

2021 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Virtual Public Hearing Information for Metro Out-State Region

**November 10, 2021
6:00 PM**



Metro Out-State Geographic Area

Development Information

21-011
Carver School Apartments
906 Westminster Avenue
Fulton, MO 65251

New + Rehab
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

7 - 1 Bedroom: \$280 - \$690
26 - 2 Bedrooms: \$335 - \$750

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

MHDC Loan Request

MHDC Other \$591,000

LIHTC Request

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

Development Information

21-013
Heritage Manor Apartments
1224 Linden Street
Cape Girardeau, MO 63703

Rehabilitation
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

40 - 1 Bedroom: \$280 - \$440
4 - 2 Bedrooms: \$340 - \$475

Total Units: 44
Total Affordable Units: 44

MHDC Loan Request

MHDC Other \$278,000

LIHTC Request

State LIHTC Request: \$256,103
Federal LIHTC Requested: \$365,862

Development Information

21-018
Carthage Senior Villas Phase II
Fir Rd & Chapel Rd (NW Corner)
Carthage, MO 64836

New Construction
Senior 55+

Developer Information

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

Unit/Rent Info

38 - 2 Bedrooms: \$255 - \$675

Total Units: 38
Total Affordable Units: 32
Total Market Units: 6

LIHTC Request

State LIHTC Request: \$396,200
Federal LIHTC Requested: \$566,000

Metro Out-State Geographic Area

Development Information

21-024
South Side Village
corner of West End Blvd. and Walnut Street
Cape Girardeau, MO 63702

New Construction

Family

Developer Information

RCH Development, INC & Cape Area Community Housing Develop
2201 Walton Drive
Jackson, MO 63755-3711
Chad Hartle (573) 576-5433

Unit/Rent Info

8 - 1 Bedroom: \$325 - \$528
14 - 2 Bedrooms: \$495
20 - 3 Bedrooms: \$550 - \$795

Total Units: 42
Total Affordable Units: 37
Total Market Units: 5

MHDC Loan Request

MHDC Other \$300,000

LIHTC Request

State LIHTC Request: \$476,000
Federal LIHTC Requested: \$680,000

Development Information

21-026
Freedom Ridge Homes, LP
2009 W. Kingsley St.
Springfield, MO 65807-5472

New Construction

Family

Developer Information

Breckenridge Development Services, Inc. w/ BGC Advantage (Mas
1910 Farmerville Highway
Ruston, LA 71270-7150
Jennifer Croxton (318) 224-2997

Unit/Rent Info

35 - 1 Bedroom: \$666
11 - 2 Bedrooms: \$853

Total Units: 46
Total Affordable Units: 46

MHDC Loan Request

MHDC Other \$300,000

LIHTC Request

State LIHTC Request: \$581,000
Federal LIHTC Requested: \$830,000

Development Information

21-027
Pioneer Lofts
502 Francis Street
St. Joseph, MO 64501

New Construction

Family

Developer Information

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

Unit/Rent Info

10 - 1 Bedroom: \$202 - \$700
22 - 2 Bedrooms: \$224 - \$800
10 - 3 Bedrooms: \$226 - \$900

Total Units: 42
Total Affordable Units: 33
Total Market Units: 9

MHDC Loan Request

MHDC Other \$400,000

LIHTC Request

State LIHTC Request: \$561,400
Federal LIHTC Requested: \$802,000

Metro Out-State Geographic Area

Development Information

21-028
Delmar Meadows
NW corner of W. Delmar St. and S. Clifton Ave.
Springfield, MO 65802-5122

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

50 - 2 Bedrooms: \$315 - \$750

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

LIHTC Request

State LIHTC Request: \$639,800
Federal LIHTC Requested: \$914,000

Development Information

21-042
Maplewood Villas
550 N. Duke Avenue
Springfield, MO 65802-5493

New Construction
Senior 55+

Developer Information

The Kitchen, Inc.
730 N. Glenstone Avenue
Springfield, MO 65802-0000
Meleah Spencer (417) 837-1500

Unit/Rent Info

44 - 2 Bedrooms: \$317 - \$700

Total Units: 44
Total Affordable Units: 39
Total Market Units: 5

MHDC Loan Request

MHDC HOME \$740,000

LIHTC Request

State LIHTC Request: \$389,200
Federal LIHTC Requested: \$556,000

Development Information

21-044
Eagle Park Estates
709 N. Gregg Road
Nixa, MO 65714-8539

New Construction
Family

Developer Information

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

Unit/Rent Info

22 - 2 Bedrooms: \$332 - \$825
22 - 3 Bedrooms: \$378 - \$925

Total Units: 44
Total Affordable Units: 36
Total Market Units: 8

MHDC Loan Request

MHDC HOME \$945,000

LIHTC Request

State LIHTC Request: \$420,000
Federal LIHTC Requested: \$600,000

Metro Out-State Geographic Area

Development Information

21-046
Frisco Highlands at Edgewater
3100 S. Pike Ave
Bolivar, MO 65613

New Construction

Family

Developer Information

Morelock Builders & Associates, Inc.
722-B West Olive St
Springfield, MO 65806
Crystal Webster (417) 864-6661

