



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: 1787 Apartments  
 SITE LOCATION: 722 Pillsbury Lane  
 New Albany, IN, 47170  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Supportive Housing  
 APPLICANT: BWI, LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 15  
 50% of AMI: 15  
 40% of AMI: 0  
 30% of AMI: 15  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 45  
 Two bedrooms: 0  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 45

TOTAL PROJECTED COSTS: \$12,633,512.00  
 TAX CREDITS PER UNIT: \$26,623.87

CREDIT REQUESTED: \$1,198,074.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$1,500,000.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-002  
 FINAL SCORE: N/A

REASON FOR DENIAL: Did not pass threshold



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Akers Crossing  
 SITE LOCATION: 1307 Akers Avenue  
 Clarksville, IN, 47129  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Age-Restricted  
 APPLICANT: Boston Development Group LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI	0	One bedroom:	40
60% of AMI	30	Two bedrooms:	20
50% of AMI:	15	Three bedrooms:	0
40% of AMI:	0	Four bedrooms:	0
30% of AMI	15	Total units:	60
20% of AMI:	0		
Market Rate:	0		

TOTAL PROJECTED COSTS: \$14,248,858.00  
 TAX CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$0.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-003  
 FINAL SCORE: N/A

REASON FOR DENIAL: Did not pass threshold



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Allman Crossing  
 SITE LOCATION: 3135 Virginia Avenue  
 Connerville, IN 47331  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Age-Restricted  
 APPLICANT: Allman Crossing Limited Partnership

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 25	Efficiency:	0
70% of AMI: 0	One bedroom:	18
60% of AMI: 0	Two bedrooms:	32
50% of AMI: 12	Three bedrooms:	0
40% of AMI: 0	Four bedrooms:	0
30% of AMI: 13	Total units:	50
20% of AMI: 0		
Market Rate: 0		

TOTAL PROJECTED COSTS: \$10,360,509.00  
 CREDITS PER UNIT: \$22,222.22

CREDIT REQUESTED: \$1,111,111.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$400,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2021A-C-004  
 FINAL SCORE: 101  
 REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Canal Village III  
 SITE LOCATION: Scattered Site – see next page  
 Indianapolis, IN 46208  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: BWI, LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	0	Efficiency:	0
70% of AMI	0	One bedroom:	0
60% of AMI	15	Two bedrooms:	0
50% of AMI:	10	Three bedrooms:	4
40% of AMI:	0	Four bedrooms:	29
30% of AMI	8	Total units:	33
20% of AMI:	0		
Market Rate:	0		

TOTAL PROJECTED COSTS: \$12,632,093.00  
 TAX CREDITS PER UNIT: \$33,453.89

CREDIT REQUESTED: \$1,103,977.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-007  
 FINAL SCORE: 93.5

REASON FOR DENIAL: Score

Canal Village III  
Indianapolis, IN

<u>Street #</u>	<u>Direction</u>	<u>Street</u>
2717		Clifton Ave.
2604		Annette St.
2605		Rader St.
921		Roache St.
1058		Roache St.
1114		Roache St.
1121		Roache St.
1122		Roache St.
1126		Roache St.
1132		Roache St.
1134		Roache St.
1140		Roache St.
1146		Roache St.
726	West	26 <sup>th</sup> St.
752	West	26 <sup>th</sup> St.
766	West	26 <sup>th</sup> St.
817	West	26 <sup>th</sup> St.
822	West	26 <sup>th</sup> St.
826	West	26 <sup>th</sup> St.
842	West	26 <sup>th</sup> St.
846	West	26 <sup>th</sup> St.
861	West	26 <sup>th</sup> St.



