

2021 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Virtual Public Hearing Information for Kansas City Region

**November 9, 2021
6:00 PM**



Kansas City Geographic Area

Development Information

21-010
Legacy at Parade Park Phase I
TBD
Kansas City, MO 64127-2313

New Construction

Senior 62+

Developer Information

McCormack Baron Salazar, Inc.
720 Olive Street, Suite 2500
St. Louis, MO 63101-2313
Judith Jones Moran (314) 621-3400

Unit/Rent Info

60 - 1 Bedroom: \$390 - \$908
10 - 2 Bedrooms: \$847 - \$925

Total Units: 70
Total Affordable Units: 63
Total Market Units: 7

MHDC Loan Request

MHDC HOME \$1,415,855
MHDC Other \$2,170,000

LIHTC Request

State LIHTC Request: \$630,000
Federal LIHTC Requested: \$900,000

Development Information

21-014
Ridgeview Estates
extension of Prairie Grass Drive south of Lucy Webb Road bet
Raymore, MO 64083

New Construction

Senior 55+

Developer Information

MACO Development Company, L.L.C.
111 N Main Street / PO Box 68
Clarkton, MO 63837
J. Jason Maddox (573) 448-3000

Unit/Rent Info

60 - 2 Bedrooms: \$480 - \$800

Total Units: 60
Total Affordable Units: 54
Total Market Units: 6

MHDC Loan Request

MHDC HOME \$1,600,000

LIHTC Request

State LIHTC Request: \$560,000
Federal LIHTC Requested: \$800,000

Development Information

21-017
Aspen Trails Senior Living
9701 E. 35th Street S
Independence, MO 64052-1131

New Construction

Senior 55+

Developer Information

Dalmark Development Group, LLC
12220 State Line Road
Leawood, KS 66209-1217
Scot Sperry (816) 861-4070

Unit/Rent Info

12 - 1 Bedroom: \$285 - \$795
20 - 2 Bedrooms: \$340 - \$905

Total Units: 32
Total Affordable Units: 25
Total Market Units: 7

LIHTC Request

State LIHTC Request: \$360,920
Federal LIHTC Requested: \$515,600

Kansas City Geographic Area

Development Information

21-019
Red Maple Villas Phase II
(adjacent/south of) 300 SE 27th Street
Oak Grove, MO 64075

New Construction

Senior 55+

Developer Information

MBL Development & Community Housing Ministry, Inc.
9237 Ward Parkway Ste. 310
Kansas City, MO 64114
D. Kim Lingle (816) 569-6420

Unit/Rent Info

38 - 2 Bedrooms: \$350 - \$795

Total Units: 38
Total Affordable Units: 34
Total Market Units: 4

MHDC Loan Request

MHDC HOME

\$350,000

LIHTC Request

State LIHTC Request: \$388,500
Federal LIHTC Requested: \$555,000

Development Information

21-030
Wilshire Hills III
Manhattan Drive
Lee's Summit, MO 64064-1983

New Construction

Senior 55+

Developer Information

JES Dev Co, Inc.
206 Peach Way
Columbia, MO 65203-4905
Brian Kimes (573) 443-2021

Unit/Rent Info

18 - 1 Bedroom: \$335 - \$695
32 - 2 Bedrooms: \$385 - \$755

Total Units: 50
Total Affordable Units: 45
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$689,500
Federal LIHTC Requested: \$985,000

Development Information

21-031
Harrisonville Meadows II
Jesi Avenue
Harrisonville, MO 64701

New Construction

Family

Developer Information

JES Dev Co, Inc.
206 Peach Way
Columbia, MO 65203-4905
Brian Kimes (573) 443-2021

Unit/Rent Info

12 - 2 Bedrooms: \$390 - \$645
24 - 3 Bedrooms: \$440 - \$695
12 - 4+ Bedrooms: \$480 - \$780

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$693,000
Federal LIHTC Requested: \$990,000

Kansas City Geographic Area

Development Information

21-040
The Villas at Verona Hills a Townhome Project for South KC
Near 10800 Wornall Road
Kansas City, MO 64114

