



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

PROJECT NAME: 38th & Arlington

SITE LOCATION: 5959 E. 38<sup>th</sup> St  
 3790, 3742, 3700 N. Arlington Ave.  
 Indianapolis, IN 46218

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: F&C Holdings LLC

OWNER: Arlington LP

**# OF UNITS AT EACH SET ASIDE**

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

**UNIT MIX**

Efficiency: 0  
 One bedroom: 36  
 Two bedrooms: 46  
 Three bedrooms: 20  
 Four bedrooms: 0  
 Total units: 102

TOTAL PROJECTED COSTS: \$29,521,613.00

4% CREDITS REQUESTED: \$1,409,765.00  
 AWHTC REQUESTED: \$1,200,000.00  
 BONDS REQUESTED: \$14,910,980.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00

APPLICANT NUMBER: 2025B-C-001  
 FINAL SCORE: 58.5  
 REGION: Central  
 STATUS: Waitlisted



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

PROJECT NAME: Allen's Place  
 SITE LOCATION: 2412 Addmore Lane  
 Clarksville, IN 47129  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Age-Restricted  
 APPLICANT: Allen's Place, LLLP  
 OWNER: Allen's Place, LLLP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI 31  
 60% of AMI 88  
 50% of AMI: 31  
 40% of AMI: 0  
 30% of AMI 0  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 98  
 Two bedrooms: 52  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 150

TOTAL PROJECTED COSTS: \$37,664,347.00  
 4% CREDITS REQUESTED: \$1,748,215.00  
 AWHTC REQUESTED: \$1,200,000.00  
 BONDS REQUESTED: \$19,273,000.00  
 DEVELOPMENT FUND REQUESTED: \$0.00

APPLICANT NUMBER: 2025B-C-002  
 FINAL SCORE: 61  
 REGION: Southeast  
 STATUS: Waitlisted



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

PROJECT NAME: Beacon Heights

SITE LOCATION: 2210 Beacon Street  
Fort Wayne, IN 46805

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

APPLICANT: Brinshore Development, L.L.C.

OWNER: Beacon Heights, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0

70% of AMI 0

60% of AMI 90

50% of AMI: 10

40% of AMI: 0

30% of AMI 0

20% of AMI: 0

Market Rate: 0

**UNIT MIX**

Efficiency: 96

One bedroom: 0

Two bedrooms: 4

Three bedrooms: 0

Four bedrooms: 0

Total units: 100

TOTAL PROJECTED COSTS: \$27,378,775.00

4% CREDITS REQUESTED: \$1,163,454.00

AWHTC REQUESTED: \$1,200,000.00

BONDS REQUESTED: \$13,750,000.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

APPLICANT NUMBER: 2025B-C-003

FINAL SCORE: 61.5

REGION: Northeast

STATUS: Waitlisted



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

PROJECT NAME: Garfield Towers

SITE LOCATION: 2200 Garfield Avenue  
Terre Haute, IN 47804

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Family

APPLICANT: Brinshore Development, L.L.C.

OWNER: Garfield Towers, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	0
70% of AMI	0
60% of AMI	142
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:	144
Two bedrooms:	8
Three bedrooms:	0
Four bedrooms:	0
Total units:	152

TOTAL PROJECTED COSTS: \$40,673,606.00

4% CREDITS REQUESTED: \$1,861,474.00

AWHTC REQUESTED: \$1,200,000.00

BONDS REQUESTED: \$20,950,000.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

APPLICANT NUMBER: 2025B-C-007

FINAL SCORE: 65

REGION: Southwest

STATUS: Waitlisted



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

PROJECT NAME: Indiana Desk Company Lofts  
 SITE LOCATION: 1224 Mill Street  
 Jasper, IN 47546  
 PROJECT TYPE: Historic Rehab/Adaptive Reuse  
 PROJECT DESIGNATION: Family  
 APPLICANT: F&C Holdings LLC  
 OWNER: TBD LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI 0  
 60% of AMI 93  
 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: 42  
 Two bedrooms: 51  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 93

TOTAL PROJECTED COSTS: \$29,430,415.00  
 4% CREDITS REQUESTED: \$1,086,020.00  
 AWHTC REQUESTED: \$1,200,000.00  
 BONDS REQUESTED: \$14,932,773.00  
 DEVELOPMENT FUND REQUESTED: \$0.00

APPLICANT NUMBER: 2025B-C-010  
 FINAL SCORE: 69.5  
 REGION: Southwest  
 STATUS: Waitlisted



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

PROJECT NAME: Palace Lofts  
 SITE LOCATION: 736-778 Massachusetts St.  
 Gary, IN 46402  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: BWI LLC  
 OWNER: Palace Lofts LLC

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI 0  
 60% of AMI 143  
 50% of AMI: 0  
 40% of AMI: 0  
 30% of AMI 0  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 76  
 One bedroom: 59  
 Two bedrooms: 8  
 Three bedrooms: 0  
 Four bedrooms: 0  
 Total units: 143

TOTAL PROJECTED COSTS: \$36,101,815.00  
 4% CREDITS REQUESTED: \$1,767,250.00  
 AWHTC REQUESTED: \$1,200,000.00  
 BONDS REQUESTED: \$18,500,000.00  
 DEVELOPMENT FUND REQUESTED: \$0.00  
 APPLICANT NUMBER: 2025B-C-012  
 FINAL SCORE: 67  
 REGION: Northwest  
 STATUS: Waitlisted



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

PROJECT NAME: Promenade on the Square  
 SITE LOCATION: 3919 Lafayette Road  
 Indianapolis, IN 46254  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: Sojos Realty, LLC  
 OWNER: Promenade Square Indianapolis, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI 45  
 60% of AMI 69  
 50% of AMI: 15  
 40% of AMI: 15  
 30% of AMI 0  
 20% of AMI: 0  
 Market Rate: 0

**UNIT MIX**

Efficiency: 0  
 One bedroom: 60  
 Two bedrooms: 56  
 Three bedrooms: 28  
 Four bedrooms: 0  
 Total units: 144

TOTAL PROJECTED COSTS: \$48,773,835.00  
 4% CREDITS REQUESTED: \$2,326,781.00  
 AWHTC REQUESTED: \$1,200,000.00  
 BONDS REQUESTED: \$24,600,000.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00  
 APPLICANT NUMBER: 2025B-C-013  
 FINAL SCORE: 96  
 REGION: Central  
 STATUS: Waitlisted



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

PROJECT NAME: The Plaza at Riverside  
 SITE LOCATION: 5406 N Tibbs  
 Indianapolis, IN 46222  
 PROJECT TYPE: New Construction  
 PROJECT DESIGNATION: Family  
 APPLICANT: T&H Construction Properties, LLC  
 OWNER: The Plaza at Riverside, LP

**# OF UNITS AT EACH SET ASIDE**

80% of AMI: 0  
 70% of AMI 0  
 60% of AMI 101  
 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: 28  
 Two bedrooms: 51  
 Three bedrooms: 32  
 Four bedrooms: 0  
 Total units: 111

TOTAL PROJECTED COSTS: \$33,302,731.00  
 4% CREDITS REQUESTED: \$1,643,181.00  
 AWHTC REQUESTED: \$1,200,000.00  
 BONDS REQUESTED: \$17,000,000.00  
 DEVELOPMENT FUND REQUESTED: \$500,000.00

APPLICANT NUMBER: 2025B-C-017  
 FINAL SCORE: 91  
 REGION: Central  
 STATUS: Waitlisted