



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2025B-C Round

PROJECT NAME: Flats on 14th
 SITE LOCATION: 1520 14th St
 Columbus, IN 47201
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: TWG Development, LLC
 OWNER: TWG Columbus, LP

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 110
 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: 35
 Two bedrooms: 50
 Three bedrooms: 25
 Four bedrooms: 0
 Total units: 110

TOTAL PROJECTED COSTS: \$29,110,306.00
 4% CREDITS REQUESTED: \$1,375,540.00
 4% CREDITS RECOMMENDED: \$1,375,540.00
 AWHTC REQUESTED: \$1,200,000.00
 AWHTC RECOMMENDED: \$1,200,000.00
 BONDS REQUESTED: \$15,208,000.00
 BONDS RECOMMENDED: \$15,208,000.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2025B-C-005
 BIN NUMBER: IN-25-02400
 FINAL SCORE: 86
 REGION: Southeast



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2025B-C Round

PROJECT NAME: Foundry Row Apartments
 SITE LOCATION: 4500 S Cowan Rd
 Muncie, IN 47302
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: TWG Development, LLC
 OWNER: TWG Cowan, LP

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: 46
 Two bedrooms: 47
 Three bedrooms: 27
 Four bedrooms: 0
 Total units: 120

TOTAL PROJECTED COSTS: \$25,605,680.00
 4% CREDITS REQUESTED: \$1,242,452.00
 4% CREDITS RECOMMENDED: \$1,242,452.00
 AWHTC REQUESTED: \$1,200,000.00
 AWHTC RECOMMENDED: \$1,200,000.00
 BONDS REQUESTED: \$13,300,000.00
 BONDS RECOMMENDED: \$13,300,000.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2025B-C-006
 BIN NUMBER: IN-25-02500
 FINAL SCORE: 86
 REGION: Northeast



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2025B-C Round

PROJECT NAME: Hodges Commons

SITE LOCATION: 3919 Moller Road
Indianapolis, IN 46254

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: HACI LLC

OWNER: Hodges Commons Limited Partnership

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	38
60% of AMI	47
50% of AMI:	0
40% of AMI:	0
30% of AMI	13
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	44
Two bedrooms:	44
Three bedrooms:	10
Four bedrooms:	0
Total units:	98

TOTAL PROJECTED COSTS: \$30,656,658.00

4% CREDITS REQUESTED:	\$1,434,953.00
4% CREDITS RECOMMENDED:	\$1,434,953.00
AWHTC REQUESTED:	\$1,200,000.00
AWHTC RECOMMENDED:	\$1,200,000.00
BONDS REQUESTED:	\$15,600,000.00
BONDS RECOMMENDED:	\$15,600,000.00
DEVELOPMENT FUND REQUESTED:	\$500,000.00
DEVELOPMENT FUND RECOMMENDED:	\$500,000.00

APPLICANT NUMBER:	2025B-C-009
BIN NUMBER:	IN-25-02600
DEVELOPMENT FUND LOAN NUMBER	DFL-024-137
FINAL SCORE:	97
REGION:	Central



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2025B-C Round

PROJECT NAME: Storyville Apartments

SITE LOCATION: 1 General St.
Logansport, IN 46947

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Bondry Management Consultants LLC dba
Bondry Consulting

OWNER: Storyville Apartments, LP

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:	30
Two bedrooms:	30
Three bedrooms:	12
Four bedrooms:	0
Total units:	72

TOTAL PROJECTED COSTS:	\$17,315,013.00
4% CREDITS REQUESTED:	\$652,651.00
4% CREDITS RECOMMENDED:	\$652,651.00
AWHTC REQUESTED:	\$1,200,000.00
AWHTC RECOMMENDED:	\$1,200,000.00
BONDS REQUESTED:	\$8,900,000.00
BONDS RECOMMENDED:	\$8,900,000.00
DEVELOPMENT FUND REQUESTED:	\$0.00
DEVELOPMENT FUND RECOMMENDED:	\$0.00

APPLICANT NUMBER:	2025B-C-016
BIN NUMBER:	IN-25-02700
FINAL SCORE:	79.5
REGION:	Northwest



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2025B-C Round

PROJECT NAME: Wabash Place Apartments
 SITE LOCATION: 2929 S 1st St
 Terre Haute, IN 47802
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: TWG Development, LLC
 OWNER: TWG Terre Haute, LP

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: 27
 Two bedrooms: 55
 Three bedrooms: 38
 Four bedrooms: 0
 Total units: 120

TOTAL PROJECTED COSTS: \$26,442,753.00
 4% CREDITS REQUESTED: \$1,248,795.00
 4% CREDITS RECOMMENDED: \$1,248,795.00
 AWHTC REQUESTED: \$1,200,000.00
 AWHTC RECOMMENDED: \$1,200,000.00
 BONDS REQUESTED: \$13,750,000.00
 BONDS RECOMMENDED: \$13,750,000.00
 DEVELOPMENT FUND REQUESTED: \$0.00
 DEVELOPMENT FUND RECOMMENDED: \$0.00

APPLICANT NUMBER: 2025B-C-018
 BIN NUMBER: IN-25-02800
 FINAL SCORE: 83.5
 REGION: Southwest