

2021 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Virtual Public Hearing Information for Rural Out-State Region

**November 12, 2021
6:00 PM**



Rural Out-State Geographic Area

Development Information

21-001
Kirksville Village
2118 E Normal Street
Kirksville, MO 63501-0000

Rehabilitation

Family

Developer Information

Midcontinent Equity Holdings, LLC
P.O. Box 248 (107-A W Highway 32)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

32 - 2 Bedrooms: \$320 - \$471

Total Units: 32

Total Affordable Units: 32

MHDC Loan Request

MHDC HOME

\$223,124

LIHTC Request

State LIHTC Request: \$213,500

Federal LIHTC Requested: \$305,000

Development Information

21-002
Missouri Avenue Apartments and Stover Estates
700 Missouri Avenue, Versailles, MO 65084 and 600 W. Pine S
Versailles, MO 65084-0000

Rehabilitation

Family

Developer Information

Midcontinent Equity Holdings, LLC
107-A W. Highway 32 (P.O. Box 248)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

8 - 1 Bedroom: \$295 - \$510

20 - 2 Bedrooms: \$345 - \$575

8 - 3 Bedrooms: \$390 - \$635

Total Units: 36

Total Affordable Units: 36

LIHTC Request

State LIHTC Request: \$238,000

Federal LIHTC Requested: \$340,000

Development Information

21-003
McCanse Place of Mt. Vernon
to be determined
Mt. Vernon, MO 65712-0000

New Construction

Family

Developer Information

Midcontinent Equity Holdings, LLC
107-A West Highway 32 (P.O. Box 248)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

20 - 2 Bedrooms: \$300 - \$630

12 - 3 Bedrooms: \$350 - \$660

Total Units: 32

Total Affordable Units: 25

Total Market Units: 7

MHDC Loan Request

MHDC HOME

\$400,415

MHDC Other

\$400,000

LIHTC Request

State LIHTC Request: \$322,000

Federal LIHTC Requested: \$460,000

Rural Out-State Geographic Area

Development Information

21-006
Beck Lane Residences
1500 Beck Lane
Lebanon, MO 65536-4122

New Construction

Family

Developer Information

AHDVS Missouri, LLC (Prime Developer)
7733 Forysth Blvd. Suite 1100
Clayton, MO 63105-1817
James Roberts (314) 296-6261

Unit/Rent Info

17 - 2 Bedrooms: \$280 - \$805
29 - 3 Bedrooms: \$317 - \$865
4 - 4+ Bedrooms: \$693 - \$935

Total Units: 50
Total Affordable Units: 43
Total Market Units: 7

MHDC Loan Request

MHDC HOME \$800,000

LIHTC Request

State LIHTC Request: \$490,000
Federal LIHTC Requested: \$700,000

Development Information

21-008
Branson Manor Apartments
218 S. Old Country Road
Branson, MO 65616-2521

Rehabilitation

Senior 55+

Developer Information

Investment Resources Corporation
7701 E. Kellogg Suite 820
Wichita, KS 67207-1712
Matt Catanese (316) 652-0616

Unit/Rent Info

72 - 1 Bedroom: \$556
8 - 2 Bedrooms: \$675

Total Units: 80
Total Affordable Units: 80

MHDC Loan Request

MHDC Fund Balance \$1,156,938

LIHTC Request

State LIHTC Request: \$395,500
Federal LIHTC Requested: \$565,000

Development Information

21-012
Royal Oak Estates
Royal Oak Drive, west of North Lincoln Drive
Troy, MO 63379

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

50 - 2 Bedrooms: \$430 - \$800

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

MHDC Loan Request

MHDC Other \$1,267,000

LIHTC Request

State LIHTC Request: \$490,000
Federal LIHTC Requested: \$700,000

Rural Out-State Geographic Area

Development Information

21-015
Monett Homes, LP
Approximately 1540 North Central Ave. Lots 32 & 35
Monett, MO 65708

New Construction

Family

Developer Information

Red-Wood Development, Inc.
3609 E. 20th Street
Joplin, MO 64801-5849
Brett Mason (417) 624-4144

Unit/Rent Info

30 - 3 Bedrooms: \$300 - \$760
4 - 4+ Bedrooms: \$330 - \$800

Total Units: 34
Total Affordable Units: 30
Total Market Units: 4

LIHTC Request

State LIHTC Request: \$465,500
Federal LIHTC Requested: \$665,000

Development Information

21-016
Hannibal Homes
1805 Hope plus multiple scattered sites
Hannibal, MO 63401-3937

New Construction

Family

Developer Information

North East Community Action Corporation
16 North Court, P O Box 470
Bowling Green, MO 63334-1534
Carla Potts (573) 324-6622

Unit/Rent Info

4 - 2 Bedrooms: \$436
2 - 3 Bedrooms: \$501

Total Units: 6
Total Affordable Units: 6

MHDC Loan Request

MHDC HOME \$1,621,419

Federal LIHTC Requested: \$0

Development Information

21-020
Timber Villas Phase II
(next to) 1302 3rd St.
Chillicothe, MO 64601

New Construction

Senior 55+

Developer Information

Green Hills Community Action Agency & MBL Development Co
9237 Ward Parkway Ste. 310
Kansas City, MO 64114
D. Kim Lingle (816) 569-6420

Unit/Rent Info

38 - 2 Bedrooms: \$250 - \$690

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

MHDC Loan Request

MHDC HOME \$350,000

LIHTC Request

State LIHTC Request: \$399,000
Federal LIHTC Requested: \$570,000

Rural Out-State Geographic Area

Development Information

21-021
Trenton Senior Villas
(just north of) 1700 E. 30th St.
Trenton, MO 64683

New Construction

Senior 55+

Developer Information

Green Hills Community Action Agency & MBL Development Co
9237 Ward Parkway Ste. 310
Kansas City, MO 64114
D. Kim Lingle (816) 569-6420

