana Supportive Housing Institute and provide other technical assistance for developing integrated supportive housing units. The grant provides \$53,460 to reimburse Community Services staff to assist in applying for Section 811 PRA vouchers, designing the Section 811 PRA program, providing technical assistance to community partners and for data collection and analysis.

Following discussion a motion was made by Jillcan Battle to approve IHCD entering into an agreement with the Indiana Office of Medicaid Planning and Policy for an amount not to exceed \$53,460 to execute the work plan of Real Choice Systems Change Grant, as recommended by staff, which was seconded by Pat Gamble-Moore;

RESOLVED, that the Board approve IHCD entering into an agreement with the Indiana Office of Medicaid Planning and Policy for an amount not to exceed \$53,460 to execute the work plan of Real Choice Systems Change Grant, as recommended by staff.

B. Amendment to the IHCD Section 8 Housing Choice Voucher Program Administrative Plan

Chairman Terrell recognized Tamela Royston who presented information regarding the Amendment to the IHCD Section 8 Housing Choice Voucher Program Administrative Plan.

Background:

The Money Follows the Person (MFP) program is a demonstration grant developed by the Centers for Medicare and Medicaid Services (CMS) to assist Hoosiers from a nursing facility or hospital to move to a residential setting in the community. CMS defines MFP as a system of flexible financing for long-term services and supports that enable available funds to move with the individual to the most appropriate and preferred setting as the individual's needs and preferences change. This approach has two major components. One component is a financial system that allows Medicaid funds to be spent on home and community-based services when individuals move to the community. This often involves a redistribution of State funds between the long-term services institutional and waiver programs. The second component is a nursing facility transition program that identifies individuals in institutions who wish to transition to the community and helps them to do so. Medicaid law prohibits the use of funds to pay for rent, utilities or

food (room and board) outside an institution. Further, many participants prefer and need units that are affordable, accessible, and integrated in housing developments in the community. It is expected that participants will want a variety of living arrangements and types of housing, such as apartments in elderly living developments, sharing a house or apartment with roommate(s), living with a family, living alone, etc. The lack of rental subsidies has prevented many eligible households from using MFP community based services.

Process:

Building on the work already started with the IHCD's HOME AGAIN program, staff from the Real Estate Department and Community Services Department met with representatives from the FSSA Division of Aging and their sub-contractors to plan how the MFP program could benefit from IHCD's Section 8 Mainstream Vouchers as they become available. Section 8 Mainstream vouchers provide rental assistance to non elderly disabled households.

In order to facilitate the use of mainstream vouchers with participants in the MFP program, IHCD is proposing changes to the Housing Choice Voucher (Section 8) Administrative Plan. Changes to the Plan involve implementing a new waiting list preference which will allow IHCD to meet the needs of persons transitioning from an institutional (Medical/Nursing Home) setting to housing in the community, thereby facilitating independent living. The new preference will allow eligible applicants to collaborate resources from FSSA -- Money Follows the Person Demonstration Grant and the Housing Choice Voucher Program. Additionally, updates were made throughout Chapter 4 (Applications, Waiting List and Tenant Selection) and Chapter 7 (Verification) of the Administrative Plan to incorporate revisions which reflect new HUD regulations and guidance.

<u>Chart of Proposed Administrative Plan Changes</u>		
Chapter	Page	Proposed Changes
4	4-14	Added preference: "Money Follows the person"
4	4-14	Added preference definition: Referred through Money Follows the Person Program
4 (Entire)		Updated: Revisions made to overall chapter to reflect new and changed HUD regulation and guidance
7	7-22	Added preference: Money Follows the Person"
7	7-22	Added preference definition: Referred through Money Follows the Person Program
7	7-22	Added Verification: Written referral from FSSA or its approved contractor administering the program. Referral must be received when application is submitted.
7 (Entire)		Updated: Revisions made to overall chapter to reflect new and changed HUD regulation and guidance

The public comment period on the above Administrative Plan changes began January 13, 2012 and ended on February 12, 2012. IHCD received no public comments.

Following discussion a motion was made by Dan Salefski to approve amending the IHCD A Section 8 Housing Choice Voucher Program Administrative Plan to include the above-described changes, as recommended by staff, which was seconded by David Miller;

RESOLVED, that the Board approve amending the IHCD A Section 8 Housing Choice Voucher Program Administrative Plan to include the above-described changes, as recommended by staff.

C. Homeless Management Information System (HMIS) Professional Contract

Chairman Terrell again recognized Rodney Stockment who presented information regarding the Homeless Management Information System Professional Contract.

Background:

The Homeless Management Information System (HMIS) is a computerized, web-based data collection system that tracks the nature and scope of human service needs at an individual agency as well as across Indiana. HMIS is specifically designed to capture uniform client level data over time to understand their characteristics and service needs.

The U. S. Department of Housing and Urban Development (HUD) and other planners and policymakers at the federal, state and local levels use aggregate HMIS data to obtain better information about the extent and nature of homelessness over time. Specifically, an HMIS can be used to produce an unduplicated count of homeless persons, understand patterns of service use, and measure the effectiveness of homeless programs.

Process:

@Work Solutions, Inc. is a multi-disciplinary group of project managers and IT professionals with many years of combined experience in case management systems implementation and support, policy analysis, program development, service delivery strategies, communications, research, and management of day-to-day operations.

IHCD A would benefit from the services of @Work Solutions because they provide over 10 years experience in management and support of the ClientTrack application for HMIS agencies. Their services include, but are not limited to, providing system administration, administration training, ClientTrack configuration and customization, custom report development, help desk support and 24 hour cell phone access to a dedicated project manager.

Funding for this contract would come directly from IHCD A's HMIS grant. The HMIS grant is federally funded and specific to ongoing implementation and improvement of the current homeless management information system. During the term of this agreement, @Work Solutions will provide comprehensive support for IHCD A's system, ClientTrack. @Work Solutions will assign a project manager, technical staff and any additional support staff as required during the term of the Agreement in support of IHCD A. The requested term of the contract is a one year, renewable contract, starting March 1, 2012.

Following discussion a motion was made by Pat Gamble-Moore to approve IHCD A entering into a contract with @Work Solutions, Inc. from March 1, 2012 through February 28, 2013 in an amount not to exceed \$180,000, as recommended by staff, which was seconded by Tom McGowan;

RESOLVED, that the Board approve IHCD A entering into a contract with @Work Solutions, Inc. from March 1, 2012 through February 28, 2013 in an amount not to exceed \$180,000, as recommended by staff.

IV. ENERGY

A. **Hoosier Energy Wood Stove and Inefficient HVAC Retrofit and Replacement Program**

Chairman Terrell recognized Paul Kricvins who presented information regarding the Hoosier Energy Wood Stove and Inefficient HVAC Retrofit and Replacement Program.

Background:

From 2009-2012 IHCDA's U.S. Department of Energy (DOE) Programs administered a \$133 million grant from the American Recovery and Reinvestment Act of 2009 (ARRA) providing over 22,000 low-income Hoosier households with a permanent solution to reducing their energy bills by installing measures to make their homes more energy efficient and providing energy conservation educational materials and guidance. Hoosier Energy Rural Electric Cooperative Inc. (Hoosier Energy) was one of the 31 sub-grantees who administered the ARRA grant to over 3,000 households in 20 southern Indiana counties during the three year grant program.

As a result of that partnership, Hoosier Energy has asked IHCDA to administer a four-year, \$1,805,000.00 grant for Wood Stove and Inefficient HVAC Retrofit and Replacement. The objective of the program is to mitigate fine particulate matter and harmful air pollution by replacing or retrofitting non-EPA certified wood or coal burning appliances and inefficient heating and cooling systems with more efficient and cleaner burning (EPA certified) appliances. The program would be administered through the current Home Energy Conservation sub-grantees serving southern Indiana counties.

DOE recently announced that Indiana would receive nothing in the way of a 2012 weatherization allocation. This grant opportunity would provide twelve Home Energy Conservation sub-grantees additional grant funds to serve low income Hoosiers who have unhealthy or inefficient heating and cooling systems over the next 4 years.

Process:

Hoosier Energy approached IHCDA in the Spring of 2011 with a proposal for the Wood Stove and Inefficient HVAC Retrofit and Replacement Program. IHCDA's Energy staff worked with Hoosier Energy throughout 2011 to identify and develop the following: priorities of the program, scope of work, program design, program budget, and targeted counties. With these details identified the proposed program will be available to twelve IHCDA Home Energy Conservation Program sub-grantees in southern Indiana starting April 1, 2012 and running through the earlier of November 4, 2015 or the date upon which all funds are expended.

This grant will use existing low-income requirements used by the Home Energy Conservation program and can be used in conjunction with current DOE and Low Income Home Energy Assistance Program weatherization funds. It is estimated that at least 204 low income Hoosier households will benefit from this program in southern Indiana. IHCDA Energy staff would facilitate the administration of the program. Up to \$8,000 may be spent by sub-grantees on the retrofit or replacement of wood stoves or inefficient HVAC units. No greater than 10% of the \$1,805,000.00 will be directed towards program administration, with 7% directed towards personnel costs, and 3% directed towards project support costs (e.g., outreach materials, training, studies/surveys, travel).

Recommendation:

IHCDA staff proposes entering into a contract with Hoosier Energy pursuant to which Hoosier Energy will provide IHCDA the amount of \$1,805,000.00 for IHCDA to administer Hoosier Energy's Wood Stove and Inefficient HVAC Retrofit and Replacement Program.

Following discussion a motion was made by Tom McGowan to approve IHCDA entering into a contract with Hoosier Energy pursuant to which Hoosier Energy will provide IHCDA a total amount of \$1,805,000.00 for IHCDA to administer Hoosier Energy's Wood Stove and Inefficient HVAC Retrofit and Replacement Program, as recommended by staff, which was seconded by David Miller;

RESOLVED, that the Board approve IHCDA entering into a contract with Hoosier Energy pursuant to which Hoosier Energy will provide IHCDA a total amount of \$1,805,000.00 for IHCDA to administer Hoosier Energy's Wood Stove and Inefficient HVAC Retrofit and Replacement Program, as recommended by staff.

V. EXECUTIVE

A. Communities for a Lifetime Pilot Program Planning Grants

Chairman Terrell recognized Mark Young who presented information regarding Communities for a Lifetime Pilot Program Planning Grants.

Background:

Indiana's Communities for a Lifetime (CFaL) Program is a pilot effort seeking to engage communities that have recently prioritized strategies in creating desirable and accessible places for people to live throughout all stages of life. CFaL fits within IHCDA's Aging in Place strategic priority, which prioritizes the creation and development of housing and communities that are accessible, visitable, and livable to increase the likelihood that a resident can remain independent and a member of the community as circumstances change. As part of the CFaL pilot, IHCDA convened a CFaL Steering Committee beginning in the summer of 2011.

As part of the pilot program, IHCDA and its Community for a Lifetime (CFaL) Steering Committee recently solicited Letters of Intent from qualified applicants to apply for planning funds and to create community implementation plans based on a forthcoming invitation to respond to a Request for Proposals. The CFaL Plan will achieve a comprehensive development strategy in which communities shall identify areas of interest, build upon previous strategies and plans (including aging in place plans/strategies), identify future projects, a schedule to complete projects, cost estimates, local match amounts and sources, additional funding sources, the level of community impact, and the significance of each project to the overall comprehensive development of a CFaL.

Process:

Eligible applicants for Planning Grants include units of local unit government or non-profit organizations of communities focused on aging or related issues (disability, livability, quality of life, inclusive community, intergenerational action, etc.) that can demonstrate reflective planning activities already initiated to build a strong base for collaboration, community engagement, and resident participation.

Letters of Interest were due by January 13, 2012, and nine (9) communities across the state submitted letters. Those letters were evaluated based on impact, capacity and potential for success. Three (3) communities were selected to receive a Planning Grant to create an Implementation Plan to respond to the Request for Proposals. Those communities are as follows:

1. Huntington (Huntington County)
2. Linton (Greene County)
3. Valparaiso (Porter County)

Following receipt of the Planning Grant, these communities will be responsible for forming committees and engaging stakeholders for the purpose of presenting IHCDA with a final implementation plan.

Recommendation:

IHCDA has the available resources to provide each community with a Sixteen Thousand Dollar (\$16,000) Development Fund grant to assist with planning activities.

Following discussion a motion was made by Pat Gamble-Moore to approve awarding each of the above-referenced communities a Sixteen Thousand Dollar (\$16,000) Communities for a Lifetime Planning Grant from the Affordable Housing and Community Development Fund for a total amount not to exceed Forty Eight Thousand Dollars (\$48,000), as recommended by staff, which was seconded by Tom McGowan;

RESOLVED, that the Board approve awarding each of the above-referenced communities a Sixteen Thousand Dollar (\$16,000) Communities for a Lifetime Planning Grant from the Affordable Housing and Community Development Fund for a total amount not to exceed Forty Eight Thousand Dollars (\$48,000), as recommended by staff.

B. Report of Delegation and Economic Stimulus Update

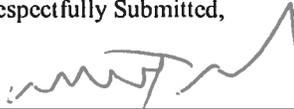
Chairman Terrell recognized Sherry Seiwert who updated the Board on contracts which fell under the Board's delegation of authority to staff. On February 26, 2009 the IHCDA Board authorized the Executive Director to take all action necessary to obtain, accept and begin distributing ARRA funds, if those actions are approved by the Stimulus Panel and are recommended by the executive management committee created for this purpose. On July 23, 2009 the IHCDA Board also approved a Delegation Policy by which the Board delegated certain decision-making authority to the Executive Director. On October 28, 2010, the IHCDA Board approved revising the 2009-2010 Delegation Policy. The Executive Director has approved the items attached hereto as Exhibit G.

No action was required, as this was an update to the Board on delegated authority.

VI. OTHER BUSINESS

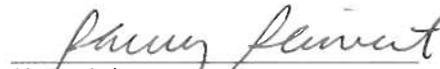
There being no further business the meeting was adjourned at 11:11 a.m.