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Central@29  
 SITE LOCATION: 2825 Central Avenue  
 Indianapolis, IN, 46205  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Supportive Housing  
 APPLICANT: Community Builders Inc.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	14
70% of AMI	0
60% of AMI	14
50% of AMI:	14
40% of AMI:	0
30% of AMI	14
20% of AMI:	0
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	23
Two bedrooms:	29
Three bedrooms:	4
Four bedrooms:	0
Total units:	56

TOTAL PROJECTED COSTS: \$15,164,033.00  
 TAX CREDITS PER UNIT: \$21,428.58

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$0.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$1,500,000.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-008  
 FINAL SCORE: N/A

REASON FOR DENIAL: Did not pass threshold



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Homecourt at the Wigwam  
 SITE LOCATION: 1333 Lincoln Street  
 Anderson, IN 46016  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: Building and Impacting Communities, Inc.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI 0  
 60% of AMI 21  
 50% of AMI: 19  
 40% of AMI: 0  
 30% of AMI 10  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 20  
 Two bedrooms: 30  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 50

TOTAL PROJECTED COSTS: \$13,777,243.00  
 TAX CREDITS PER UNIT: \$23,827.72

CREDIT REQUESTED: \$1,191,386.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$1,100,000.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-020  
 FINAL SCORE: 94

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Kitselman Flats  
 SITE LOCATION: 105 Leland Street  
 Muncie, IN, 47303  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: AP Development LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI 0  
 60% of AMI 30  
 50% of AMI: 15  
 40% of AMI: 0  
 30% of AMI 15  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 20  
 Two bedrooms: 29  
 Three bedrooms: 11  
 Four bedrooms: 0  
 Total units: 60

TOTAL PROJECTED COSTS: \$11,851,450.00  
 TAX CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$0.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-022  
 FINAL SCORE: 96.75

REASON FOR DENIAL: Score





**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Lebanon Senior Apartments  
 SITE LOCATION: 2802 N State Road 39  
 Lebanon, IN, 46052  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Age-Restricted  
 APPLICANT: United Church Homes, Inc.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 20  
 70% of AMI: 0  
 60% of AMI: 9  
 50% of AMI: 15  
 40% of AMI: 0  
 30% of AMI: 15  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 27  
 Two bedrooms: 32  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 59

TOTAL PROJECTED COSTS: \$14,645,290.00  
 TAX CREDITS PER UNIT: \$20,338.98

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$0.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-024  
 FINAL SCORE: 88

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Prominence Commons II  
 SITE LOCATION: North of 6450 Evergreen Ave  
 Portage, IN 46368  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Supportive Housing  
 APPLICANT: Housing Opportunities, Inc.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 14  
 50% of AMI: 13  
 40% of AMI: 0  
 30% of AMI: 9  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 11  
 One bedroom: 13  
 Two bedrooms: 12  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 36

TOTAL PROJECTED COSTS: \$12,193,092.00  
 CREDITS PER UNIT: \$33,333.33

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$0  
 HOME REQUESTED: \$0  
 HOME RECOMMENDED: \$0  
 DEVELOPMENT FUND REQUESTED: \$0  
 DEVELOPMENT FUND RECOMMENDED: \$0  
 HOUSING TRUST FUND REQUESTED: \$1,500,000.00  
 HOUSING TRUST FUND RECOMMENDED: \$0

APPLICANT NUMBER: 2021A-C-029  
 FINAL SCORE: 101  
 REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Radiant Commons  
 SITE LOCATION: 1255 S 16<sup>th</sup> Street  
 Noblesville, IN, 46060  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: Radiant Communities Development Corporation

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 14  
 50% of AMI: 7  
 40% of AMI: 0  
 30% of AMI: 8  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedrooms: 0  
 Three bedrooms: 29  
 Four bedrooms: 0  
 Total units: 29

TOTAL PROJECTED COSTS: \$10,032,118.00  
 TAX CREDITS PER UNIT: \$32,900.48

CREDIT REQUESTED: \$954,114.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$750,000.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-030  
 FINAL SCORE: 97.25

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: River Valley Apartments  
 SITE LOCATION: 1325 North 4th Street  
 Terre Haute, IN 47807  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: New Direction Housing Corporation