Unit/Rent Info

16 - 2 Bedrooms: \$275 - \$595
16 - 3 Bedrooms: \$310 - \$695

MHDC Loan Request

MHDC HOME

\$500,000

LIHTC Request

State LIHTC Request: \$325,500
Federal LIHTC Requested: \$465,000

Total Units: 32
Total Affordable Units: 24
Total Market Units: 8

Development Information

21-047
Trade Center Apartments
5011 Old Lohman Rd.
Jefferson City, MO 65109

New Construction

Family

Developer Information

Shawnee Rental Properties, LLC
604D Missouri Blvd Ct
Jefferson City, MO 65109
Evan Thill (573) 893-2299

Unit/Rent Info

28 - 2 Bedrooms: \$375 - \$580
12 - 3 Bedrooms: \$435 - \$645

MHDC Loan Request

MHDC HOME
MHDC Other

\$470,000
\$120,000

LIHTC Request

State LIHTC Request: \$408,100
Federal LIHTC Requested: \$583,000

Total Units: 40
Total Affordable Units: 30
Total Market Units: 10

Development Information

21-052
Garden Ridge Apartments
609 N. Columbia St.
Centralia, MO 65240

Acquisition/Rehab

Family

Developer Information

Garden Ridge Centralia, LLC
807 N. Providence Rd.
Columbia, MO 65203
Darin Preis (573) 443-8706

Unit/Rent Info

12 - 2 Bedrooms: \$350 - \$575
4 - 3 Bedrooms: \$575 - \$610

MHDC Loan Request

MHDC CHDO
MHDC HOME

\$1,838,950
\$221,000

Federal LIHTC Requested: \$0

Total Units: 16
Total Affordable Units: 16

Metro Out-State Geographic Area

Development Information

Developer Information

21-055
Terraces on Cresthaven
2600 North Cresthaven Avenue
Springfield, MO 65803-7706

New Construction

Senior 55+

DowCon, LLC
3011 E. Meyer Blvd.
Kansas City, MO 64132
Gabriel Woodman (417) 695-2100

Unit/Rent Info

MHDC Loan Request

LIHTC Request

36 - 1 Bedroom: \$275 - \$850
24 - 2 Bedrooms: \$325 - \$950

MHDC HOME

\$650,000

State LIHTC Request: \$478,800
Federal LIHTC Requested: \$684,000

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

Development Information

Developer Information

21-056
Miller Court Senior Villas
139 E. Miller Rd.
Republic, MO 65738-2105

New Construction

Senior 55+

DowCon, LLC
3011 E. Meyer Blvd.
Kansas City, MO 64132
Gabriel Woodman (417) 695-2100

Unit/Rent Info

MHDC Loan Request

LIHTC Request

20 - 1 Bedroom: \$275 - \$625
20 - 2 Bedrooms: \$350 - \$900

MHDC HOME

\$950,000

State LIHTC Request: \$366,800
Federal LIHTC Requested: \$524,000

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

Development Information

Developer Information

21-058
Nordic Landing
810 W Catalpa
Springfield, MO 65807

New Construction

Family

DHTC Development, LLC
1900 E Lark Lane
Nixa, MO 65714
Riley Shantz (-) ---

Unit/Rent Info

MHDC Loan Request

LIHTC Request

14 - 1 Bedroom: \$280 - \$620
27 - 2 Bedrooms: \$330 - \$775

MHDC HOME

\$275,000

State LIHTC Request: \$392,000
Federal LIHTC Requested: \$560,000

Total Units: 41
Total Affordable Units: 36
Total Market Units: 5

Metro Out-State Geographic Area

Development Information

21-062
El Dorado Plaza Apartments
810 El Dorado Drive
Jefferson City, MO 65101-5560

New Construction

Family

Developer Information

LRG Consulting and Development Inc.
31244 Lakeview Dr
Rocky Mount, MO 65072-9094
Lela Gruebel (816) 392-1406

Unit/Rent Info

24 - 2 Bedrooms: \$320 - \$800
18 - 3 Bedrooms: \$355 - \$900
6 - 4+ Bedrooms: \$370 - \$1,000

