



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: AHEPA 100-II Apartments

SITE LOCATION: 53871 Generations Dr.
South Bend, IN 46635

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Age-Restricted

APPLICANT: AHEPA Affordable Housing Management Company, Inc.

OWNER: AHEPA Affordable Housing Management Company, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	72
50% of AMI:	0
40% of AMI:	0
30% of AMI	0
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	72
Two bedrooms:	0
Three bedrooms:	0
Four bedrooms:	0
Total units:	72

TOTAL PROJECTED COSTS:	\$19,408,419.00
4% CREDITS REQUESTED:	\$747,259.00
4% CREDITS RECOMMENDED:	\$747,259.00
AWHTC REQUESTED:	\$1,015,625.00
AWHTC RECOMMENDED:	\$1,015,625.00
BONDS REQUESTED:	\$10,200,000.00
BONDS RECOMMENDED:	\$10,200,000.00
DEVELOPMENT FUND REQUESTED:	\$0.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER:	2023A-B-002
BIN NUMBER:	IN-23-02100
FINAL SCORE:	75
REGION:	North West



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Cambridge Estates II

SITE LOCATION: 3606 Parliament Dr
Lafayette, IN 47905

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: EREG Housing Preservation LLC

OWNER: EREG CE2 LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 120
 50% of AMI: 0
 40% of AMI: 0
 30% of AMI 0
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 68
 Two bedrooms: 52
 Three bedrooms: 0
 Four bedrooms: 0
 Total units: 120

TOTAL PROJECTED COSTS: \$27,535,021.00

4% CREDITS REQUESTED: \$1,100,700.00
 4% CREDITS RECOMMENDED: \$1,100,700.00
 AWHTC REQUESTED: \$1,199,984.00
 AWHTC RECOMMENDED: \$1,199,984.00
 BONDS REQUESTED: \$12,750,000.00
 BONDS RECOMMENDED: \$12,750,000.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2023A-B-003
 BIN NUMBER: IN-23-02200
 FINAL SCORE: 45
 REGION: North West



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Charlestown Flats
 SITE LOCATION: 101 Market Street
 Charlestown, IN 47111
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Multifamily
 APPLICANT: Marian Development Group LLC
 OWNER: Charlestown Flats, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 68
 60% of AMI 22
 50% of AMI: 86
 40% of AMI: 0
 30% of AMI 0
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 28
 Two bedrooms: 60
 Three bedrooms: 88
 Four bedrooms: 0
 Total units: 176

TOTAL PROJECTED COSTS: \$41,108,219.00
 4% CREDITS REQUESTED: \$1,472,037.00
 4% CREDITS RECOMMENDED: \$1,472,037.00
 AWHTC REQUESTED: \$1,200,000.00
 AWHTC RECOMMENDED: \$1,200,000.00
 BONDS REQUESTED: \$20,950,000.00
 BONDS RECOMMENDED: \$20,950,000.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2023A-B-006
 BIN NUMBER: IN-23-02300
 FINAL SCORE: 84
 REGION: South East



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Cherry Tree Court

SITE LOCATION: 376 South 100 East Street
Washington, IN 47501

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multifamily

APPLICANT: Triple S Development LLC

OWNER: CTCA Phase 3, LP

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	96
50% of AMI:	0
40% of AMI:	0
30% of AMI	0
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	20
Two bedrooms:	42
Three bedrooms:	30
Four bedrooms:	4
Total units:	96

TOTAL PROJECTED COSTS:	\$21,425,950.00
4% CREDITS REQUESTED:	\$820,508.00
4% CREDITS RECOMMENDED:	\$820,508.00
AWHTC REQUESTED:	\$1,197,942.00
AWHTC RECOMMENDED:	\$1,197,942.00
BONDS REQUESTED:	\$10,712,976.00
BONDS RECOMMENDED:	\$10,712,976.00
DEVELOPMENT FUND REQUESTED:	\$750,000.00
DEVELOPMENT FUND RECOMMENDED:	\$750,000.00

APPLICANT NUMBER:	2023A-B-007
BIN NUMBER:	IN-23-02400
FINAL SCORE:	73
REGION:	South West



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Dalchaven Estates
 SITE LOCATION: 3070 Justus Court
 Evansville, IN 47714
 PROJECT TYPE: Rehabilitation
 PROJECT DESIGNATION: Multifamily
 APPLICANT: BH Affordable, LLP
 OWNER: HI Evansville Rehab, LP

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 109
 50% of AMI: 10
 40% of AMI: 0
 30% of AMI 0
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 9
 Two bedrooms: 66
 Three bedrooms: 41
 Four bedrooms: 3
 Total units: 119

TOTAL PROJECTED COSTS: \$21,578,352.00
 4% CREDITS REQUESTED: \$968,035.00
 4% CREDITS RECOMMENDED: \$968,035.00
 AWHTC REQUESTED: \$1,200,000.00
 AWHTC RECOMMENDED: \$1,200,000.00
 BONDS REQUESTED: \$10,865,000.00
 BONDS RECOMMENDED: \$10,865,000.00
 DEVELOPMENT FUND REQUESTED: \$750,000.00
 DEVELOPMENT FUND RECOMMENDED: \$750,000.00

APPLICANT NUMBER: 2023A-B-008
 BIN NUMBER: IN-23-02500
 FINAL SCORE: 83
 REGION: South West



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Edsall House

SITE LOCATION: 310 W. Berry Street
Fort Wayne, IN 46802

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Age-Restricted

APPLICANT: Gene B. Glick Company, Inc.