<u># OF UNITS AT EACH SET ASIDE</u>	<u>UNIT MIX</u>	
80% of AMI: 0	Efficiency:	0
70% of AMI: 0	One bedroom:	0
60% of AMI: 16	Two bedrooms:	40
50% of AMI: 14	Three bedrooms:	0
40% of AMI: 0	Four bedrooms:	0
30% of AMI: 10	Total units:	40
20% of AMI: 0		
Market Rate: 0		

TOTAL PROJECTED COSTS: \$10,625,438.00  
 CREDITS PER UNIT: \$27,500.00

CREDIT REQUESTED: \$1,100,000.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$0.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2021A-C-031  
 FINAL SCORE: 100.5  
 REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Sellersburg Scholar House  
 SITE LOCATION: 8204 CR 311  
 Sellersburg, IN, 47172  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Multifamily  
 APPLICANT: Family Scholar House

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI 0  
 60% of AMI 0  
 50% of AMI: 24  
 40% of AMI: 0  
 30% of AMI 12  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 0  
 Two bedrooms: 30  
 Three bedrooms: 6  
 Four bedrooms: 0  
 Total units: 36

TOTAL PROJECTED COSTS: \$7,972,075.00  
 TAX CREDITS PER UNIT: \$16,666.31

CREDIT REQUESTED: \$599,987.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$0.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-032  
 FINAL SCORE: N/A

REASON FOR DENIAL: Did not pass threshold



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: The Gardens

SITE LOCATION: 800 S Prince  
Princeton, IN, 47670

216 S. SR 57  
Oakland City, IN, 47567

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: New Hope Development Services, Inc.

# OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	24
50% of AMI:	12
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	0
Three bedrooms:	48
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS:	\$11,763,296.00
TAX CREDITS PER UNIT:	\$21,500.00
CREDIT REQUESTED:	\$1,032,000.00
CREDIT RECOMMENDED:	\$0.00
HOME REQUESTED:	\$750,000.00
HOME RECOMMENDED:	\$0.00
DEVELOPMENT FUND REQUESTED:	\$500,000.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00
HOUSING TRUST FUND REQUESTED:	\$0.00
HOUSING TRUST FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER: 2022A-C-035

FINAL SCORE: 97

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Jeffersonian Apartments  
 SITE LOCATION: 619 N 9<sup>th</sup> Street  
 Lafayette, IN, 47904  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Age-Restricted  
 APPLICANT: Lafayette Neighborhood Housing Services, Inc.

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI: 0  
 60% of AMI: 22  
 50% of AMI: 24  
 40% of AMI: 0  
 30% of AMI: 22  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 10  
 One bedroom: 46  
 Two bedrooms: 12  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 68

TOTAL PROJECTED COSTS: \$12,732,803.00  
 TAX CREDITS PER UNIT: \$17,647.06

CREDIT REQUESTED: \$1,200,000.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2022A-C-037  
 FINAL SCORE: 98

REASON FOR DENIAL: Score



**RENTAL HOUSING TAX CREDIT PROGRAM**  
**DEVELOPMENT SUMMARY**  
**2022A-C Round**

PROJECT NAME: Westview Village  
 SITE LOCATION: 1058 East State Road 144  
 Franklin, IN 46131  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Age-Restricted  
 APPLICANT: Wallick Asset Management LLC

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	27	Efficiency:	0
70% of AMI:	0	One bedroom:	52
60% of AMI:	0	Two bedrooms:	12
50% of AMI:	21	Three bedrooms:	0
40% of AMI:	0	Four bedrooms:	0
30% of AMI:	16	Total units:	64
20% of AMI:	0		
Market Rate:	0		

TOTAL PROJECTED COSTS: \$8,155,700  
 CREDITS PER UNIT: \$15,600

CREDIT REQUESTED: \$1,179,000.00  
 CREDIT RECOMMENDED: \$0.00  
 HOME REQUESTED: \$0.00  
 HOME RECOMMENDED: \$0.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 DEVELOPMENT FUND RECOMMENDED: \$0.00  
 HOUSING TRUST FUND REQUESTED: \$0.00  
 HOUSING TRUST FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2021A-C-038  
 FINAL SCORE: 100.5  
 REASON FOR DENIAL: Score