Respectfully Submitted,



David Terrell, as designee of
Lieutenant Governor, Becky Skillman

ATTEST:



Sherry Seiwert

Exhibit A
1602 Exchange Applications and Awards as of February 23, 2012

Applicant #	Award #	Development Name	Closed	Est. Closing	Request Amount	Awarded Amount	FSA	City	County	Units	Owner	Developer
2009-TCE-030	IN-09-08400	Stonegate Village Apartments	x		\$ 3,810,963	\$ 3,324,007.00		New Castle	Henry	122	Stonegate Village New Castle, LLC	Western Region Nonprofit Housing Corp.
2009-TCE-010	IN-09-06500	Katelynn Place	x		\$ 5,412,408	\$ 5,412,408.00	City Real Estate Advisors Inc.	Portland	Jay	56	Katelynn Place, LLC	Keller Development, Inc.
2009-TCE-006	IN-09-06600	Edward Estates	x		\$ 5,631,849	\$ 5,461,174.49	City Real Estate Advisors Inc.	Fort Wayne	Allen	60	Edward Estates LLC	Keller Development, Inc.
2009-TCE-008	IN-09-06700	Brentwood Greene	x		\$ 6,522,270	\$ 6,522,270.00	City Real Estate Advisors Inc.	Kokomo	Howard	60	Brentwood Greene LLC	The Woda Group, LLC
2009-TCE-019	IN-09-07500	Trail Ridge Apartments Phase II	x		\$ 2,250,653	\$ 2,250,653.00	City Real Estate Advisors Inc.	Columbia City	Whitley	28	Trail Ridge II, LLC	Triple S. Development LLC
2009-TCE-013	IN-09-07900	Maple Court Place	x		\$ 6,828,516	\$ 6,828,516.00	City Real Estate Advisors Inc.	Goshen	Elkhart	60	Maple Court Place, LLC	Housing Directors LLC, Maple Leaf Development Corp.
2009-TCE-020	IN-09-08100	Lilac Lane Apartments	x		\$ 3,057,301	\$ 3,057,301.00	City Real Estate Advisors Inc.	Bluffton	Wells	32	Lilac Lane LLC	Triple S. Development LLC
2009-TCE-017	IN-09-08800	Serenity Lakes Senior Independent Living Facility	x		\$ 9,618,362	\$ 9,618,362.00	City Real Estate Advisors Inc.	Gary	Lake	100	Serenity Lake Senior, LLC	Darnail Lyles
2009-TCE-024	IN-10-07000	Mapleton Properties	x		\$ 3,882,551	\$ 2,998,900.00		Indianapolis	Marion	50	Mapleton Properties, LP	Mapleton Fall Creek Development Corporation
2009-TCE-039	IN-09-09500	HopeSide Senior Community II	x		\$ 1,912,277	\$ 1,849,277.00		Indianapolis	Marion	35	HopeSide 2009 LP	Oasis Christian Community Development Corporation
2009-TCE-015	IN-09-06800	Autumn Ridge Apartments II	x		\$ 2,287,464	\$ 2,287,464.00	Great Lakes Capital Fund	Corydon	Harrison	24	Blue River Autumn Ridge II, LLC	Blue River Services, Inc.
2009-TCE-014	IN-09-06900	Lost River Place II	x		\$ 1,776,219	\$ 1,776,219.00	Great Lakes Capital Fund	Orleans	Orange	16	Hoosier Uplands Lost River II, LLC	Hoosier Uplands Economic Development Corporation
2009-TCE-005	IN-09-07200	Cedar Trace	x		\$ 4,321,230	\$ 4,119,215.00	Great Lakes Capital Fund	Evansville	Vanderburgh	75	Cedar Trace LLC	Pioneer Development Services, Inc.
2009-TCE-007	IN-09-07400	Overlook Villas	x		\$ 2,922,720	\$ 2,922,720.00	Great Lakes Capital Fund	Columbia City	Whitley	35	TLK Holdings LLC	TLK Holdings, LLC
2009-TCE-009	IN-09-07700	Washington Dunbar Homes	x		\$ 6,665,000	\$ 6,225,029.00	Great Lakes Capital Fund	South Bend	St. Joseph	80	South Bend Heritage Properties, LLC	South Bend Heritage Foundation, Inc
2009-TCE-012	IN-09-07800	Mint Valley Manor	x		\$ 1,780,626	\$ 1,780,626.00	Great Lakes Capital Fund	North Judson	Starke	24	Mint Valley 2008, LLC	Property Group of America Fund, LLC
2009-TCE-011	IN-10-06900	Great Oak Apartments	x		\$ 4,688,230	\$ 4,590,170.00	Great Lakes Capital Fund	Monticello	White	35	Great Oak LLC	Vision Communities Inc, Flaherty Collins Development LLC
2009-TCE-004	IN-09-07600	Willow Manor Senior Apartments	x		\$ 6,994,436	\$ 6,994,436.00	House Investments	Nashville	Brown	65	Willow Manor Senior Apartments, LLC	Real America Development, LLC
2009-TCE-016	IN-09-08000	Terrace Ridge Apartments	x		\$ 7,087,277	\$ 7,087,277.00	House Investments	Angola	Steuben	54	Terrace Ridge Apartments, LLC	Terrace Associates, LLC
2009-TCE-001	IN-09-06000	Prairie Meadows	x		\$ 3,735,767	\$ 3,710,436.00		Greenfield	Hancock	100	Pedcor Investments-2007-CII,LP	Pedcor Development Services LLC
2009-TCE-002	IN-09-06100	Franklin Cove	x		\$ 3,843,056	\$ 3,843,056.00		Indianapolis	Marion	100	Pedcor Investments-2008-CXV,LP	Pedcor Development Services LLC
2009-TCE-003	IN-09-06200	Bradford Park	x		\$ 2,268,859	\$ 2,174,689.00		UI-Brownsburg	Hendricks	96	Pedcor Investments-2008-CXII, LP	Pedcor Development Services LLC
2009-TCE-021	IN-09-06300	Nine North Apartments	x		\$ 2,087,059	\$ 2,087,059.00		Richmond	Wayne	58	Nine North LP	Herman and Kittle Properties, Inc.
2009-TCE-018	IN-09-06400	Park Place Apartments	x		\$ 5,056,469	\$ 4,473,185.00		Terre Haute	Vigo	79	Park Place Housing Partners, LP	Crestline Development LLC
2009-TCE-027	IN-09-07000	707 North	x		\$ 1,473,324	\$ 1,473,324.00		Indianapolis	Marion	40	707 North LP	The Whitsett Group LP
2009-TCE-023	IN-09-07100	Centennial Apartments	x		\$ 1,735,544	\$ 1,666,001.00		Fort Wayne	Allen	88	Community Housing Concepts Centennial Apartments LLC	Steele Properties LLC
2009-TCE-025	IN-09-07300	Heritage Place at Parkview	x		\$ 1,431,053	\$ 1,430,259.00		Lawrence	Marion	75	Heritage Place at Parkview, LP	Sterling Development, LLC
2009-TCE-022	IN-09-08200	Coburn Place	x		\$ 698,975	\$ 520,333.00		Indianapolis	Marion	35	Coburn Place LP	Coburn Place Safehaven
2009-TCE-028	IN-09-08300	Shannon Glenn Apartments	x		\$ 5,135,000	\$ 4,701,775.00		Evansville	Vanderburgh	144	Shannon Glen Apartments, LP	Hubbard Development Co., LLC
2009-TCE-026	IN-10-06500	Dalton Apartments	x		\$ 9,444,378	\$ 9,444,378.00		Gary	Lake	57	Gary Prgoess Development LP	Gary Progress Development LLC
2009-TCE-029	IN-09-08600	Highview Apartments	x		\$ 364,419	\$ 364,419.00		Lawrenceburg	Dearborn	33	New Highview LP	Olynger Development LLC
2009-TCE-031	IN-09-08700	Noblesville Senior	x		\$ 2,325,000	\$ 2,239,779.00		Noblesville	Hamilton	84	Noblesville Senior LLC	NRP Holdings LLC
2009-TCE-032	IN-09-09000	Gardens of Greenbriar			\$ -	\$ -		Indianapolis	Marion	0	Greenbriar Preservation, LP	AIMCO Equity Services, Inc
2009-TCE-033	IN-09-09300	Twin Hills and Blackburn	x		\$ 1,000,000	\$ 1,000,000.00		Indianapolis	Marion	307	TH and B, LP	PAH, IHA
2009-TCE-034	IN-09-09400	Laurelwood and Rowney	x		\$ 1,000,000	\$ 1,000,000.00		Indianapolis	Marion	231	L and R Housing, LP	PAH, IHA
2009-TCE-035	IN-09-09100	21st Street Seniors II	x		\$ 633,935	\$ 633,935.00		Indianapolis	Marion	60	21st Street Senior II LP	Community Action of Greater Indianapolis
2009-TCE-036	IN-10-10700	Central School Apartments	x		\$ 5,970,903	\$ 5,970,903.00	Great Lakes Capital Fund	Huntington	Huntington	35	Central Apartments, LP	Quality Housing Development
2009-TCE-037	IN-09-08500	Wexford Homes of Michigan City	x		\$ 1,308,480	\$ 1,308,480.00		Michigan City	LaPorte	44	Wexford of Michigan City, LP	The Whitsett Group LLC
2009-TCE-038	IN-09-08900	Tree City Estates	x		\$ 1,974,438	\$ 1,905,170.00		Greensburg	Decatur	64	Tree City Estates LP	Keller Development, Inc.
2009-TCE-040	IN-09-09200	Stonehurst Pointe	x		\$ 2,512,187	\$ 2,397,348.00		Greenfield	Hancock	30	MV - Stonehurst, LLC	Milestone Ventures, Inc.
2009-TCE-041	IN-10-06600	Cedar Trace II	x		\$ 3,526,342	\$ 3,267,642.00	GLCF - Asset Mgr.	Evansville	Vanderburgh	35	Cedar Trace Apartments II, LP	Pioneer Development Services, Inc.
2009-TCE-042	IN-10-07500	Willow Glen Apartments	x		\$ 938,074	\$ 938,074.00		New Castle	Henry	52	Willow Glen Apartments I Limited Partnership	Millennia Housing Development, Ltd.
2009-TCE-043	IN-10-06700	Trotters Pointe III	x		\$ 3,399,015	\$ 3,367,818.00		Greenwood	Johnson	96	Pedcor Investments-2008-CXX, LP	Pedcor Development Services LLC
2009-TCE-044	IN-10-06800	Amber Woods	x		\$ 2,514,455	\$ 2,514,455.00		Indianapolis	Marion	150	Amber Woods, LP	Flaherty and Collins Development LLC, Park Chateau East Cooperative, Inc.
2009-TCE-045	IN-10-07100	National Apartments	x		\$ 2,650,000	\$ 2,600,000.00		Indianapolis	Marion	62	National Apartments LP	Development Concepts, Inc.
2009-TCE-046	IN-10-07200	Northtown Village Townhomes II	x		\$ 461,452	\$ 461,452.00		East Chicago	Lake	50	Northtown Village Townhomes II LP	The Community Builders Inc.
2009-TCE-047	IN-10-07300	Parkview Homes	x		\$ 997,495	\$ 997,495.00		Indianapolis	Marion	35	Parkview Homes LP	Flaherty and Collins Development LLC
2009-TCE-048	IN-10-07600	Marion Green Apartments	x		\$ 1,257,868	\$ 1,257,868.00		Marion	Grant	35	Marion Green Housing Partners LP	Equal Development, LLC
2009-TCE-049	IN-10-07700	Trail Side on Mass Ave.	x		\$ 2,062,773	\$ 2,062,773.00		Indianapolis	Marion	69	Trail Side on Mass Ave, LP	Riley Area Development Corporation and Monument Realty and Management
2009-TCE-050	IN-10-07400	Village at Whitewater	x		\$ 1,709,554	\$ 1,709,554.00		Richmond	Wayne	54	Village at Whitewater, LP	Sterling Development, LLC
2009-TCE-051	IN-10-07800	Jackson Square Apartments	x		\$ 1,790,959	\$ 1,790,959.00		Roanoke	Huntington	35	Jackson Square Development, LP	Keller Development, Inc.
2009-TCE-052	IN-10-08800	St. Clair Apartments	x		\$ 1,700,000	\$ 947,080.00		Indianapolis	Marion	33	St. Clair Apartments, LP	Riley Area Development Corporation and Indy-East Asset Development
2009-TCE-053	IN-10-08000	Burnett Manor Apartments	x		\$ 1,292,390	\$ 1,248,764.00		Rockville	Parke	60	Burnett Manor Apartments LP	Wallick-Hendy Development
2009-TCE-054	IN-10-08100	Wexford Apartments of Taylorsville	x		\$ 1,504,738	\$ 1,235,258.00		Indianapolis	Bartholomew	48	Wexford of Taylorsville, LP	The Whitsett Group, LLC
2009-TCE-055	IN-10-08200	Dunn Supportive Housing	x		\$ 7,486,249	\$ 7,486,249.00	Great Lakes Capital Fund	Richmond	Wayne	60	Centerstone Supportive Housing, LLC	Centerstone of Indiana, Inc
2009-TCE-056	IN-10-08300	Penwood Place	x		\$ 3,935,660	\$ 3,935,660.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Visiting Nurse Service Foundation, Inc	Visiting Nurse Service Foundation, Inc
2009-TCE-057	IN-10-08400	CAPE Place	x		\$ 3,026,140	\$ 3,026,140.00	Great Lakes Capital Fund	Princeton	Gibson	28	Community Action Program of Evansville and Vand. Co, Inc	Community Action Program of Evansville and Vand. Co, Inc
2009-TCE-058	IN-10-08500	Beechwood Gardens and Hawthorne Place	x		\$ 2,468,728	\$ 2,037,039.00		Indianapolis	Marion	317	B and H Housing LP	Insight Development Corporation, IHA
2009-TCE-059	IN-10-08600	16 Park	x		\$ 7,080,024	\$ 7,080,024.00		Indianapolis	Marion	155	16 Park, LP	Insight Development Corporation, IHA
2009-TCE-060	IN-10-08700	Millstone Pointe	x		\$ 2,380,000	\$ 2,285,000.00	GLCF - Asset Mgr.	Greencastle	Putnam	31	Millstone Pointe, LP	MV Partners, LLC
2009-TCE-061	IN-10-07900	Wexford on Bishops Pond	x		\$ 1,804,961	\$ 1,616,045.00		Indianapolis	Marion	35	Wexford on Bishop's Pond, LP	The Whitsett Group LLC
2009-TCE-062	IN-10-08900	Lamplight Manor of Brazil	x		\$ 250,815	\$ 250,815.00		Brazil	Clay	40	Brazil Housing Associates, LP	MACO Development LLC
2009-TCE-063	IN-10-09000	Lamplight Manor of Mount Vernon	x		\$ 209,283	\$ 209,283.00		Mount Vernon	Posey	32	Mount Vernon Properites, LP	MACO Development LLC
2009-TCE-064	IN-10-09100	Gary Manor Apartments	x		\$ 4,794,595	\$ 4,794,595.00		Gary	Lake	198	Community Housing Concepts Gary Manor LLC	Steele Properties LLC
2009-TCE-065	IN-10-09200	East Central Towers	x		\$ 1,792,327	\$ 1,792,327.00		Fort Wayne	Allen	167	Community Housing Concepts East Central LLC	Steele Properties LLC
2009-TCE-066	IN-10-09300	Cameron Crossing	x		\$ 1,873,720	\$ 1,873,720.00		Huntertown	Allen	152	Cameron Crossing LP	Keller Development, Inc.
2009-TCE-067	IN-10-09400	Covered Bridge Apartments	x		\$ 550,438	\$ 350,068.00		Washington	Daviess	24	Covered Bridge Apartments LP	Four Rivers Resource Services, Inc.
2009-TCE-068	IN-10-09500	Wexford on the Park	x		\$ 2,433,469	\$ 2,433,469.00		Indianapolis	Marion	40	Wexford on the Park LP	The Whitsett Group LLC
2009-TCE-069	IN-10-09600	Preston Pointe Apartments	x		\$ 1,550,000	\$ 1,114,658.00		Indianapolis	Marion	76	Preston Pointe, LP	Herman and Kittle Properties, Inc.
2009-TCE-070	IN-10-09700	Prairie Apartments Phase II	x		\$ 2,567,060	\$ 2,262,969.00		South Bend	St. Joseph	96	Prairie Apartments Housing Partners II LP	Equal Development, LLC
2009-TCE-071	IN-10-09800	Noble Manor Village Apartments	x		\$ 968,000	\$ 867,500.00		Noblesville	Hamilton	73	Noble Manor Investors, LP	NMV Investors LLC
2009-TCE-072	IN-10-09900	Beacon Pointe Apartments	x		\$ 1,007,000	\$ 606,367.00		Greenwood	Johnson	68	Beacon Pointe Apartments, L.P.	Herman and Kittle Properties, Inc.
2009-TCE-073	IN-10-10000	West York Redevelopment	x		\$ 2,835,962	\$ 2,689,113.00		Walkerton	St. Joseph	40	West York Redevelopment, L.P.	West York, LLC
2009-TCE-074	IN-10-10100	Staughton Senior Community	x		\$ 1,638,637	\$ 1,568,579.00		Indianapolis	Marion	30	Staughten Senior Community LP	Black & White Investment LLC
2009-TCE-075	IN-10-10200	Lawrence Village Senior Residence	x		\$ 1,261,640	\$ 1,109,368.00		Lawrence	Marion	45	Lawrence Village Senior Residence LLC	MV Residential Development LLC
2009-TCE-076	IN-10-10300	Newbury Pointe II	x		\$ 1,225,883	\$ 1,225,883.00		Edinburgh	Shelby	30	Newbury Pointe II LP	MV Partners, LLC
2009-TCE-077	IN-10-10400	Clary Crossing Senior Villas	x		\$ 2,067,659	\$ 1,853,659.00		UI-Johnson Coun	Johnson	72	Clary Crossing Senior Villas, LP	Real America Development, LLC
2009-TCE-078	IN-10-10500	Forest Hills of Brown County	x		\$ 2,375,684	\$ 2,364,285.00		Gnaw Bone	Brown	72	Forest Hills of Brown County, LP	Real America Development, LLC