New Construction

Senior 55+

Developer Information

Raga Properties, LLC.
3810 E. Sunshine Suite 101
Springfield, MO 65809
Rita Baron/Alison Barton (417) 877-9800

Unit/Rent Info

28 - 1 Bedroom: \$330 - \$975
6 - 2 Bedrooms: \$380 - \$1,075

Total Units: 34
Total Affordable Units: 32
Total Market Units: 2

MHDC Loan Request

MHDC HOME \$1,300,000

LIHTC Request

State LIHTC Request: \$353,850
Federal LIHTC Requested: \$505,500

Development Information

21-043
Harrisonville Villas, Phase II
501 Timber Drive
Harrisonville, MO 64701-0000

New Construction

Senior 55+

Developer Information

Housing Plus, LLC
1525 E Republic Rd, Suite B100
Springfield, MO 65804-6583
Becky Selle (417) 887-6682

Unit/Rent Info

48 - 2 Bedrooms: \$390 - \$800

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

MHDC Loan Request

MHDC HOME \$650,000

LIHTC Request

State LIHTC Request: \$413,000
Federal LIHTC Requested: \$590,000

Development Information

21-059
Harmony Meadows
SE corner of Yennie Ave & Kirby Rd
Grain Valley, MO 64029

New Construction

Senior 55+

Developer Information

Creason Development, LLC
1900 E Lark Lane
Nixa, MO 65714
Tammi Creason (--) ---

Unit/Rent Info

20 - 1 Bedroom: \$285 - \$690
28 - 2 Bedrooms: \$340 - \$740

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

MHDC Loan Request

MHDC HOME \$320,000

LIHTC Request

State LIHTC Request: \$479,500
Federal LIHTC Requested: \$685,000

Kansas City Geographic Area

Development Information

21-063
Tudor Heights Phase 1
25 NW Tudor Road
Lee's Summit, MO 64086-4506

New Construction

Senior 55+

Developer Information

Lee's Summit Wokforce Housing Services
111 S. Grand Avenue
Lee's Summit, MO 64063-2699
Erik Berg (816) 524-1100

Unit/Rent Info

32 - 1 Bedroom: \$487 - \$945
34 - 2 Bedrooms: \$585 - \$1,181

Total Units: 66
Total Affordable Units: 59
Total Market Units: 7

MHDC Loan Request

MHDC Fund Balance \$2,200,000
MHDC HOME \$500,000

LIHTC Request

State LIHTC Request: \$597,450
Federal LIHTC Requested: \$853,500

Development Information

21-064
Greenwood Senior Apartments
3711 E 27th Street
Kansas City, MO 64128

New Construction

Senior 55+

Developer Information

Missouri Housing Partners, LLC
220 NW Executive Way
Lee's Summit, MO 64063
Lea Akert (816) 246-9220

Unit/Rent Info

17 - 1 Bedroom: \$635
32 - 2 Bedrooms: \$740 - \$851

Total Units: 49
Total Affordable Units: 44
Total Market Units: 5

MHDC Loan Request

MHDC HOME \$525,000
MHDC Other \$525,000

LIHTC Request

State LIHTC Request: \$555,100
Federal LIHTC Requested: \$793,000

Development Information

21-066
Morning Star II Senior Apartments
2709 Wabash Ave
Kansas City, MO 64109

New Construction

Senior 62+

Developer Information

2411 E 27th Street
Kansas City, MO 64127
Matt Fulson (816) 923-3559

Unit/Rent Info

2 - 1 Bedroom: \$419 - \$585
31 - 2 Bedrooms: \$485 - \$625

Total Units: 33
Total Affordable Units: 29
Total Market Units: 4

MHDC Loan Request

MHDC HOME \$600,000

LIHTC Request

State LIHTC Request: \$423,500
Federal LIHTC Requested: \$605,000

Kansas City Geographic Area

Development Information

21-071
Espero Kansas City
Berkley Parkway and N. Lydia Avenue
Kansas City, MO 64120

New Construction
Family

Developer Information

Nash Group, LLC 51% and Vecino Group, LLC 49%, Jointly
305 W Commercial
Springfield, MO 65803-2667
Rick Manzardo (417) 720-1577

