



December 19, 2007

Indiana Housing and Community Development Authority
30 S. Meridian, Suite 1000
Indianapolis, IN 46204

Re: Lincoln Center Amenities

To Whom It May Concern:

The Lincoln Center project will consist of the acquisition and rehabilitation of a building that is historic in nature. Design of the project will pay particular attention to maintaining many historic elements of this former-school building,

The following amenities will be included in the project's specifications—many of which are already noted in the project's schematic plan:

1. Development Design:
 - a. Exterior walls which are at least 50% brick*
 - b. Deck with a minimum of 64 square feet made of wood
 - c. Partial basement*
 - d. Security System
 - e. Carbon Monoxide detectors
2. Universal Design Features - the following apply to the proposed ten new units as well as the rehabilitation of the existing fourteen units:
 - a. 42" or wider hallways
 - b. 32" or wider doorways
 - c. Levers instead of door and/or faucet knobs
 - d. Adjustable height or hand-held shower head with a flexible hose
 - e. Accessible route from proposed first floor units that includes no steps or abrupt level changes

Universal Design Features - the following in addition to the above are applicable to the proposed ten new units only:

 - a. Light switches located 48" above the finished floor
 - b. Wall reinforcements for handrails
3. Energy Efficient and Conservation Items
 - a. Energy Star Rated Compact Florescent light bulbs – 1/room or 3/unit

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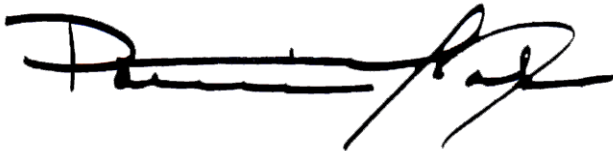
A Women Business Enterprise

- b. Energy Star Rated light fixtures – 1/room or 3/unit
- c. Energy Star Rated programmable Thermostat
- 4. Green Building Techniques
 - a. Flow reducers in faucets and showers
 - b. Minimization of the disruption of existing plants and trees
 - c. Installation of recycled content carpet
 - d. Installation of Marmoleum rather than carpet or Linoleum in newly constructed mezzanine units.

(*Amenities currently present at site)

The design of the Lincoln Center will allow for the building to be well maintained throughout the course of its compliance period—and ideally, for many years beyond. The design team is excited about the opportunity to turn this struggling property into a community asset that will provide its residents with a comfortable, safe and affordable housing unit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia L. Jacobs', with a stylized flourish at the end.

Patricia L. Jacobs, Principal
Jacobs Pannicke Architects, Inc.