Exhibit A
1602 Exchange Applications and Awards as of February 23, 2012

2009-TCE-079	IN-10-10600	Shields Crossing	x	\$ 1,784,341	\$ 1,597,298.00	Seymour	Jackson	42	Shields Crossing, LP	Housing Directions, LLC
2009-TCE-080	IN-10-10800	Rushville Commons Apartments	x	\$ 869,167	\$ 789,444.00	Rushville	Rush	48	Rushville Apartments LP	Wallick-Hendy Development
2009-TCE-081	IN-10-10900	Reflections at Bluestone Senior Housing Campus	x	\$ 1,902,645	\$ 1,662,193.00	Greenfield	Hancock	62	Reflections at Bluestone, LP	Paragus LLC
2009-TCE-082	IN-10-11000	Jackson and Vine Apartments	x	\$ 988,907	\$ 614,050.00	Muncie	Delaware	35	Jackson & Vine, LP	Flaherty & Collins Development, LLC
2009-TCE-083	IN-10-11100	Skybird Manor Apartments	x	\$ 1,161,840	\$ 1,161,840.00	Greensburg	Decatur	60	Skybird Manor LP	Wallick-Hendy Development
2009-TCE-084	IN-10-11200	Canal Gardens	x	\$ 2,152,919	\$ 2,071,405.00	Indianapolis	Marion	34	West Street, LLC	JMK Development, LLC
2009-TCE-085	IN-10-11300	Chapelgate Park Senior Apartments	x	\$ 1,577,444	\$ 1,508,759.00	West Lafayette	Tippecanoe	35	Chapelgate Senior, L.P.	The Whitsett Group, LLC
2009-TCE-086	IN-10-11400	Ivy Lane Apartments	x	\$ 953,517	\$ 855,036.00	Vincennes	Knox	31	Ivy Lane, L.P.	Pace Community Action Agency, Inc.
2009-TCE-087	IN-10-11500	Country Place Apartments	x	\$ 618,942	\$ 538,154.00	Ossian	Wells	24	Biggs Country Place, LP	Biggs TC Development, LLC
2009-TCE-088	IN-10-11600	Avon Senior	x	\$ 1,900,000	\$ 1,239,667.00	Avon	Hendricks	94	Avon Senior, LLC	NRP Holdings LLC
2009-TCE-089	IN-10-11700	Lebanon Pointe	x	\$ 1,000,000	\$ 572,730.00	Lebanon	Boone	62	Lebanon Pointe, LLC	NRP Holdings LLC
2009-TCE-090	IN-10-11800	East Village at Avondale	x	\$ 5,884,909	\$ 5,884,909.00	Indianapolis	Marion	248	East Village at Avondale, LP	Sterling Development, LLC
2009-TCE-091	IN-10-11900	Adams County Rural Rental Rehab		\$ 1,143,864	\$ 718,664.00	Geneva	Adams	60	Biggs Adams County, LP	Biggs Inc.
2009-TCE-092	IN-10-12000	Westgate Apartments		\$ 65,185	\$ 65,165.00	Orleans	Orange	39	New Westgate LP	The Olynger Corporation
Total:				\$ 246,841,947	\$ 235,961,874.49				6375	
Total Treasury 1602 Allocations:					\$ 235,961,875.00					

Exhibit B

TCAP Applications and Awards as of February 23, 2012

Applicant #	Award #	Development Name	Awarded Amount	Repayment	City	County	Units	Owner	Developer
2009-TCAP-001	TCAP-09-001	707 North	\$ 9,215,595	\$ 3,049,822	Indianapolis	Marion	40	707 North LP	The Whitsett Group LP
2009-TCAP-002	TCAP-09-006	Twin Hills and Blackburn	\$ 6,000,000		Indianapolis	Marion	307	TH and B, LP	PAH, IHA
2009-TCAP-003	TCAP-09-007	Laurelwood and Rowney	\$ 6,000,000		Indianapolis	Marion	231	L and R Housing, LP	PAH, IHA
2009-TCAP-004	TCAP-09-004	Stonegate Village	\$ 3,801,719	\$ 3,801,719	New Castle	Henry	122	Stonegate Village New Castle LLC	Western Region Nonprofit Housing
2009-TCAP-005		Dalton Apartments	\$ -		Gary	Lake	0	Gary Prgress Development LP	Gary Progress Development LLC
2009-TCAP-006	TCAP-09-002	Wexford of Michigan City	\$ 4,227,649	\$ 475,000	Michigan City	La Porte	44	Wexford of Michigan City, LP	The Whitsett Group LP
2009-TCAP-007	TCAP-09-003	Nine North Apartments	\$ 3,465,240		Richmond	Wayne	58	Nine North, L.P.	Herman & Kittle Properties, Inc.
2009-TCAP-008	TCAP-09-005	Northtown Village Townehom	\$ 5,338,130		East Chicago	Lake	50	Northtowne Village Townhomes II, LP	The Community Builders, Inc.
Total Request:			\$ 38,048,333	\$ 7,326,541			852		
Total HUD TCAP Allocation:			\$ 38,048,333						
Remaining:			\$ -						

- Allen County
 - Ryker Reserve
- Delaware County
 - Lofts at Roberts
- Greene County
 - Cine Theater Senior Apartments
- Hendricks County
 - Crosswinds at Tradition Lane
- Howard County
 - Washington Street Senior Residence
- Lawrence County
 - Stalker School Apartments
- Marion County
 - Barton Block
 - Englewood Lofts
 - First Devington
 - Irving Green
 - Lincoln Apartments
- Posey County
 - The Landing
- Shelby County
 - Hendricks Pointe Apartments
- St. Joseph County
 - Historic Rushton Apartments

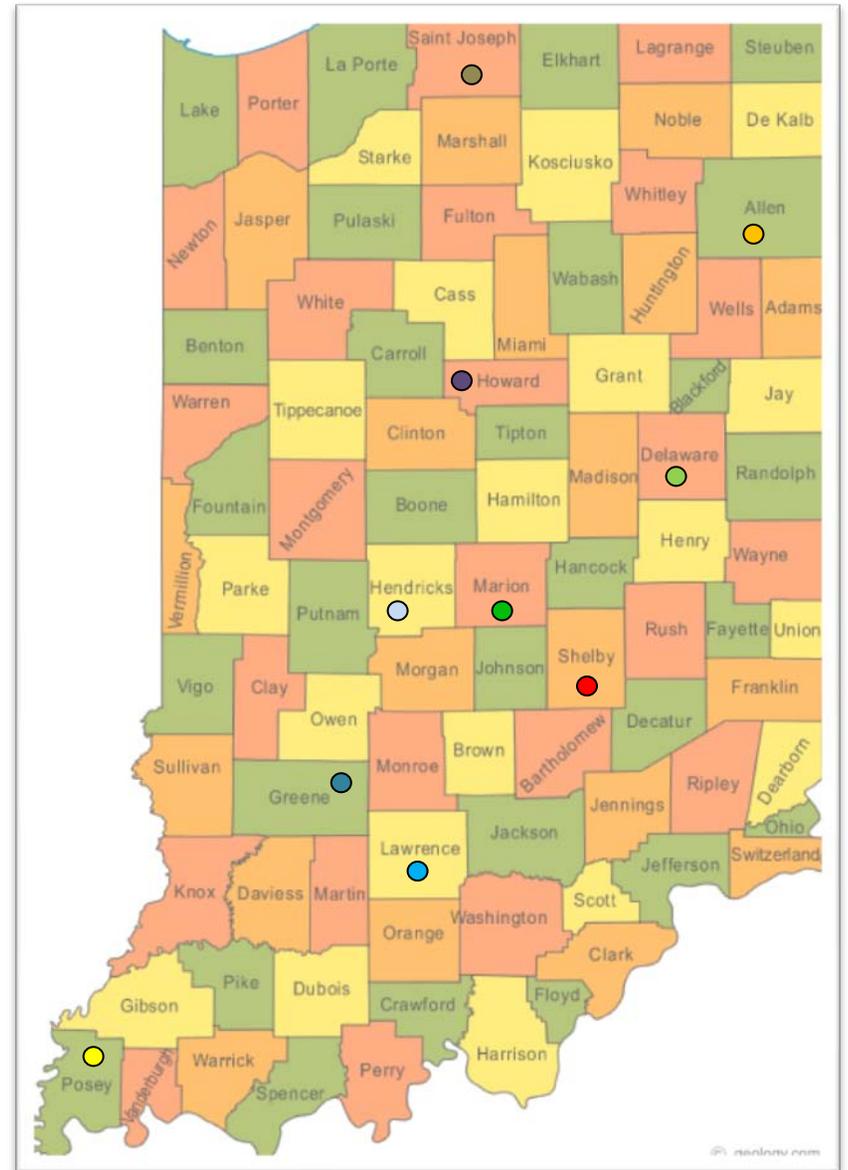


EXHIBIT C

PROJECT FUNDING SUMMARY SHEET



Barton Block

PROJECT SUMMARY: New Construction of a 61 unit building on Massachusetts Avenue, Indianapolis. The development will contain commercial space and enhance a vacant lot in the downtown area.			
Analyst: Matthew Hutchinson, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$1,170,377.00 LIHTCs	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$1,170,377.00 LIHTCs

Project Name: Barton Block

Site Location: 555 Massachusetts Ave.
 Indianapolis, IN 46202
 Marion County

Project Type: NC

Owner: Barton Block, LP
 Bruce R. Baird
 1919 N. Meridian St.
 Indianapolis, IN 46202

Developer: Insight Development Corp.

of Units at Each Set-Aside

60% of AMI: 18
 50% of AMI: 18
 40% of AMI: 14
 30% of AMI: 11
 Market: 0

Unit Mix

0 Bedroom: 0
 One Bedroom: 41
 Two Bedrooms: 20
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 61

Total Development Cost: \$11,486,210

RHTC's Requested: \$1,170,377

RHTC's Recommended: \$1,170,377

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-005

BIN Number: IN-12-00100

Final Score: 153.5

Set Aside: Large City

PROJECT FUNDING SUMMARY SHEET



Cine Theater Senior Apartments

PROJECT SUMMARY: Adaptive reuse of the former Cine Theater and two other historic buildings in downtown Linton by Linton Redevelopment, Inc., creating 41 units.			
Analyst: Alan Rakowski, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$713,000.00 LIHTCs	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$654,884.00 LIHTCs

Project Name: Cine Theater Senior Apartments

Site Location: 155 N. Main St.
 Linton, IN 47441
 Greene County

Project Type: R

Owner: Cine, LP
 Jeffrey A. Doris
 4832 N. SR 157
 Bloomfield, IN 47424

Developer: Linton Redevelopment, Inc.

of Units at Each Set-Aside

60% of AMI: 12
 50% of AMI: 18
 40% of AMI: 6
 30% of AMI: 5
 Market: 0

Unit Mix

0 Bedroom: 13
 One Bedroom: 16
 Two Bedrooms: 12
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 41

Total Development Cost: \$5,841,339

RHTC's Requested: \$713,000

RHTC's Recommended: \$654,884

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-013

BIN Number: IN-12-00200

Final Score: 161

Set Aside: Community Impact

PROJECT FUNDING SUMMARY SHEET



Crosswinds at Tradition Lane

PROJECT SUMMARY: New Construction of 80 apartment style units for individuals and families. The development is located in Danville, Indiana (Hendricks County) and developed by Herman and Kittle Properties, Inc.			
Analyst: Talisha Bradley, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$1,081,750.00 LIHTCs/\$300,000.00 Development Fund	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$1,033,918.00 LIHTCs /\$300,000.00 HOME

Project Name: Crosswinds at Tradition Lane

Site Location: 0 Tradition Lane
 Danville, IN 46122
 Hendricks County

Project Type: NC

Owner: Crosswinds at Tradition Lane, L.P.
 Jeffrey L. Kittle
 500 E. 96th St., Suite 300
 Indianapolis, IN 46240

Developer: Herman and Kittle Properties, Inc.