Unit/Rent Info

18 - 1 Bedroom: \$393 - \$781
27 - 2 Bedrooms: \$465 - \$884
15 - 3 Bedrooms: \$530 - \$1,005

MHDC Loan Request

MHDC HOME \$1,000,000

LIHTC Request

State LIHTC Request: \$595,000
Federal LIHTC Requested: \$850,000

Total Units: 60
Total Affordable Units: 54
Total Market Units: 6

Development Information

21-072
St. Michael's Housing Phase III
3835 Chelsea Drive
Kansas City, MO 64128

New Construction
Family

Developer Information

Yarco-Devco, L.L.C.
7920 Ward Parkway
Kansas City, MO 64114
Matthew W. Coates (816) 561-4240

Unit/Rent Info

54 - 1 Bedroom: \$700 - \$800
8 - 2 Bedrooms: \$850 - \$950

LIHTC Request

State LIHTC Request: \$586,600
Federal LIHTC Requested: \$838,000

Total Units: 62
Total Affordable Units: 55
Total Market Units: 7

Development Information

21-074
Amethyst Place Expansion at 2770 Tracy
2770 Tracy
Kansas City, MO 64109

New Construction
Family

Developer Information

Amethyst Tracy, LLC
1125 Grand Blvd, Suite 202
Kansas City, MO 64106
Jason Swords (816) 581-3991

Unit/Rent Info

22 - 2 Bedrooms: \$900
12 - 3 Bedrooms: \$1,100

LIHTC Request

State LIHTC Request: \$623,000
Federal LIHTC Requested: \$890,000

Total Units: 34
Total Affordable Units: 34

Kansas City Geographic Area

Development Information

21-083
Manor at Greystone
SE corner of Buckner Tarsney & NE Greystone
Grain Valley, MO 64029

New Construction

Senior 55+

Unit/Rent Info

12 - 1 Bedroom: \$340 - \$655
36 - 2 Bedrooms: \$390 - \$755

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

Developer Information

DLS Historic Developer IV, L.L.C.
4510 Belleveiw Ave., Suite 300
Kansas City, MO 64111-3538
Timothy Schulte (816) 502-4725

LIHTC Request

State LIHTC Request: \$567,000
Federal LIHTC Requested: \$810,000

Development Information

21-084
Remington Place
SW Clark Road
Blue Springs, MO 64014

New Construction

Senior 55+

Unit/Rent Info

12 - 1 Bedroom: \$345 - \$720
28 - 2 Bedrooms: \$395 - \$815

Total Units: 40
Total Affordable Units: 36
Total Market Units: 4

Developer Information

DLS Historic Developer IV, L.L.C.
4510 Belleveiw Ave., Suite 300
Kansas City, MO 64111-3538
Timothy Schulte (816) 502-4725

LIHTC Request

State LIHTC Request: \$546,000
Federal LIHTC Requested: \$780,000

Development Information

21-095
Grant Park Villas
Intersection of Adams Street and Grant Drive
Raymore, MO 64083-8800

New Construction

Senior 55+

Unit/Rent Info

20 - 1 Bedroom: \$680 - \$800
28 - 2 Bedrooms: \$810 - \$900

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

Developer Information

Zimmerman Properties, LLC
1329 East Lark Street
Springfield, MO 65804-7351
Jeff Beckler (417) 883-1632

LIHTC Request

State LIHTC Request: \$456,400
Federal LIHTC Requested: \$652,000

Kansas City Geographic Area

Development Information

21-404 Acquisition/Rehab
NewView Place II
414-16 Garfield Avenue, plus multiple scattered sites Family
Kansas City, MO 64124

Developer Information

FH Northeastview, LLC
12801 North Central Expressway, Suite 1650
Dallas, TX 75243-1745
Lisa Brenner (214) 415-5634

Unit/Rent Info

7 - 1 Bedroom: \$690
41 - 2 Bedrooms: \$815
17 - 3 Bedrooms: \$1,130 - \$1,280
4 - 4+ Bedrooms: \$1,130