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

MHDC Loan Request

MHDC HOME \$570,000
MHDC Other \$570,000

LIHTC Request

State LIHTC Request: \$532,000
Federal LIHTC Requested: \$760,000

Development Information

21-076
Cottages at Generation Village
700 Buck Road
Willard, MO 65714

New Construction

Family

Developer Information

Trinity Housing Development,
3556 S. Culpepper Circle, Suite 4
Springfield, MO 65804-4252
Adam Horton (417) 882-1701

Unit/Rent Info

40 - 2 Bedrooms: \$359 - \$725
8 - 3 Bedrooms: \$409 - \$800
4 - 4+ Bedrooms: \$409 - \$900

Total Units: 52
Total Affordable Units: 43
Total Market Units: 9

MHDC Loan Request

MHDC Fund Balance \$1,175,000

LIHTC Request

State LIHTC Request: \$598,500
Federal LIHTC Requested: \$855,000

Development Information

21-077
Ashford Place
W. N. St/N. Main St.
Republic, MO 65738-1014

New Construction

Family

Developer Information

Trinity Housing Development, LLC
3556 S Culpepper Circle, Suite 4
Springfield, MO 65804-4252
Adam Horton (417) 882-1701

Unit/Rent Info

26 - 2 Bedrooms: \$359 - \$860
14 - 3 Bedrooms: \$409 - \$920

Total Units: 40
Total Affordable Units: 34
Total Market Units: 6

MHDC Loan Request

MHDC Select \$1,000,000

LIHTC Request

State LIHTC Request: \$458,500
Federal LIHTC Requested: \$655,000

Metro Out-State Geographic Area

Development Information

21-087
Spartan Pointe
SE Corner of Battle Avenue and Spartan Drive
Columbia, MO 65202

New Construction

Family

Developer Information

Terravest Development Corp.
302 Campusview Dr., Suite 106
Columbia, MO 65203-7506
Jay Burchfield (573) 875-5151

Unit/Rent Info

12 - 2 Bedrooms: \$375 - \$660
24 - 3 Bedrooms: \$425 - \$745
12 - 4+ Bedrooms: \$465 - \$830

MHDC Loan Request

MHDC Other \$575,000

LIHTC Request

State LIHTC Request: \$683,900
Federal LIHTC Requested: \$977,000

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

Development Information

21-093
Churchill Apartments II
Near 664 Church St - Adjacent to Churchill Apartments
Marshfield, MO 65706

New Construction

Family

Developer Information

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

Unit/Rent Info

26 - 2 Bedrooms: \$356 - \$655
26 - 3 Bedrooms: \$405 - \$750

LIHTC Request

State LIHTC Request: \$518,000
Federal LIHTC Requested: \$740,000

Total Units: 52
Total Affordable Units: 46
Total Market Units: 6

Development Information

21-094
Villas at Lark Pointe II, LP
TBD Lark Street next to Phase 1 Villas at Lark Pointe
Springfield, MO 65804

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

24 - 1 Bedroom: \$305 - \$825
24 - 2 Bedrooms: \$362 - \$930

LIHTC Request

State LIHTC Request: \$475,300
Federal LIHTC Requested: \$679,000

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

Metro Out-State Geographic Area

Development Information

21-097
Westbury Place
NE Corner of Gregg Road and Scenic Hills Drive
Nixa, MO 65714

New Construction
Family

Developer Information

Parker Development, L.L.C.
1115 Illinois, Suite 1
Joplin, MO 64801-3972
Kevin Parker (417) 624-5552

Unit/Rent Info

12 - 2 Bedrooms: \$330 - \$605
24 - 3 Bedrooms: \$375 - \$725
12 - 4+ Bedrooms: \$410 - \$820

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

MHDC Loan Request

MHDC Other \$625,000

LIHTC Request

State LIHTC Request: \$670,600
Federal LIHTC Requested: \$958,000

Development Information

21-403
Pinnacle on the Park, LP
525 S. Campbell Ave. plus 770 South Ave.
Springfield, MO 65806

Acquisition/Rehab
Family

Developer Information

Breckenridge Development Services, Inc. w/ BGC Advantage (Mas
1910 Farmerville Highway
Ruston, LA 71270-7150
Jennifer Croxton (318) 224-2997

Unit/Rent Info

63 - Studio: \$514 - \$625
162 - 1 Bedroom: \$592
1 - 2 Bedrooms: \$771

Total Units: 226
Total Affordable Units: 226

LIHTC Request

State LIHTC Request: \$600,000
Federal LIHTC Requested: \$1,252,850