of Units at Each Set-Aside

60% of AMI: 23
 50% of AMI: 23
 40% of AMI: 19
 30% of AMI: 15
 Market: 0

Unit Mix

0 Bedroom: 0
 One Bedroom: 24
 Two Bedrooms: 32
 Three Bedrooms: 16
 Four Bedrooms: 8
 Total: 80

Total Development Cost: \$10,677,557

RHTC's Requested: \$1,081,750

RHTC's Recommended: \$1,033,918

Home Funds Requested: \$0

Home Funds Recommended: \$300,000

Development Fund Request: \$300,000

Development Fund Recommended: \$0

Application Number: 2012A-C-016

BIN Number: IN-12-00300

HOME Award Number: HM-011-016

Final Score: 152.5

Set Aside: Rural

PROJECT FUNDING SUMMARY SHEET



Englewood Lofts

PROJECT SUMMARY: Adaptive reuse of a 19 th century church in the Old Northside of Indianapolis into 24 units by Housing Directions, LLC.			
Analyst: Jacob Sipe, Chief Real Estate Development Officer			
AMOUNT OF FUNDING REQUESTED:	\$548,906 LIHTCs	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$548,906 LIHTCs

Project Name: Englewood Lofts

Site Location: 1249 N. Alabama
 Indianapolis, IN 46202
 Marion County

Project Type: AR

Owner: Englewood Lofts, L.P.
 Gina Dillman Hoskins
 860 E. 86th St., Suite 5
 Indianapolis, IN 46240

Developer: Housing Directions, LLC

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	7	0 Bedroom:	0
50% of AMI:	6	One Bedroom:	15
40% of AMI:	6	Two Bedrooms:	9
30% of AMI:	5	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	24

Total Development Cost: \$5,144,065

RHTC's Requested: \$548,906

RHTC's Recommended: \$548,906

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-017

BIN Number: IN-12-00400

Final Score: 148.5

Set Aside: Preservation

PROJECT FUNDING SUMMARY SHEET



First Devington

PROJECT SUMMARY: Demolition and New Construction of a 48 unit Senior Housing Development located in the Northeast side of Indianapolis by Black & White Investments (BWI), LLC.			
Analyst: Jeff Isaacs, Deputy Director of Real Estate Production			
AMOUNT OF FUNDING REQUESTED:	\$813,571 LIHTCs / \$500,000 Development Fund	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$813,571 LIHTCs / \$500,000 Development Fund

Project Name: First Devington

Site Location: 5940 Staughton Dr.
 Indianapolis, IN 46228
 Marion County

Project Type: NC

Owner: First Devington LP
 Gary Hobbs
 5902 E. 34th St., Suite I
 Indianapolis, IN 46218

Developer: BWI, LLC

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	11	0 Bedroom:	0
50% of AMI:	11	One Bedroom:	12
40% of AMI:	13	Two Bedrooms:	36
30% of AMI:	13	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	48

Total Development Cost: \$8,295,727

RHTC's Requested: \$813,571

RHTC's Recommended: \$813,571

Home Funds Requested: \$0

Development Fund Request: \$500,000

Development Fund Recommended: \$500,000

Application Number: 2012A-C-019

BIN Number: IN-12-00500

DF Award Number: DFL-012-138

Final Score: 144

Set Aside: Preservation

PROJECT FUNDING SUMMARY SHEET



Hendricks Pointe Apartments

PROJECT SUMMARY: Adaptive reuse of the former T.A. Hendricks Elementary School in Shelbyville by Real America Development, creating 37 units.			
Analyst: Carmen Lethig, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$764,507.00 LIHTCs	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$759,000.00 LIHTCs

Project Name: Hendricks Pointe Apartments

Site Location: 415 W. Taylor St.
 Shelbyville, IN 46176
 Shelby County

Project Type: NC/R

Owner: Hendricks Pointe Apartments, LP
 Ronda Shrewsbury
 111 N. Rangeline Rd.
 Carmel, IN 46032

Developer: RealAmerica Development

of Units at Each Set-Aside

60% of AMI: 11
 50% of AMI: 10
 40% of AMI: 9
 30% of AMI: 7
 Market: 0

Unit Mix

0 Bedroom: 0
 One Bedroom: 18
 Two Bedrooms: 15
 Three Bedrooms: 4
 Four Bedrooms: 0
 Total: 37

Total Development Cost: \$7,167,003

RHTC's Requested: \$764,507

RHTC's Recommended: \$759,000

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-023

BIN Number: IN-12-00600

Final Score: 167.75

Set Aside: Community Impact

PROJECT FUNDING SUMMARY SHEET



Historic Rushton Apartments

PROJECT SUMMARY: Rehabilitation of a 4 story historic building located in downtown South Bend (St. Joseph County) by South Bend Heritage Foundation, creating 23 senior units.			
Analyst: Talisha Bradley, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$331,552.00 LIHTCs	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$331,552.00 LIHTCs

Project Name: Historic Rushton Apartments

Site Location: 501 W. Washington St.
 South Bend, IN 46601
 St. Joseph County

Project Type: R

Owner: Historic Rushton LP
 Mr. Marco Mariani
 803 Lincoln Way West
 South Bend, IN 46616

Developer: South Bend Heritage Foundation, Inc.

of Units at Each Set-Aside

60% of AMI: 6
 50% of AMI: 10
 40% of AMI: 7
 30% of AMI: 0
 Market: 0

Unit Mix

0 Bedroom: 5
 One Bedroom: 15
 Two Bedrooms: 3
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 23

Total Development Cost: \$3,529,063

RHTC's Requested: \$331,552

RHTC's Recommended: \$331,552

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-024

BIN Number: IN-12-00700

Final Score: 139

Set Aside: Preservation

PROJECT FUNDING SUMMARY SHEET



Irving Green

PROJECT SUMMARY: Demolition/new construction of 50 units at 5855 East Washington Street in Indianapolis by Irvington Development Organization and Irvington Partners, LLC.			
Analyst: Jacob Sipe, Chief Real Estate Development Officer			
AMOUNT OF FUNDING REQUESTED:	\$979,000.00 LIHTCs /\$500,000.00 Development Fund	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$979,000.00 LIHTCs /\$500,000.00 Development Fund

Project Name: Irving Green

Site Location: 5855 E. Washington St.
 Indianapolis, IN 46219
 Marion County

Project Type: NC

Owner: 5855, LP
 Amandula Anderson
 338 S. Arlington Ave., Suite 202
 Indianapolis, IN 46219

Developer: IDO and Irvington Partners, LLC

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	14	0 Bedroom:	8
50% of AMI:	14	One Bedroom:	36
40% of AMI:	13	Two Bedrooms:	6
30% of AMI:	9	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	50

Total Development Cost: \$8,950,985

RHTC's Requested: \$979,900

RHTC's Recommended: \$979,900

Home Funds Requested: \$0

Development Fund Request: \$500,000

Development Fund Recommended: \$500,000

Application Number: 2012A-C-026

BIN Number: IN-12-00800

DF Award Number: DFL-012-139

Final Score: 144

Set Aside: Preservation

PROJECT FUNDING SUMMARY SHEET



Lincoln Apartments

PROJECT SUMMARY: New construction of 75 units at 530 North Holmes Avenue in Indianapolis by Building Blocks Non-Profit Housing Corporation for a continuum of housing and supportive services to Veterans.			
Analyst: Jacob Sipe, Chief Real Estate Development Officer			
AMOUNT OF FUNDING REQUESTED:	\$1,156,779.00 LIHTCs /\$400,000.00 Development Fund	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$1,156,779.00 LIHTCs /\$300,000.00 Development Fund

Project Name: Lincoln Apartments

Site Location: 530 N. Holmes Ave.
 Indianapolis, IN 46222
 Marion County

Project Type: NC

Owner: Lincoln Apartments Veteran Housing LP
 Mr. Keith Broadnax
 320 N. Meridian St., Suite 516
 Indianapolis, IN 46204

Developer Corporation: Building Blocks Non-Profit Housing

of Units at Each Set-Aside

60% of AMI: 19
 50% of AMI: 18
 40% of AMI: 19
 30% of AMI: 19
 Market: 0

Unit Mix

0 Bedroom: 25
 One Bedroom: 50
 Two Bedrooms: 0
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 75

Total Development Cost: \$11,335,532

RHTC's Requested: \$1,156,779

RHTC's Recommended: \$1,156,779

Home Funds Requested: \$0

Development Fund Request: \$400,000

Development Fund Recommended: \$300,000

Application Number: 2012A-C-031

BIN Number: IN-12-00900

DF Award Number: DFG-012-128

Final Score: 125.25

Set Aside: Housing First



PROJECT FUNDING SUMMARY SHEET



Lofts at Roberts

PROJECT SUMMARY: Adaptive reuse of the former historic Roberts Hotel in downtown Muncie by Miller-Valentine Apartments, creating 83 senior units.			
Analyst: Megan Coler, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$1,333,905.00 LIHTCs / \$500,000 Development Fund	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$1,333,905.00 LIHTCs / \$250,000 Development Fund

Project Name: Lofts at Roberts

Site Location: 420 S. High St.
 Muncie, IN 47305
 Delaware County

Project Type: R

Owner: Miller-Valentine Apartments III LLC
 Brian McGeady
 9349 WaterStone Blvd.
 Cincinnati, OH 45249

Developer: MV Residential Development LLC

of Units at Each Set-Aside

60% of AMI: 37
 50% of AMI: 24
 40% of AMI: 19
 30% of AMI: 3
 Market: 0

Unit Mix

0 Bedroom: 0
 One Bedroom: 56
 Two Bedrooms: 27
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 83

Total Development Cost: \$15,534,193

RHTC's Requested: \$1,333,905

RHTC's Recommended: \$1,333,905

Home Funds Requested: \$0

Development Fund Request: \$500,000

Development Fund Recommended: \$250,000

Application Number: 2012A-C-033

BIN Number: IN-12-01000

DF Award Number: DFL-012-140

Final Score: 153.5

Set Aside: Small City

PROJECT FUNDING SUMMARY SHEET



Ryker Reserve

PROJECT SUMMARY: Adaptive reuse of the former Keystone School with an attached new construction addition in Ft. Wayne by Keller Development, Inc., creating 65 senior units.			
Analyst: Megan Coler, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$974,365.00 LIHTCs	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$942,685.00 LIHTCs

Project Name: Ryker Reserve

Site Location: 1825 Laverne Ave.
Fort Wayne, IN 46805
Allen County

Project Type: NC/R

Owner: Ryker Reserve, L.P.
Edward E. Keller, Jr.
4530 Merchant Rd.
Fort Wayne, IN 46818

Developer: Keller Development, Inc.

of Units at Each Set-Aside

60% of AMI: 17
 50% of AMI: 19
 40% of AMI: 17
 30% of AMI: 12
 Market: 0

Unit Mix

0 Bedroom: 0
 One Bedroom: 12
 Two Bedrooms: 53
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 65

Total Development Cost: \$9,655,739

RHTC's Requested: \$974,365

RHTC's Recommended: \$942,685

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-052

BIN Number: IN-12-01100

Final Score: 154.75

Set Aside: Elderly

PROJECT FUNDING SUMMARY SHEET



STALKER SCHOOL APARTMENTS

PROJECT SUMMARY: Adaptive reuse of the former Stalker School building in Bedford by Hoosier Uplands Economic Development Corporation, creating 21 units.			
Analyst: Carmen Lethig, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$526,823 LIHTCs / \$390,000 DF	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$526,823 LIHTCs / \$250,000 HOME

Project Name: Stalker School Apartments

Site Location: 1429 8th St.
 Bedford, IN 47421
 Lawrence County

Project Type: AR

Owner: Stalker School Apartments, L.P.
 David L. Miller
 500 W. Main St.
 Mitchell, IN 47446

Developer: Hoosier Uplands Economic Development Corporation

of Units at Each Set-Aside

60% of AMI: 6
 50% of AMI: 5
 40% of AMI: 6
 30% of AMI: 4
 Market: 0

Unit Mix

0 Bedroom: 0
 One Bedroom: 0
 Two Bedrooms: 21
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 21

Total Development Cost: \$5,085,040

RHTC's Requested: \$526,823

RHTC's Recommended: \$526,823

Home Funds Requested: \$0

Home Funds Recommended: \$250,000

Development Fund Request: \$390,000

Development Fund Recommended: \$0

Application Number: 2012A-C-055

BIN Number: IN-12-01200

HOME Award Number: CH-011-006

Final Score: 158.75

Set Aside: Qualified Not-For-Profit

PROJECT FUNDING SUMMARY SHEET



The Landing

PROJECT SUMMARY: New construction of 46 units along the riverfront in downtown Mt. Vernon by 21 st Century Leadership Posey County LTD.			
Analyst: Alan Rakowski, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$900,000.00 LIHTCs /\$400,000.00 HOME/\$200,000.00 Development Fund	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$900,000.00 LIHTCs/\$400,000.00 HOME/\$200,000.00 Development Fund

Project Name: The Landing

Site Location: NE Corner of Water & Main
 Mt. Vernon, IN 47620
 Posey County

Project Type: NC

Owner: The Landing, LP
 Michelle Hudson
 431 E. 4th St.
 Mt. Vernon, IN 47620

Developer: J. Higgs development, LLC & 21st Century Leadership

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	13	0 Bedroom:	0
50% of AMI:	13	One Bedroom:	34
40% of AMI:	11	Two Bedrooms:	12
30% of AMI:	9	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	46

Total Development Cost: \$8,655,977

RHTC's Requested: \$900,000
 RHTC's Recommended: \$900,000

Home Funds Requested: \$400,000
 Home Funds Recommended: \$400,000

Development Fund Request: \$200,000
 Development Fund Recommended: \$200,000

Application Number: 2012A-C-059
 BIN Number: IN-12-01300
 DF Award Number: DFL-012-141
 HOME Award Number: HM-011-017

Final Score: 151.5

Set Aside: Elderly

PROJECT FUNDING SUMMARY SHEET



Washington Street Senior Residence

PROJECT SUMMARY: New Construction of a senior rental development located in downtown Kokomo (Howard County) by St. Mary Development Corporation, creating 54 senior units.			
Analyst: Talisha Bradley, Real Estate Production Analyst			
AMOUNT OF FUNDING REQUESTED:	\$900,429.00 LIHTCs/\$500,000.00 Development Fund	AMOUNT AND SOURCE OF FUNDING RECOMMENDED:	\$900,429.00 LIHTCs/\$250,000.00 Development Fund

Project Name: Washington Street Senior Residence

Site Location: 400 N. Washington St.
 Kokomo, IN 46901
 Howard County

Project Type: NC

Owner: St. Mary Development Corp.
 Richard J. McBride
 713 W. Grand Ave.
 Dayton, OH 45406

Developer: St. Mary Development Corporation

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	16	0 Bedroom:	0
50% of AMI:	16	One Bedroom:	27
40% of AMI:	12	Two Bedrooms:	27
30% of AMI:	10	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	54