Total Units: 69
Total Affordable Units: 69

MHDC Loan Request

MHDC Fund Balance \$2,200,000
MHDC HOME \$1,200,000
MHDC Other \$1,800,000

LIHTC Request

State LIHTC Request: \$545,000
Federal LIHTC Requested: \$596,400

Development Information

21-407 Acquisition/Rehab
Cloverleaf Apartments
14554 S. Highway 71 Family
Kansas City, MO 64147-1006

Developer Information

EPD Series 3, LLC
125 John Roberts Road, Suite 12
South Portland, ME 04106-3295
Neil Martelle (207) 780-8050

Unit/Rent Info

108 - 2 Bedrooms: \$845 - \$1,005
96 - 3 Bedrooms: \$935 - \$1,090

Total Units: 204
Total Affordable Units: 204

LIHTC Request

State LIHTC Request: \$990,000
Federal LIHTC Requested: \$1,561,734

Development Information

21-412 New Construction
Linwood Lofts
SW Corner Linwood and Troost (3200 Troost - Site #1); SW C Family
Kansas City, MO 64109

Developer Information

East Linwood and Troost, LLC
1125 Grand Blvd, Suite 202
Kansas City, MO 64106
Jason Swords (816) 581-3991

Unit/Rent Info

76 - 1 Bedroom: \$400 - \$830
74 - 2 Bedrooms: \$470 - \$945

Total Units: 150
Total Affordable Units: 150

LIHTC Request

State LIHTC Request: \$550,000
Federal LIHTC Requested: \$1,473,320

Kansas City Geographic Area

Development Information

21-413 Acquisition/Rehab
Twin Elms Apartments
4109 The Paseo Senior 55+
Kansas City, MO 64110-0000

Developer Information

Community Builders of Kansas City
4001 Dr. Martin Luther King, Jr. Boulevard, Suite 301
Kansas City, MO 64130
Shannon Hesterberg (816) 627-2163

Unit/Rent Info

54 - 1 Bedroom: \$675

Total Units: 54

Total Affordable Units: 54

MHDC Loan Request

MHDC HOME

\$700,000

LIHTC Request

Federal LIHTC Requested: \$350,000

State LIHTC Request: \$350,000

Development Information

21-415 New Construction
Douglas Station Apartments
1141 NW Sloan Family
Lee's Summit, MO 64086-0000

Developer Information

Cave State Development, LLC
569 Melville Avenue, Suite 208
St. Louis, MO 63130-0000
Jacob Engle (314) 818-2686

Unit/Rent Info

116 - 2 Bedrooms: \$381 - \$1,370

32 - 3 Bedrooms: \$447 - \$1,574

Total Units: 148

Total Affordable Units: 148

MHDC Loan Request

MHDC Other

\$1,000,000

LIHTC Request

State LIHTC Request: \$900,000

Federal LIHTC Requested: \$1,192,746

Development Information

21-417 Acquisition/Rehab
Walnut Grove Apartments
3117 NE 37th, 3109 NE 37th & 3016 NE Winn (mailing address: Family
Kansas City, MO 64117

Developer Information

Walnut Grove Developer, LLC
6525 Leona
St. Louis, MO 63116
Kurt Schulte (314) 374-0192

Unit/Rent Info

50 - 1 Bedroom: \$796

86 - 2 Bedrooms: \$901

48 - 3 Bedrooms: \$1,058

Total Units: 184

Total Affordable Units: 184

LIHTC Request

State LIHTC Request: \$655,871

Federal LIHTC Requested: \$1,440,423

Kansas City Geographic Area

Development Information

21-420 New Construction
20 Walrond
3032 East 20th Terrace and multiple scattered sites Family
Kansas City, MO 64127

Unit/Rent Info

15 - 2 Bedrooms: \$864
17 - 3 Bedrooms: \$1,167

Total Units: 32
Total Affordable Units: 32

Developer Information

The Affordable Housing Coalition, Inc.
1601 East 18th Street STE 207
Kansas City, MO 64108-1653
George William Kimble (816) 605-1138

LIHTC Request

State LIHTC Request: \$295,000
Federal LIHTC Requested: \$447,456