OWNER: Glick Edsall House, LLP

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 203
 50% of AMI: 0
 40% of AMI: 0
 30% of AMI 0
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 203
 Two bedrooms: 0
 Three bedrooms: 0
 Four bedrooms: 0
 Total units: 203

TOTAL PROJECTED COSTS: \$29,495,401.00

4% CREDITS REQUESTED: \$1,107,415.00
 4% CREDITS RECOMMENDED: \$1,107,415.00
 AWHTC REQUESTED: \$1,196,008.00
 AWHTC RECOMMENDED: \$1,196,008.00
 BONDS REQUESTED: \$15,000,000.00
 BONDS RECOMMENDED: \$15,000,000.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2023A-B-012
 BIN NUMBER: IN-23-02600
 FINAL SCORE: 74
 REGION: North East



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Eight37 Lofts
 SITE LOCATION: 837-875 Webster Street
 Shelbyville, IN 46176
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Multifamily
 APPLICANT: TWG Development, LLC
 OWNER: TWG Shelbyville, LP

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 127
 50% of AMI: 10
 40% of AMI: 0
 30% of AMI 0
 20% of AMI: 0
 Market Rate: 1

UNIT MIX

Efficiency: 0
 One bedroom: 56
 Two bedrooms: 68
 Three bedrooms: 14
 Four bedrooms: 0
 Total units: 138

TOTAL PROJECTED COSTS: \$32,485,935.00
 4% CREDITS REQUESTED: \$1,548,378.00
 4% CREDITS RECOMMENDED: \$1,548,378.00
 AWHTC REQUESTED: \$1,200,000.00
 AWHTC RECOMMENDED: \$1,200,000.00
 BONDS REQUESTED: \$17,005,000.00
 BONDS RECOMMENDED: \$17,005,000.00
 DEVELOPMENT FUND REQUESTED: \$750,000.00
 DEVELOPMENT FUND RECOMMENDED: \$750,000.00

APPLICANT NUMBER: 2023A-B-010
 BIN NUMBER: IN-23-02700
 FINAL SCORE: 94.5
 REGION: Central



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Kilgore Place
 SITE LOCATION: 2430 W Kilgore Avenue
 Muncie, IN 47304
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Multifamily
 APPLICANT: TWG Development, LLC
 OWNER: TWG Kilgore, LP

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 109
 50% of AMI: 10
 40% of AMI: 0
 30% of AMI 0
 20% of AMI: 0
 Market Rate: 1

UNIT MIX

Efficiency: 0
 One bedroom: 64
 Two bedrooms: 44
 Three bedrooms: 12
 Four bedrooms: 0
 Total units: 120

TOTAL PROJECTED COSTS: \$27,073,000.00
 4% CREDITS REQUESTED: \$1,297,082.00
 4% CREDITS RECOMMENDED: \$1,297,082.00
 AWHTC REQUESTED: \$1,200,000.00
 AWHTC RECOMMENDED: \$1,200,000.00
 BONDS REQUESTED: \$14,210,000.00
 BONDS RECOMMENDED: \$14,210,000.00
 DEVELOPMENT FUND REQUESTED: \$750,000.00
 DEVELOPMENT FUND RECOMMENDED: \$750,000.00

APPLICANT NUMBER: 2023A-B-017
 BIN NUMBER: IN-23-02800
 FINAL SCORE: 96.5
 REGION: North East



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Residences at Sunrise Crossing
 SITE LOCATION: 3010 Sunrise Crossing Blvd
 Madison, IN 47250
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Multifamily
 APPLICANT: Winterwood Development LLC
 OWNER: Sunrise Crossing LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	48
70% of AMI	0
60% of AMI	0
50% of AMI:	0
40% of AMI:	48
30% of AMI	0
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	12
Two bedrooms:	36
Three bedrooms:	48
Four bedrooms:	0
Total units:	96

TOTAL PROJECTED COSTS:	\$19,258,184.00
4% CREDITS REQUESTED:	\$690,339.00
4% CREDITS RECOMMENDED:	\$690,339.00
AWHTC REQUESTED:	\$1,200,000.00
AWHTC RECOMMENDED:	\$1,200,000.00
BONDS REQUESTED:	\$10,100,000.00
BONDS RECOMMENDED:	\$10,100,000.00
DEVELOPMENT FUND REQUESTED:	\$0.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER:	2023A-B-021
BIN NUMBER:	IN-23-02900
FINAL SCORE:	61
REGION:	South East



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2023A-B Round

PROJECT NAME: Turtle Creek North

SITE LOCATION: 8253 Harcourt Road
Indianapolis, IN 46260

PROJECT TYPE: New Construction/Rehabilitation

PROJECT DESIGNATION: Multifamily

APPLICANT: RDOOR Housing Coporation

OWNER: RHC Turtle Creek North Apartments, LP

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 116
 50% of AMI: 201
 40% of AMI: 0
 30% of AMI 0
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 50
 One bedroom: 179
 Two bedrooms: 64
 Three bedrooms: 24
 Four bedrooms: 0
 Total units: 317

TOTAL PROJECTED COSTS: \$48,173,908.00

4% CREDITS REQUESTED: \$2,109,872.00
 4% CREDITS RECOMMENDED: \$2,109,872.00
 AWHTC REQUESTED: \$1,200,000.00
 AWHTC RECOMMENDED: \$1,200,000.00
 BONDS REQUESTED: \$24,000,000.00
 BONDS RECOMMENDED: \$24,000,000.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$500,000.00

APPLICANT NUMBER: 2023A-B-023
 BIN NUMBER: IN-23-03000
 FINAL SCORE: 94
 REGION: Central