Total Development Cost: \$8,907,028

RHTC's Requested: \$900,429
 RHTC's Recommended: \$900,429

Home Funds Requested: \$0

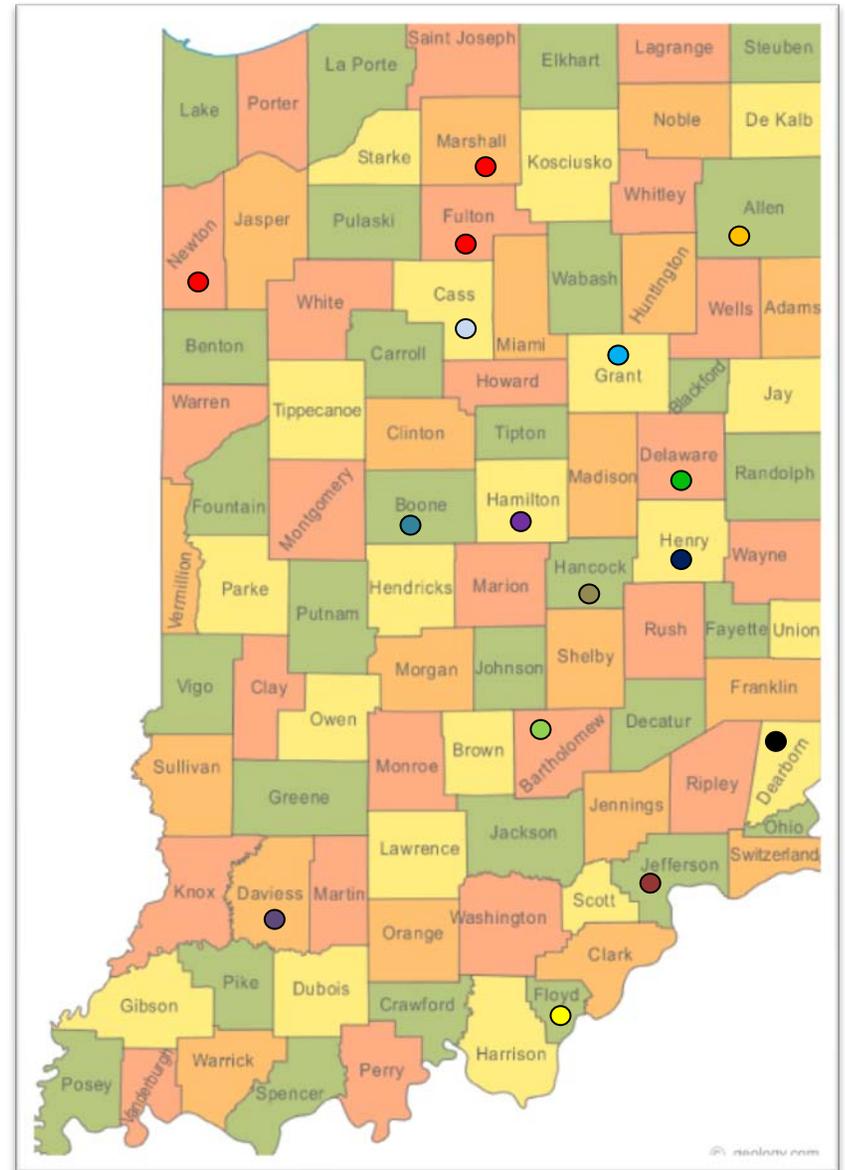
Development Fund Request: \$500,000
 Development Fund Recommended: \$250,000

Application Number: 2012A-C-066
 BIN Number: IN-12-01400
 DF Award Number: DFL-012-142

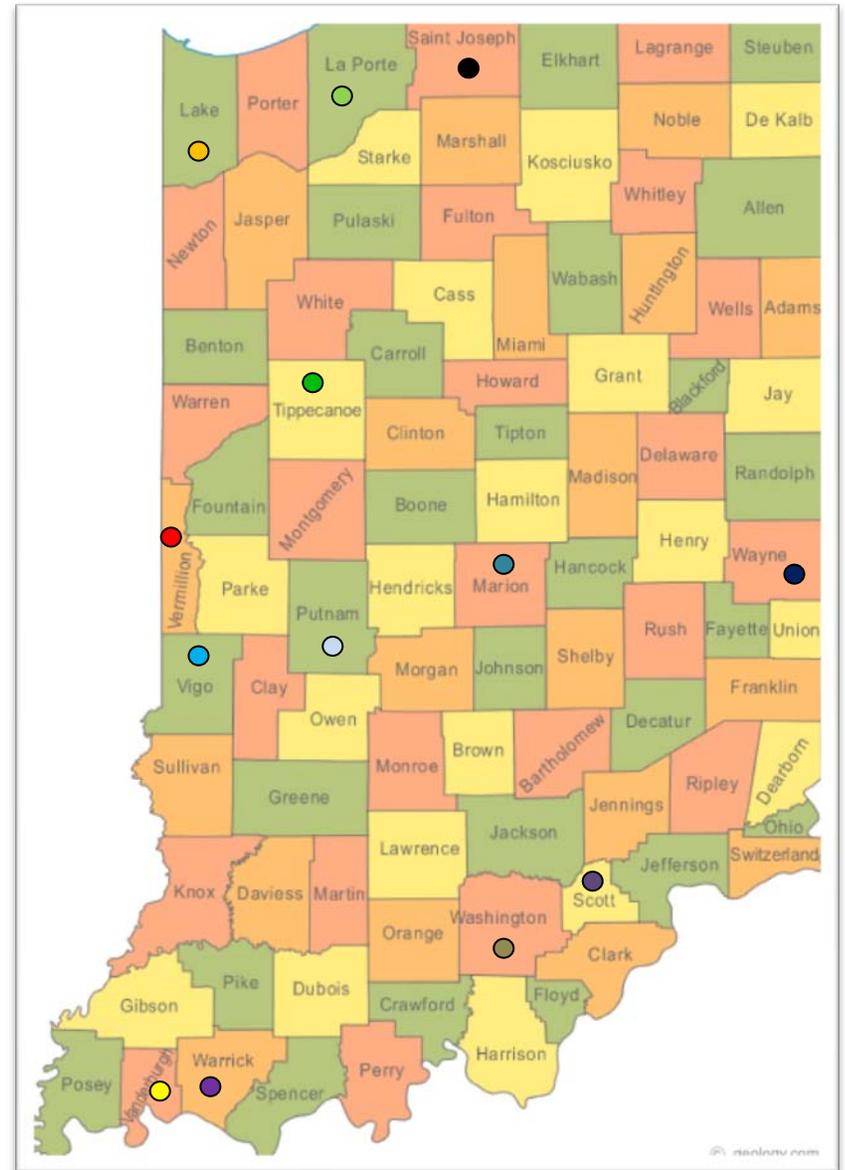
Final Score: 157

Set Aside: Qualified Not-for-Profit

- Allen County
 - Greenway Meadows
 - Memorial Way Apartments
 - Pontiac Square Phase 1
- Bartholomew County
 - Gateway Apartments
 - Wexford of Taylorsville II
- Boone County
 - Lebanon Square Apartments
 - Memory Hall
 - Parkwood Apartments
- Cass County
 - McKinley & Jefferson School Apartments
- Daviess County
 - Capehart Manor Apartments
- Dearborn County
 - Harborview Senior Apartments
 - Lawrenceburg Senior
- Delaware County
 - Walnut Crossing
- Floyd County
 - Legacy at Riverside
 - Summit Springs
- Fulton/Marshall/Newton Counties
 - Biggs AFA Senior
- Grant County
 - Riverview Apartments
- Hamilton County
 - Noblesville Senior II
 - Parkside Senior Residence
- Hancock County
 - Biggs Stonecrest
 - Sugar Creek Commons
- Henry County
 - Marian Place
- Jefferson County
 - Brakeman Crossing



- Lake County
 - Park Shore Commons
- LaPorte County
 - Artspace Michigan City Lofts
- Marion County
 - 1415 Penn
 - Canal Gardens II
 - Chapelwood Glen
 - Falcon Pointe Apartments Phase 1
 - Hopeside Senior Community III
 - Marion Pointe Senior
 - Merici Village Apartments
 - MLK Legacy Estates
 - Newport on the Monon
 - North Lockerbie
 - Shortridge Park Apartments
 - The Kennedy
 - The Retreat on Washington
 - Trinity Commons
- Putnam County
 - Millstone Pointe II
- Scott County
 - Austin Gateway Homes
- St. Joseph County
 - Commons at Walnut Crossing
 - Lincoln Park Neighborhood Homes
 - North Village Senior Apartments
- Tippecanoe County
 - Amelia Station Homes
 - Lafayette Senior
- Vanderburgh County
 - Memorial Commons
- Vermillion County
 - Clinton Chateau
- Vigo County
 - Warren Village
- Warrick County
 - Warrick Senior
- Washington County
 - Salem Senior Housing
- Wayne County
 - Tiffany Place



Project Name: 1415 Penn

Site Location: 1415 N. Pennsylvania
 Indianapolis, IN 46202
 Marion County

Project Type: R

Owner: 1415 Penn, LP
 Lewis Kinkead
 8121 Westfield Blvd.
 Indianapolis, IN 46240

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	8	Zero Bedroom:	0
50% of AMI:	8	One Bedroom:	26
40% of AMI:	8	Two Bedrooms:	4
30% of AMI:	6	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	30

Total Development Cost: \$7,188,775

RHTC's Requested: \$801,390

Home Funds Requested: \$0

Development Fund Request: \$250,000

Application Number: 2012A-C-001

BIN Number: n/a

Final Score: 140.75

Reason for Denial: Score, Market Concerns

Project Name: Amelia Station Homes

Site Location: Amelia Ave. & Sourgum Ln.
 Lafayette, IN 47905
 Tippecanoe County

Project Type: NC

Owner: Amelia Station Homes, L.P.
 Sharon Wood
 660 N. 36th St.
 Lafayette, IN 47905

of Units at Each Set-Aside

60% of AMI: 16
 50% of AMI: 16
 40% of AMI: 15
 30% of AMI: 7
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 0
 Two Bedrooms: 4
 Three Bedrooms: 40
 Four Bedrooms: 10
 Total: 54

Total Development Cost: \$9,022,815

RHTC's Requested: \$890,021

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-002

Final Score: 114

Reason for Denial: Market demand

Project Name: Artspace Michigan City Lofts

Site Location: 717 Franklin St.
 Michigan City, IN 46360
 LaPorte County

Project Type: R

Owner: Artspace Michigan City Lofts, LP
 Greg Handberg
 250 3rd Ave. N., Suite 500
 Minneapolis, MN 55401

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	13	Zero Bedroom:	17
50% of AMI:	13	One Bedroom:	19
40% of AMI:	10	Two Bedrooms:	8
30% of AMI:	8	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	44

Total Development Cost: \$10,464,549

RHTC's Requested: \$779,131

Home Funds Requested: \$300,000

Development Fund Request: \$400,000

Application Number: 2012A-C-003

Final Score: 130.5

Reason for Denial: Market demand

Project Name: Austin Gateway Homes

Site Location: Cherry & High St.
 Austin, IN 47102
 Scott County

Project Type: NC

Owner: Austin Gateway Homes, LP
 Eric Frey
 748 Franklin
 Columbus, IN 47201

of Units at Each Set-Aside

60% of AMI: 11
 50% of AMI: 11
 40% of AMI: 10
 30% of AMI: 8
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 20
 Two Bedrooms: 20
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 40

Total Development Cost: \$7,658,500

RHTC's Requested: \$834,000

Home Funds Requested: \$400,000

Development Fund Request: \$75,000

Application Number: 2012A-C-004

Final Score: 136.5

Reason for Denial: Score

Project Name: Biggs AFA Senior

Site Location: Scattered
 Akron, Culver, and Goodland
 Fulton/Marshall/Newton County

Project Type: AR

Owner: Biggs AFA Senior, LP
 Cynthia Snyder
 522 S. 13th St.
 Decatur, IN 46733

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	16	Zero Bedroom:	0
50% of AMI:	16	One Bedroom:	64
40% of AMI:	16	Two Bedrooms:	0
30% of AMI:	16	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	64

Total Development Cost: \$7,231,599

RHTC's Requested: \$594,996

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-006

Final Score: 119.5

Reason for Denial: Score

Project Name: Biggs Stonecrest

Site Location: 601 N. Madison
 Fortville, IN 46040
 Hancock County

Project Type: AR

Owner: Biggs Stonecrest, LP
 Cynthia Snyder
 522 S. 13th St.
 Decatur, IN 46733

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	12	Zero Bedroom:	0
50% of AMI:	12	One Bedroom:	20
40% of AMI:	11	Two Bedrooms:	24
30% of AMI:	11	Three Bedrooms:	2
Market:	0	Four Bedrooms:	0
		Total:	46

Total Development Cost: \$4,408,295

RHTC's Requested: \$424,412

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-007

Final Score: 121

Reason for Denial: Score

Project Name: Brakeman Crossing

Site Location: Across 431 Ivy Tech Dr.
 Madison, IN 47250
 Jefferson County

Project Type: NC

Owner: Brakeman Crossing Limited Partnership
 Ian Maute
 229 Huber Village Blvd., Suite 100
 Westerville, OH 43081

of Units at Each Set-Aside

60% of AMI: 11
 50% of AMI: 11
 40% of AMI: 10
 30% of AMI: 8
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 14
 Two Bedrooms: 26
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 40

Total Development Cost: \$7,583,013

RHTC's Requested: \$799,980

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-008

Final Score: 103.5

Reason for Denial: Threshold & Score

Project Name: Canal Gardens II

Site Location: 1229 W. Dr. Martin Luther King, Jr. St.
 Indianapolis, IN 46202
 Marion County

Project Type: NC

Owner: Canal Gardens II, L.P.
 Ken Thorpe
 2920 N. Keystone, Suite B
 Indianapolis, IN 46218

of Units at Each Set-Aside

60% of AMI: 10
 50% of AMI: 10
 40% of AMI: 8
 30% of AMI: 8
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 26
 Two Bedrooms: 10
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 36

Total Development Cost: \$5,404,646

RHTC's Requested: \$492,213

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-010

Final Score: 149

Reason for Denial: Score

Project Name: Capehart Manor Apartments

Site Location: 300 N. West St.
 Odon, IN 47562
 Daviess County

Project Type: AR

Owner: to be formed LLC
 Phil C. Brown
 6880 Tussing Road
 Reynoldsburg, OH 43068

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	9	Zero Bedroom:	0
50% of AMI:	9	One Bedroom:	31
40% of AMI:	7	Two Bedrooms:	0
30% of AMI:	6	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	31

Total Development Cost: \$4,024,355

RHTC's Requested: \$357,256

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-011

Final Score: 113.5

Reason for Denial: Score & Market Demand

Project Name: Chapelwood Glen

Site Location: Top Creek Drive
 Indianapolis, IN 46214
 Marion County

Project Type: NC

Owner: Chapelwood Glen LLC
 Edgar N. Tipton, Jr.
 3266 N. Meridian St., Suite 100
 Indianapolis, IN 46208

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	9	Zero Bedroom:	0
50% of AMI:	9	One Bedroom:	0
40% of AMI:	8	Two Bedrooms:	4
30% of AMI:	6	Three Bedrooms:	28
Market:	0	Four Bedrooms:	0
		Total:	32

Total Development Cost: \$6,280,880

RHTC's Requested: \$613,460

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-012

Final Score: 127

Reason for Denial: Score

Project Name: Clinton Chateau

Site Location: 528 S. Main St.
 Clinton, IN 47842
 Vermillion County

Project Type: AR

Owner: to be formed LLC
 Phil C. Brown
 6880 Tussing Road
 Reynoldsburg, OH 43068

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	30	Zero Bedroom:	0
50% of AMI:	29	One Bedroom:	101
40% of AMI:	23	Two Bedrooms:	0
30% of AMI:	19	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	101

Total Development Cost: \$12,412,562

RHTC's Requested: \$1,062,145

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-014

BIN Number: n/a

Final Score: 114

Reason for Denial: Market demand

Project Name: Commons at Walnut Crossing

Site Location: WS of SR 33, South of Walnut Crossing
 Walkerton, IN 46574
 St. Joseph County

Project Type: NC

Owner: Commons at Walnut Crossing, L.P.
 Laura L. Wagley
 2410 Grape Road, Suite 2
 Mishawaka, IN 46545

of Units at Each Set-Aside

60% of AMI: 13
 50% of AMI: 13
 40% of AMI: 10
 30% of AMI: 8
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 8
 Two Bedrooms: 28
 Three Bedrooms: 8
 Four Bedrooms: 0
 Total: 44

Total Development Cost: \$6,358,450

RHTC's Requested: \$652,000

Home Funds Requested: \$400,000

Development Fund Request: \$415,000

Application Number: 2012A-C-015

Final Score: 132.25

Reason for Denial: Score & Market Demand

Project Name: Falcon Pointe Apartments Phase 1

Site Location: 3806 Marietta Dr.
 Indianapolis, IN 46235
 Marion County

Project Type: R

Owner: FP 38th Street Phase 1, LP
 Dean Nucich
 PO Box 44127
 Indianapolis, IN 46244

of Units at Each Set-Aside

60% of AMI: 24
 50% of AMI: 24
 40% of AMI: 24
 30% of AMI: 24
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 24
 Two Bedrooms: 60
 Three Bedrooms: 12
 Four Bedrooms: 0
 Total: 96

Total Development Cost: \$8,047,358

RHTC's Requested: \$783,727

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-018

Final Score: 143.5

Reason for Denial: Score, Developer Capacity

Project Name: Gateway Apartments

Site Location: 1616 10th St.
 Columbus, IN 47201
 Bartholomew County

Project Type: NC

Owner: Gateway Apartments L.P.
 Timothy M. Morgan
 549 E. Washington St.
 Chargin Falls, OH 44022

of Units at Each Set-Aside

60% of AMI: 17
 50% of AMI: 17
 40% of AMI: 15
 30% of AMI: 11
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 0
 Two Bedrooms: 36
 Three Bedrooms: 24
 Four Bedrooms: 0
 Total: 60

Total Development Cost: \$8,493,000

RHTC's Requested: \$882,442

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-020

Final Score: 133

Reason for Denial: Score

Project Name: Greenway Meadows

Site Location: 7700-7900 Block S. Hanna St.
 Fort Wayne, IN 46816
 Allen County

Project Type: NC

Owner: Greenway Meadows, LP
 Jim Atz
 217 Fairview Blvd.
 Kendallville, IN 46755

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	14	Zero Bedroom:	0
50% of AMI:	14	One Bedroom:	0
40% of AMI:	12	Two Bedrooms:	0
30% of AMI:	9	Three Bedrooms:	39
Market:	0	Four Bedrooms:	10
		Total:	49

Total Development Cost: \$8,267,089

RHTC's Requested: \$847,162

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-021

BIN Number: n/a

Final Score: 127.25

Reason for Denial: Score

Project Name: Harborview Senior Apartments

Site Location: 110 Exporting St.
 Aurora, IN 47001
 Dearborn County

Project Type: AR

Owner: New Harborview LP
 Henry Olynger
 5278 E. 600 South
 Gas City, IN 46933

of Units at Each Set-Aside

60% of AMI: 8
 50% of AMI: 7
 40% of AMI: 7
 30% of AMI: 6
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 28
 Two Bedrooms: 0
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 28

Total Development Cost: \$2,387,564

RHTC's Requested: \$220,881

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-022

Final Score: 93

Reason for Denial: Score

Project Name: Hopeside Senior Community III

Site Location: 1802 E. 23rd St.
 Indianapolis, IN 46218
 Marion County

Project Type: NC

Owner: Hopeside 2012, LP
 Frank Alexander
 1701 E. 25th St.
 Indianapolis, IN 46218

of Units at Each Set-Aside

60% of AMI: 16
 50% of AMI: 16
 40% of AMI: 12
 30% of AMI: 10
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 0
 Two Bedrooms: 54
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 54

Total Development Cost: \$7,859,106

RHTC's Requested: \$822,207

Home Funds Requested: \$0

Development Fund Request: \$500,000

Application Number: 2012A-C-025

Final Score: 122

Reason for Denial: Score

Project Name: Lafayette Senior

Site Location: NS of Amelia Ave. & Creasy Ln.
 Lafayette, IN 47905
 Tippecanoe County

Project Type: NC

Owner: Lafayette Senior LLC
 Aaron Pechota
 5309 Transportation Blvd.
 Cleveland, OH 44125

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	19	Zero Bedroom:	0
50% of AMI:	19	One Bedroom:	18
40% of AMI:	16	Two Bedrooms:	48
30% of AMI:	12	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	66

Total Development Cost: \$11,303,312

RHTC's Requested: \$1,149,127

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-027

Final Score: 124

Reason for Denial: Score

Project Name: Lawrenceburg Senior

Site Location: Campus Dr.
 Lawrenceburg, IN 47025
 Dearborn County

Project Type: NC

Owner: Lawrenceburg Senior LLC
 Jay Kittenbrink
 3870 Virginia Ave.
 Cincinnati, OH 45227

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	15	Zero Bedroom:	0
50% of AMI:	12	One Bedroom:	12
40% of AMI:	15	Two Bedrooms:	42
30% of AMI:	12	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	54

Total Development Cost: \$9,272,207

RHTC's Requested: \$944,883

Home Funds Requested: \$300,000

Development Fund Request: \$0

Application Number: 2012A-C-028

Final Score: 125.5

Reason for Denial: Market demand

Project Name: Lebanon Square Apartments

Site Location: 323 N. East St.
 Lebanon, IN 46052
 Boone County

Project Type: AR

Owner: Lebanon Square LP
 Daniel Hubbard
 11650 N. Lantern Rd., Suite 127
 Fishers, IN 46038

of Units at Each Set-Aside

60% of AMI: 49
 50% of AMI: 3
 40% of AMI: 0
 30% of AMI: 0
 Market: 0

Unit Mix

Zero Bedroom: 8
 One Bedroom: 40
 Two Bedrooms: 4
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 52

Total Development Cost: \$4,667,615

RHTC's Requested: \$438,901

Home Funds Requested: \$0

Development Fund Request: \$500,000

Application Number: 2012A-C-029

BIN Number: n/a

Final Score: 118

Reason for Denial: Score

Project Name: Legacy at Riverside

Site Location: 146-152 E. Main St.
 New Albany, IN 47150
 Floyd County

Project Type: NC/AR

Owner: Legacy at Riverside, LP
 Lance A. Swank
 3900 Edison Lakes Pkwy., Suite 201
 Mishawaka, IN 46545

of Units at Each Set-Aside

60% of AMI: 28
 50% of AMI: 18
 40% of AMI: 18
 30% of AMI: 10
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 53
 Two Bedrooms: 21
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 74

Total Development Cost: \$12,400,642

RHTC's Requested: \$1,220,426

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-030

Final Score: 139

Reason for Denial: Score

Project Name: Lincoln Park Neighborhood Homes

Site Location: Scattered
 South Bend, IN
 St. Joseph County

Project Type: NC

Owner: Lincoln Park Neighborhood Homes LP
 Anne Mannix
 724 W. Washington St.
 South Bend, IN 46601

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	6	Zero Bedroom:	0
50% of AMI:	6	One Bedroom:	0
40% of AMI:	6	Two Bedrooms:	0
30% of AMI:	6	Three Bedrooms:	18
Market:	0	Four Bedrooms:	6
		Total:	24

Total Development Cost: \$3,834,220

RHTC's Requested: \$401,438

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-032

Final Score: 134.5

Reason for Denial: Score

Project Name: Marian Place

Site Location: 916 N. 14th St.
 New Castle, IN 47362
 Henry County

Project Type: NC

Owner: Marian Place, L.P.
 Gary Neville
 2920 Tenth St.
 Columbus, IN 47202

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	10	Zero Bedroom:	0
50% of AMI:	10	One Bedroom:	11
40% of AMI:	8	Two Bedrooms:	24
30% of AMI:	7	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	35

Total Development Cost: \$4,133,179

RHTC's Requested: \$457,495

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-034

Final Score: 125.5

Reason for Denial: Score

Project Name: Marion Pointe Senior

Site Location: 5900 Southeastern Ave.
 Indianapolis, IN 46203
 Marion County

Project Type: NC

Owner: Marion Pointe Senior LLC
 Charles D. Pechette
 2615 E. 59th St.
 Indianapolis, IN 46216

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	20	Zero Bedroom:	0
50% of AMI:	19	One Bedroom:	0
40% of AMI:	16	Two Bedrooms:	70
30% of AMI:	15	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	70

Total Development Cost: \$10,798,699

RHTC's Requested: \$1,075,476

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-035

Final Score: 99.5

Reason for Denial: Score

Project Name: McKinley & Jefferson School Apts.

Site Location: McKinley - 1501 Meadlawn Ave.
 Jefferson - 401 Tanguy St.
 Logansport, IN 46947
 Cass County

Project Type: NC/AR

Owner: McKinley and Jefferson Redevelopment
 Housing Partners, LP
 Daniel Hubbard
 11650 N. Lantern Rd., Suite 127
 Fishers, IN 46038

of Units at Each Set-Aside

60% of AMI: 20
 50% of AMI: 19
 40% of AMI: 15
 30% of AMI: 13
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 43
 Two Bedrooms: 24
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 67

Total Development Cost: \$9,098,295

RHTC's Requested: \$999,849

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-036

Final Score: 136.5

Reason for Denial: Score & Market Demand

Project Name: Memorial Commons

Site Location: Scattered
 Evansville, IN 47713
 Vanderburgh County

Project Type: NC/R

Owner: Memorial Commons, L.P.
 Rev. Adrian Brooks
 645 Canal St.
 Evansville, IN 47713

of Units at Each Set-Aside

60% of AMI: 14
 50% of AMI: 12
 40% of AMI: 11
 30% of AMI: 11
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 20
 Two Bedrooms: 20
 Three Bedrooms: 8
 Four Bedrooms: 0
 Total: 48

Total Development Cost: \$6,305,500

RHTC's Requested: \$691,412

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-037

Final Score: 135.63

Reason for Denial: Score

Project Name: Memorial Way Apartments

Site Location: 1007 Memorial Way
 Fort Wayne, IN 46805
 Allen County

Project Type: NC

Owner: Memorial Way Apartments, LP
 Ronda Shrewsbury
 111 N. Rangeline Rd.
 Carmel, IN 46032

of Units at Each Set-Aside

60% of AMI: 17
 50% of AMI: 17
 40% of AMI: 13
 30% of AMI: 11
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 38
 Two Bedrooms: 20
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 58

Total Development Cost: \$7,153,806

RHTC's Requested: \$735,493

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-038

Final Score: 130

Reason for Denial: Score

Project Name: Memory Hall

Site Location: 315 N. Lebanon
 Lebanon, IN 46052
 Boone County

Project Type: AR

Owner: Memory Hall, LP
 Duane Miller
 8900 Keystone Crossing, Suite 1200
 Indianapolis, IN 46240

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	21	Zero Bedroom:	9
50% of AMI:	21	One Bedroom:	62
40% of AMI:	17	Two Bedrooms:	2
30% of AMI:	14	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	73

Total Development Cost: \$8,822,829

RHTC's Requested: \$891,000

Home Funds Requested: \$400,000

Development Fund Request: \$500,000

Application Number: 2012A-C-039

Final Score: 133.5

Reason for Denial: Capital Needs Assessment and Underwriting Concerns

Project Name: Merici Village Apartments

Site Location: 5707-5709 Lawton Loop
 Indianapolis, IN 46216
 Marion County

Project Type: AR

Owner: Merici Village Apartments, L.P.
 Michael Petrie
 11555 N. Meridian St., Suite 400
 Carmel, IN 46032

of Units at Each Set-Aside

60% of AMI: 5
 50% of AMI: 5
 40% of AMI: 5
 30% of AMI: 5
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 16
 Two Bedrooms: 4
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 20

Total Development Cost: \$3,643,000

RHTC's Requested: \$347,085

Home Funds Requested: \$0

Development Fund Request: \$500,000

Application Number: 2012A-C-040

Final Score: 127

Reason for Denial: Score

Project Name: Millstone Pointe II

Site Location: Stonemill Court
 Greencastle, IN 46135
 Putnam County

Project Type: NC

Owner: Millstone Pointe II, L.P.
 Chuck Heintzelman
 8152 Castilla Dr.
 Indianapolis, IN 46236

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	4	Zero Bedroom:	0
50% of AMI:	4	One Bedroom:	9
40% of AMI:	4	Two Bedrooms:	6
30% of AMI:	3	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	15

Total Development Cost: \$2,131,476

RHTC's Requested: \$211,088

Home Funds Requested: \$200,000

Development Fund Request: \$0

Application Number: 2012A-C-041

Final Score: 120.5

Reason for Denial: Score

Project Name: MLK Legacy Estates

Site Location: Scattered in UNWA Neighborhood
 Indianapolis, IN 46208
 Marion County

Project Type: NC/R

Owner: MLK LE, LP
 Bradley C. Davis
 3755 E. 82nd St., Suite 40
 Indianapolis, IN 46240

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	17	Zero Bedroom:	0
50% of AMI:	17	One Bedroom:	0
40% of AMI:	15	Two Bedrooms:	0
30% of AMI:	11	Three Bedrooms:	30
Market:	0	Four Bedrooms:	30
		Total:	60

Total Development Cost: \$10,381,500

RHTC's Requested: \$1,153,503

Home Funds Requested: \$0

Development Fund Request: \$500,000

Application Number: 2012A-C-042

Final Score: 147.75

Reason for Denial: Score

Project Name: Newport on the Monon

Site Location: 1116 E. 19th St.
 Indianapolis, IN 46202
 Marion County

Project Type: NC

Owner: Newport on the Monon LP
 Nina Lusk
 55 S. State Ave., Suite 300
 Indianapolis, IN 46201

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	17	Zero Bedroom:	0
50% of AMI:	17	One Bedroom:	20
40% of AMI:	15	Two Bedrooms:	28
30% of AMI:	11	Three Bedrooms:	12
Market:	0	Four Bedrooms:	0
		Total:	60

Total Development Cost: \$10,254,384

RHTC's Requested: \$1,040,030

Home Funds Requested: \$750,000

Development Fund Request: \$0

Application Number: 2012A-C-043

Final Score: 113.5

Reason for Denial: Score

Project Name: Noblesville Senior II

Site Location: N. Union Chapel Rd. & Promise Rd.
 Noblesville, IN 46060
 Hamilton County

Project Type: NC

Owner: Noblesville Senior II LLC
 Aaron Pechota
 5309 Transportation Blvd.
 Cleveland, OH 44125

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	23	Zero Bedroom:	0
50% of AMI:	23	One Bedroom:	20
40% of AMI:	19	Two Bedrooms:	60
30% of AMI:	15	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	80

Total Development Cost: \$12,493,284

RHTC's Requested: \$1,240,008

Home Funds Requested: \$300,000

Development Fund Request: \$0

Application Number: 2012A-C-044

Final Score: 124

Reason for Denial: Score & Market Demand

Project Name: North Lockerbie

Site Location: 600 Block E. Michigan St.
 Indianapolis, IN 46202
 Marion County

Project Type: NC

Owner: 610 Michigan, L.P.
 Joe Whitsett
 707 E. North St., Suite 800
 Indianapolis, IN 46202

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	4	Zero Bedroom:	0
50% of AMI:	19	One Bedroom:	48
40% of AMI:	19	Two Bedrooms:	20
30% of AMI:	13	Three Bedrooms:	0
Market:	13	Four Bedrooms:	0
		Total:	68

Total Development Cost: \$13,918,700

RHTC's Requested: \$1,064,651

Home Funds Requested: \$0

Development Fund Request: \$500,000

Application Number: 2012A-C-045

Final Score: 151.5

Reason for Denial: Score

Project Name: North Village Senior Apartments

Site Location: SW Corner of Darden Rd. & SR 933
 South Bend, IN 46637
 St. Joseph County

Project Type: NC

Owner: North Village Housing Partners, L.P.
 William J. Hollingsworth
 12557 Branford St.
 Carmel, IN 46032

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	22	Zero Bedroom:	0
50% of AMI:	21	One Bedroom:	8
40% of AMI:	17	Two Bedrooms:	66
30% of AMI:	14	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	74

Total Development Cost: \$12,000,897

RHTC's Requested: \$1,259,195

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-046

BIN Number: n/a

Final Score: 141

Reason for Denial: Score

Project Name: Park Shore Commons

Site Location: 860 N. Wells St.
 Gary, IN 46403
 Lake County

Project Type: AR

Owner: Park Shore Commons Limited Partnership
 Matt Lasko
 8111 Rockside Rd., Suite 200
 Cleveland, OH 44125

of Units at Each Set-Aside

60% of AMI: 44
 50% of AMI: 71
 40% of AMI: 71
 30% of AMI: 60
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 90
 Two Bedrooms: 104
 Three Bedrooms: 52
 Four Bedrooms: 0
 Total: 246

Total Development Cost: \$24,181,569

RHTC's Requested: \$1,500,000

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-047

Final Score: 112.75

Reason for Denial: Score

Project Name: Parkside Senior Residence

Site Location: Parkside Dr. & Publishers Dr.
 Fishers, IN 46038
 Hamilton County

Project Type: NC

Owner: Frontier Community Services
 Rod Siddons
 12125 Pleasant Valley Rd.
 Chillicothe, OH 45601

of Units at Each Set-Aside

60% of AMI: 25
 50% of AMI: 25
 40% of AMI: 19
 30% of AMI: 16
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 48
 Two Bedrooms: 37
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 85

Total Development Cost: \$13,971,777

RHTC's Requested: \$1,395,235

Home Funds Requested: \$0

Development Fund Request: \$500,000

Application Number: 2012A-C-048

Final Score: 115

Reason for Denial: Score & Market Demand

Project Name: Parkwood Apartments

Site Location: 6396 S. 700 E.
Whitestown, IN 46077
Boone County

Project Type: NC

Owner: Parkwood Housing Partners, L.P.
James Wilson
3333 Founders Rd., Suite 201
Indianapolis, IN 46268

of Units at Each Set-Aside

60% of AMI: 26
 50% of AMI: 26
 40% of AMI: 21
 30% of AMI: 17
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 45
 Two Bedrooms: 45
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 90

Total Development Cost: \$12,064,989

RHTC's Requested: \$1,241,714

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-049

Final Score: 95.25

Reason for Denial: Score

Project Name: Pontiac Square Phase 1

Site Location: 1601 Pontiac St.
 Ft. Wayne, IN 46806
 Allen County

Project Type: NC/AR

Owner: Pontiac Square Phase I Limited Partnership
 David Block
 135 S. LaSalle, Suite 3350
 Chicago, IL 60603

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	42	Zero Bedroom:	0
50% of AMI:	19	One Bedroom:	22
40% of AMI:	7	Two Bedrooms:	45
30% of AMI:	0	Three Bedrooms:	10
Market:	9	Four Bedrooms:	0
		Total:	77

Total Development Cost: \$19,017,730

RHTC's Requested: \$1,400,000

Home Funds Requested: \$0

Development Fund Request: \$500,000

Application Number: 2012A-C-050

Final Score: 141

Reason for Denial: Score

Project Name: Riverview Apartments

Site Location: 242 W. South "I" St.
 Gas City, IN 46933
 Grant County

Project Type: AR

Owner: New Riverview LP
 Henry Olynger
 5278 E. 600 South
 Gas City, IN 46933

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	5	Zero Bedroom:	0
50% of AMI:	5	One Bedroom:	11
40% of AMI:	5	Two Bedrooms:	8
30% of AMI:	4	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	19

Total Development Cost: \$1,957,099

RHTC's Requested: \$169,374

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-051

BIN Number: n/a

Final Score: 106

Reason for Denial: Score

Project Name: Salem Senior Housing

Site Location: 1100 Cauble St.
 Salem, IN 47167
 Washington County

Project Type: NC

Owner: Salem Senior Housing, LP
 Donna Taylor
 1585 Indianapolis Rd.
 Columbus, IN 47202

of Units at Each Set-Aside

60% of AMI: 10
 50% of AMI: 10
 40% of AMI: 8
 30% of AMI: 7
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 15
 Two Bedrooms: 20
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 35

Total Development Cost: \$6,351,875

RHTC's Requested: \$657,750

Home Funds Requested: \$400,000

Development Fund Request: \$75,000

Application Number: 2012A-C-053

Final Score: 114.5

Reason for Denial: Score

Project Name: Shortridge Park Apartments

Site Location: 301 N. Shortridge Rd.
 Indianapolis, IN 46219
 Marion County

Project Type: NC

Owner: Shortridge Park, L.P.
 Cynthia Shaffer
 2811 E. 10th St., Suite F
 Indianapolis, IN 46201

of Units at Each Set-Aside

60% of AMI: 11
 50% of AMI: 11
 40% of AMI: 11
 30% of AMI: 10
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 14
 Two Bedrooms: 29
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 43

Total Development Cost: \$8,082,324

RHTC's Requested: \$796,887

Home Funds Requested: \$0

Development Fund Request: \$400,000

Application Number: 2012A-C-054

Final Score: 104

Reason for Denial: Score

Project Name: Sugar Creek Commons

Site Location: 5781 W. US 52
 New Palestine, IN 46163
 Hancock County

Project Type: NC

Owner: Sugar Creek Commons, L.P.
 Connie Dillman
 5155 Pennwood Dr.
 Indianapolis, IN 46208

of Units at Each Set-Aside

60% of AMI: 31
 50% of AMI: 31
 40% of AMI: 31
 30% of AMI: 29
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 34
 Two Bedrooms: 52
 Three Bedrooms: 28
 Four Bedrooms: 8
 Total: 122

Total Development Cost: \$14,650,008

RHTC's Requested: \$1,456,000

Home Funds Requested: \$0

Development Fund Request: \$225,000

Application Number: 2012A-C-056

Final Score: 117.5

Reason for Denial: Score

Project Name: Summit Springs

Site Location: I-265 and State St.
 New Albany, IN 47150
 Floyd County

Project Type: NC

Owner: Summit Springs LTD
 Michael Haas
 1469 S. 4th St.
 Louisville, KY 40208

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	27	Zero Bedroom:	0
50% of AMI:	27	One Bedroom:	6
40% of AMI:	23	Two Bedrooms:	50
30% of AMI:	27	Three Bedrooms:	48
Market:	0	Four Bedrooms:	0
		Total:	104

Total Development Cost: \$16,181,801

RHTC's Requested: \$1,500,000

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-057

Final Score: 107.5

Reason for Denial: Score

Project Name: The Kennedy

Site Location: 1450 N. Pennsylvania
 Indianapolis, IN 46202
 Marion County

Project Type: NC

Owner: The Kennedy, LP
 Ken Thorpe
 2920 N. Keystone, Suite B
 Indianapolis, IN 46218

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	13	Zero Bedroom:	0
50% of AMI:	13	One Bedroom:	31
40% of AMI:	13	Two Bedrooms:	19
30% of AMI:	11	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	50

Total Development Cost: \$7,530,448

RHTC's Requested: \$719,521

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-058

Final Score: 149.5

Reason for Denial: Score

Project Name: The Retreat on Washington

Site Location: 3100 Ohio St.
 Indianapolis, IN 46222
 Marion County

Project Type: NC

Owner: Pedcor Investments-2011-CXLI, L.P.
 Thomas G. Crowe
 770 3rd Ave., S.W.
 Carmel, IN 46032

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	18	Zero Bedroom:	0
50% of AMI:	18	One Bedroom:	24
40% of AMI:	14	Two Bedrooms:	38
30% of AMI:	12	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	62

Total Development Cost: \$13,166,380

RHTC's Requested: \$1,400,000

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-060

Final Score: 149.5

Reason for Denial: Score

Project Name: Tiffany Place

Site Location: 50 N. 8th St.
 Richmond, IN 47374
 Wayne County

Project Type: NC/R

Owner: Excel-Richmond LP
 Peter Jobson
 3690 Orange Place, Suite 517
 Beachwood, OH 44122

of Units at Each Set-Aside

60% of AMI: 19
 50% of AMI: 13
 40% of AMI: 7
 30% of AMI: 7
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 22
 Two Bedrooms: 21
 Three Bedrooms: 3
 Four Bedrooms: 0
 Total: 46

Total Development Cost: \$7,587,662

RHTC's Requested: \$818,706

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-061

Final Score: 0

Reason for Denial: Withdrew

Project Name: Trinity Commons

Site Location: 2302 Dr. A.J. Brown Ave.
 Indianapolis, IN 46202
 Marion County

Project Type: NC

Owner: Trinity Commons LP
 Mike Higbee
 1236 E. 16th St.
 Indianapolis, IN 46202

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	12	Zero Bedroom:	0
50% of AMI:	12	One Bedroom:	40
40% of AMI:	11	Two Bedrooms:	5
30% of AMI:	10	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	45

Total Development Cost: \$5,997,387

RHTC's Requested: \$616,218

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-062

Final Score: 132.5

Reason for Denial: Score

Project Name: Walnut Crossing

Site Location: 112&118 Wysor St. and 500 N. Walnut
 Muncie, IN 47305
 Delaware County

Project Type: NC

Owner: Woda Walnut Crossing Limited Partnership
 Ian Maute
 229 Huber Village Blvd., Suite 100
 Westerville, OH 43081

of Units at Each Set-Aside

60% of AMI: 18
 50% of AMI: 17
 40% of AMI: 14
 30% of AMI: 11
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 25
 Two Bedrooms: 35
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 60

Total Development Cost: \$9,707,237

RHTC's Requested: \$1,016,310

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-063

Final Score: 130.5

Reason for Denial: Score

Project Name: Warren Village

Site Location: N. 24th St.
 Terre Haute, IN 47807
 Vigo County

Project Type: NC

Owner: Warren Village, LP
 Jeff Stewart
 PO Box 3806, 2001 N. 19th St.
 Terre Haute, IN 47804

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	30	Zero Bedroom:	0
50% of AMI:	32	One Bedroom:	109
40% of AMI:	27	Two Bedrooms:	0
30% of AMI:	20	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	109

Total Development Cost: \$13,864,267

RHTC's Requested: \$1,483,949

Home Funds Requested: \$0

Development Fund Request: \$0

Application Number: 2012A-C-064

Final Score: 147

Reason for Denial: Score

Project Name: Warrick Senior

Site Location: Stahl Rd. and Arbor Pointe Dr.
Ohio Township, IN 47630
Warrick County

Project Type: NC

Owner: Warrick Senior LLC
Thomas C. Smith
301 E. Carmel Dr., Suite C-300
Carmel, IN 46032

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	22	Zero Bedroom:	0
50% of AMI:	21	One Bedroom:	16
40% of AMI:	18	Two Bedrooms:	60
30% of AMI:	15	Three Bedrooms:	0
Market:	0	Four Bedrooms:	0
		Total:	76

Total Development Cost: \$12,281,819

RHTC's Requested: \$1,240,810

Home Funds Requested: \$400,000

Development Fund Request: \$0

Application Number: 2012A-C-065

Final Score: 112.5

Reason for Denial: Score

Project Name: Wexford of Taylorsville II

Site Location: West of 9035 Wexford Ct.
 Taylorsville, IN 47280
 Bartholomew County

Project Type: NC

Owner: Wexford of Taylorsville II, L.P.
 Joe Whitsett
 707 E. North St., Suite 800
 Indianapolis, IN 46202

of Units at Each Set-Aside

60% of AMI: 9
 50% of AMI: 9
 40% of AMI: 8
 30% of AMI: 6
 Market: 0

Unit Mix

Zero Bedroom: 0
 One Bedroom: 16
 Two Bedrooms: 16
 Three Bedrooms: 0
 Four Bedrooms: 0
 Total: 32

Total Development Cost: \$4,140,837

RHTC's Requested: \$422,253

Home Funds Requested: \$0

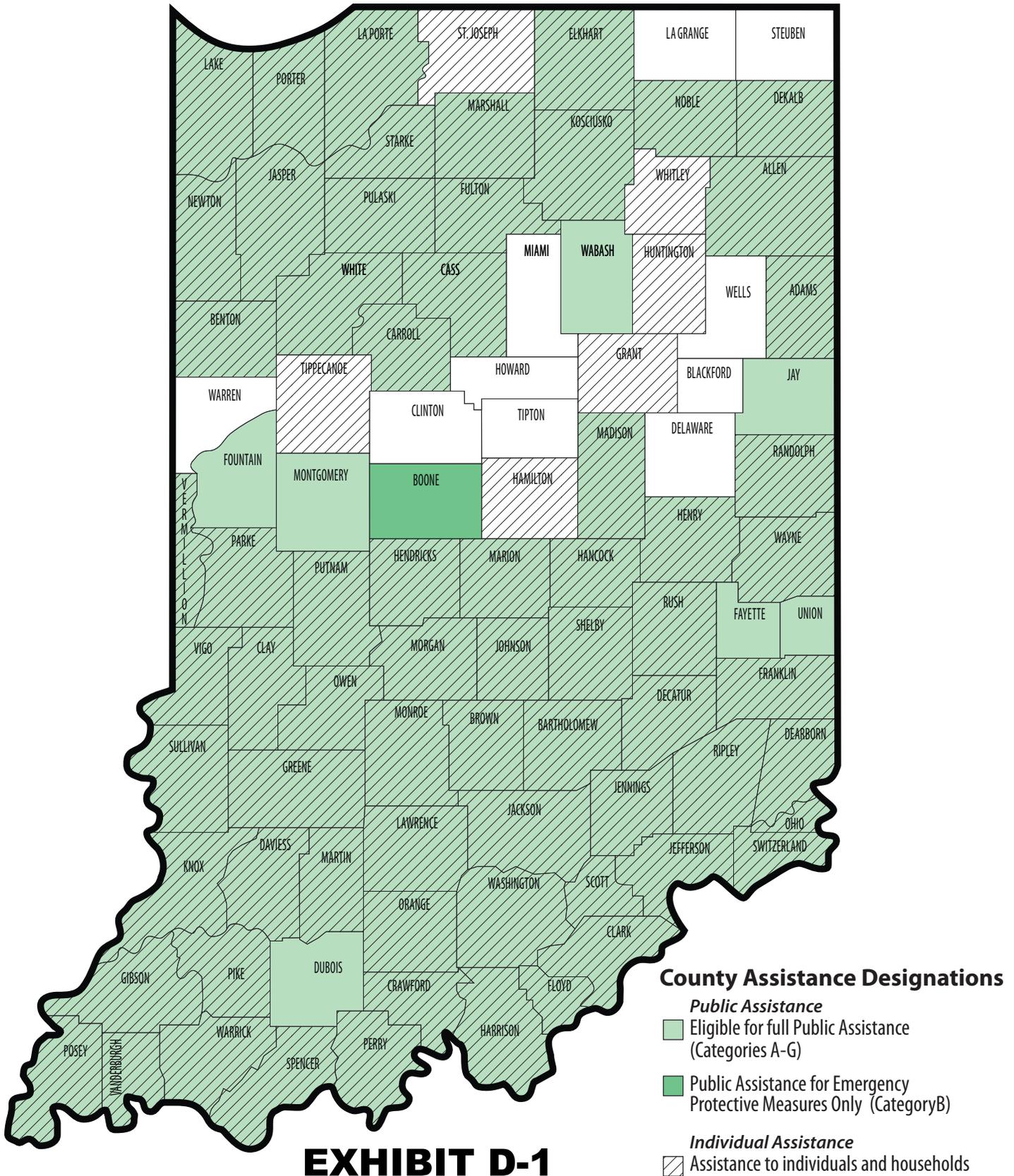
Development Fund Request: \$0

Application Number: 2012A-C-067

Final Score: 128.5

Reason for Denial: Score

Counties Approved for 2008 Disaster Assistance



CDBG-D Status Report

		Obligated in DRGR	Remaining to Obligate	Drawn Amount
DR1 Total Award	\$24,504,250.00			
FEMA Match Buyout	\$12,826,594.00	\$6,824,322.15	\$6,002,271.85	\$3,402,171.25
FEMA Match Buyout - Admin (5%)	\$641,329.70	\$359,174.85	\$282,154.85	\$87,276.67
Emergency Rental Assistance	\$823,406.00	\$823,406.00	\$0.00	\$823,405.85
Rental (41 counties) (no admin)	\$10,000,000.00	\$0.00	\$10,000,000.00	
State Administration	\$212,950.30	\$0.00	\$212,950.30	\$0.00
DR2 Total Award	\$89,500,000.00			
State Administration	\$620,957.00	\$620,957.00	\$0.00	\$24,791.29
Multifamily	\$45,000,000.00	\$35,251,358.64	\$9,748,641.36	\$27,740,904.30
Multifamily Admin .5%	\$225,000.00	\$100,762.00	\$124,238.00	\$67,762.00
Flood Plain Buyout	\$5,000,000.00	\$0.00	\$5,000,000.00	\$0.00
Flood Plain Buyout Admin 5%	\$250,000.00	\$0.00	\$250,000.00	\$0.00
Emergency Disaster Planning	\$1,500,000.00	\$1,500,000.00	\$0.00	\$1,500,000.00
ORR	\$23,000,000.00	\$7,376,906.50	\$15,623,093.50	\$4,807,744.22
ORR - Admin 4%	\$690,000.00	\$304,634.50	\$385,365.50	\$176,749.51
Comprehensive Revitalization Fund	\$12,500,000.00	\$0.00	\$12,500,000.00	\$0.00
Comprehensive Revitalization Fund Admin 4%	\$500,000.00	\$0.00	\$500,000.00	0

EXHIBIT D-2

NSP1 Awards Update

Award #	Recipient	Target Area	County	NSP Activities Undertaken					Amount Awarded	Amount Expended	% Expended	Program Income Produced	Program Income Expended
				Fin. Mech	Acq/ Rehab	Land Bank	Demo	Redev					
NSP1-009-025	City of Anderson	Census Tract Block Group 3.1	Madison		✓		✓	✓	\$2,200,000	\$2,200,000.00	100	\$0	\$0
NSP1-009-004	City of Bicknell	Oak Street Neighborhood	Knox		✓		✓	✓	\$1,326,489	\$1,279,397.40	96	\$120,563	\$49,296
NSP1-009-014	City of Brazil	North-West Neighborhood	Clay		✓			✓	\$1,435,350	\$1,435,350.00	100	\$93,203	\$2,880
NSP1-009-012	City of Columbus	Northbrook Addition	Bartholomew		✓			✓	\$1,717,775	\$994,104.05	58	\$0	\$0
NSP1-009-016	City of East Chicago	Main & Broadway	Lake					✓	\$2,503,959	\$1,591,555.17	64	\$0	\$0
NSP1-009-022	City of Elwood	City wide	Madison		✓			✓	\$2,026,459	\$1,982,124.46	98	\$154,664	\$16,170
NSP1-009-024	City of Goshen	North Central Neighborhood	Elkhart		✓		✓	✓	\$2,061,647	\$1,648,941.24	80	\$0	\$0
NSP1-009-020	City of Hartford City	Downtown Neighborhood Area	Blackford		✓	✓	✓	✓	\$1,500,000	\$1,428,258.66	95	\$0	\$0
NSP1-009-015	City of Lafayette	Bridgeway Apartments	Tippecanoe		✓			✓	\$7,774,200	\$6,490,949.28	83	\$0	\$0
NSP1-009-017	City of Michigan City	Westside Neighborhood	La Porte		✓		✓	✓	\$2,800,000	\$1,070,796.23	38	\$139,810	\$0
NSP1-009-018	City of Mishawaka	Central City, Rose Park and Battell East	Saint Joseph		✓			✓	\$1,592,039	\$1,350,338.16	85	\$20,717	\$20,717
NSP1-009-019	City of Muncie	Whitely Neighborhood	Delaware					✓	\$1,900,000	\$1,189,094.58	63	\$0	\$0
NSP1-009-023	City of New Albany	S. Ellen Jones Neighborhood	Floyd		✓			✓	\$6,757,091	\$4,841,721.60	72	\$0	\$0
NSP1-009-010	City of New Castle	Downtown	Henry					✓	\$2,732,925	\$2,605,580.93	95	N/A	N/A
NSP1-009-026	City of Richmond	Vaile Neighborhood	Wayne		✓	✓		✓	\$3,000,000	\$1,859,764.95	62	\$0	\$0
NSP1-009-001	City of Tell City	City wide	Perry		✓			✓	\$2,554,937	\$2,133,497.76	84	\$334,720	\$117,650
NSP1-009-013	City of Terre Haute	Central Eastside Neighborhood	Vigo				✓	✓	\$1,850,000	\$1,804,892.36	98	\$7,200	\$7,200
NSP1-009-027	City of Union City	Downtown Revitalization Area	Randolph		✓		✓	✓	\$1,198,000	\$1,198,000.00	100	\$49,800	\$0
NSP1-009-028	City of Washington	Tokheim Neighborhood	Daviess		✓			✓	\$4,100,000	\$3,127,851.13	76	\$432,065	\$172,790
NSP1-009-029	Englewood CDC	Englewood Church Neighborhood	Marion		✓			✓	\$2,400,000	\$2,077,238.32	87	N/A	N/A
NSP1-009-003	Four Rivers Resource Services	Southeast Neighborhood, Linton	Greene		✓			✓	\$4,372,770	\$4,367,770.00	100	N/A	N/A
NSP1-009-030	Hoosier Uplands EDC	College Hill Apartments, Paoli	Orange		✓			✓	\$5,155,788	\$5,150,788.00	100	N/A	N/A
NSP1-009-008	John H Boner Center/I-AD	Near Eastside, Indianapolis	Marion					✓	\$1,000,000	\$503,222.98	50	N/A	N/A
NSP1-009-009	King Park ADC	1900 & 2000 Carrolton, Bellefontaine	Marion					✓	\$1,650,945	\$1,306,207.48	79	N/A	N/A
NSP1-009-011	Near North DC	30th-33rd Capitol and Kenwood	Marion		✓		✓	✓	\$1,406,083	\$769,655.00	55	N/A	N/A
NSP1-009-006	Riley ADC/Newport Partners	Willard Park, Indianapolis	Marion		✓			✓	\$1,000,000	\$889,429.49	89	\$0	\$0
NSP1-009-007	South East Neighborhood Dev	Fountain Square, Indianapolis	Marion		✓			✓	\$1,301,900	\$595,266.82	46	N/A	N/A
NSP1-009-002	Town of Gosport	Town-wide	Owen		✓	✓		✓	\$812,000	\$797,159.36	98	\$0	\$0
NSP1-009-021	Town of Walkerton	West York Neighborhood	Saint Joseph		✓			✓	\$2,956,831	\$2,805,704.16	95	\$59,394	\$59,394
NSP1-009-005	TRI-CAP	Stork Place, Huntingburg	Dubois					✓	\$4,544,275	\$4,507,909.00	99	\$0	\$0

EXHIBIT E

[REDACTED]
NSP3 Awards Update

Award #	Recipient	Target Area	County	NSP Activities Undertaken					Amount Awarded	Amount Expended	% Expended	Program Income Produced	Program Income Expended
				Fin. Mech	Acq/ Rehab	Land Bank	Demo	Redev					
NSP3-011-003	City of Bicknell	Oak Street Neighborhood	Knox		✓			✓	\$2,000,000	\$0.00	0	\$0	\$0
NSP3-011-002	City of Mishawaka	Central City, Rose Park and Battell East	Saint Joseph					✓	\$1,184,450	\$38,527.17	3	\$0	\$0
NSP3-011-001	City of Richmond	Vaile Neighborhood	Wayne		✓			✓	\$2,000,000	\$1,580.00	0	\$0	\$0
NSP3-011-004	Hoosier Uplands EDC	Phoenix on the Square, Paoli	Orange					✓	\$2,000,000	\$477,381.71	24	N/A	N/A
TBC	The Children's Museum/City of Indianapolis	Winona Hospital, Indianapolis	Marion					✓	\$700,000	\$0.00	0	N/A	N/A

EXHIBIT F

IHCDA Delegation of Authority

Month	Department	Program	Vendor/ Recipient	Action Taken EAP Contract Amendment	Individual Agency January 20, 2012 EAP Distribution	Purpose
JANUARY 2012						
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Area V Agency on Aging and Community Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$1,070,734	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Area IV Agency on Aging and Community Action Programs, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$1,350,468	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action of East Central Indiana, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$566,542	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action of Greater Indianapolis, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$7,449,635	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action of Northeast Indiana, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$2,425,950	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

EXHIBIT G

January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action Program of Evansville and Vanderburgh County, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$1,118,228	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action of Southern Indiana, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$897,353	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community and Family Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$795,633	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Community Action Program, Inc. of Western Indiana	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$513,686	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Human Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$1,187,836	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Hoosier Uplands Economic Development Corp.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$621,818	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Interlocal Community Action Program, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$1,207,920	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Board of Commissioners of the County of Madison d/b/a JobSource CICAP	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$1,009,616	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Lincoln Hills Development Corporation	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$236,987	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	North Central Community Action Agencies, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$715,755	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Northwest Indiana Community Action Corp.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$3,431,230	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Ohio Valley Opportunities Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$486,253	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	PACE Community Action Agency, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$682,685	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	REAL Services, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$2,991,512	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	South Central Community Action Program, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$1,309,365	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Southeastern Indiana Economic Opportunity Corp.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$439,536	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Dubois-Pike-Warrick Economic Opportunity d/b/a TRI-CAP	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$355,298	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households
January	Energy	Low Income Home Energy Assistance Program (LIHEAP)	Western Indiana Community Action Agency, Inc.	Funds for 2012 EAP Program Year distributed \$21,250,000 (Sept 30) \$22,439,333 (Nov 1) \$31,791,051 (Jan 20) \$75,480,384 (Total)	\$926,999	Support efforts of the Community Action Agencies as they provide heating assistance and energy education to low-income households

Month	Department	Program	Vendor	Action Taken	Amount	Purpose
February	Asset Preservation	HHF	Stonegate Mortgage	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf.
February	Asset Preservation	HHF	Citizen's Bank	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf.
February	Asset Preservation	HHF	First Bank of Berne	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf.
February	Community Services	Housing Choice Voucher	Local Subcontracting Agencies	Executed Annual Agreements		Renewed Annual Agreements for Administering HCV Program in identified service areas for FY2012.
February	Energy	Weatherization	The Hammer Legal Group	New Contract	\$12,000.00	The review of 400 ARRA technical monitoring reports and responses.
February	Energy	Weatherization	Affordable Housing of Marion	Amendment 6	\$0.00	Extend ARRA grant until February 10, 2012