Unit/Rent Info

36 - 2 Bedrooms: \$240 - \$680

Total Units: 36

Total Affordable Units: 30

Total Market Units: 6

MHDC Loan Request

MHDC Other

\$350,000

LIHTC Request

State LIHTC Request: \$385,700

Federal LIHTC Requested: \$551,000

Development Information

21-022
Mineral Area Apartments
607 Wallace Road
Farmington, MO 63640

New Construction

Family

Developer Information

RCH Development, INC. & East Missouri Action Agency, INC.
2201 Walton Drive
Jackson, MO 63755-3711
Chad Hartle (573) 576-5433

Unit/Rent Info

10 - 1 Bedroom: \$506

16 - 2 Bedrooms: \$495 - \$625

16 - 3 Bedrooms: \$595 - \$750

Total Units: 42

Total Affordable Units: 37

Total Market Units: 5

MHDC Loan Request

MHDC Other

\$300,000

LIHTC Request

State LIHTC Request: \$445,900

Federal LIHTC Requested: \$637,000

Development Information

21-023
Perryville Senior Garden Apartments
1811 W. Harvest Circle
Perryville, MO 63775

Acquisition/Rehab

Senior 62+

Developer Information

Ventura Industries LLC
597 Vail Drive
Jackson, MO 63755
Zach Ventura (573) 576-0403

Unit/Rent Info

24 - 1 Bedroom: \$443

Total Units: 24

Total Affordable Units: 24

LIHTC Request

State LIHTC Request: \$184,240

Federal LIHTC Requested: \$263,200

Rural Out-State Geographic Area

Development Information

21-032
Blues Lake Senior apartments
1512 Bridge School Road
Rolla, MO 65401-8838

New Construction
Senior 62+

Developer Information

Riley-Spence Management Company, LLC
1749 Gilsinn Ln #170
Fenton, MO 63026-2008
Greg Spence (636) 349-2311

Unit/Rent Info

28 - 1 Bedroom: \$256 - \$575
28 - 2 Bedrooms: \$625 - \$725

MHDC Loan Request

MHDC HOME \$500,000

LIHTC Request

State LIHTC Request: \$651,000
Federal LIHTC Requested: \$930,000

Total Units: 56
Total Affordable Units: 50
Total Market Units: 6

Development Information

21-035
Villas at Cedar Ridge
810 Lynn Street (approximate)
Lebanon, MO 65536-3832

New Construction
Senior 62+

Developer Information

Dover Development, LLC
300 Hunter Avenue, Suite 200
St. Louis, MO 63124-2013
Jordan Dorsey (314) 254-8354

Unit/Rent Info

20 - 1 Bedroom: \$304 - \$550
30 - 2 Bedrooms: \$358 - \$600

MHDC Loan Request

MHDC HOME \$600,000

LIHTC Request

State LIHTC Request: \$565,250
Federal LIHTC Requested: \$807,500

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

Development Information

21-038
Stone Creek Manor
120 West Main Cross Street
Palmyra, MO 63461-1527

New Construction
Senior 55+

Developer Information

North East Community Action Agency
16 North Court Street
Bowling Green, MO 63334-0000
Carla Potts (573) 324-2231

Unit/Rent Info

13 - 1 Bedroom: \$228 - \$525
28 - 2 Bedrooms: \$271 - \$650

MHDC Loan Request

MHDC CHDO \$357,445
MHDC Other \$357,445

LIHTC Request

State LIHTC Request: \$488,336
Federal LIHTC Requested: \$697,623

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

Rural Out-State Geographic Area

Development Information

21-045
Fish Haven North
155 Forest Hills Drive
Lake Ozark, MO 65049

New Construction

Family

Developer Information

Southeast Holdings, LLC
PO Box 665
Dexter, MO 63841
Lauren Mayer (573) 576-6596

Unit/Rent Info

25 - 2 Bedrooms: \$325 - \$580
15 - 3 Bedrooms: \$445 - \$655

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

MHDC Loan Request

MHDC HOME \$650,000

LIHTC Request

State LIHTC Request: \$455,000
Federal LIHTC Requested: \$650,000

Development Information

21-048
Ste. Genevieve Family Apartments
1092 Progress Parkway
Ste. Genevieve, MO 63670

New Construction

Family

Developer Information

Midwest Development Professionals, LLC
2227 Smith Rd
Farmington, MO 63640
Bret Burgess (573) 631-9252

Unit/Rent Info

24 - 2 Bedrooms: \$349 - \$595
8 - 3 Bedrooms: \$375 - \$655

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

MHDC Loan Request

MHDC HOME \$600,000

LIHTC Request

State LIHTC Request: \$331,800
Federal LIHTC Requested: \$474,000

Development Information

21-049
Hawk Point
220 Carter St
Licking, MO 65542

Rehabilitation

Family

Developer Information

Cydection Investments, LLC
1800 N. Westwoods Blvd
Poplar Bluff, MO 63901
Nathan Maurer (573) 718-1895

Unit/Rent Info

12 - 2 Bedrooms: \$540
6 - 3 Bedrooms: \$590

Total Units: 18
Total Affordable Units: 16
Total Market Units: 2

LIHTC Request

State LIHTC Request: \$151,900
Federal LIHTC Requested: \$217,000

Rural Out-State Geographic Area

Development Information

21-050
Southview Fields
Volunteer Dr.
Maryville, MO 64468

New Construction

Family

Developer Information

Snider Development, LLC
1911 S. National Ave, Ste 101
Springfield, MO 65804
Greg Snider (417) 771-8646

Unit/Rent Info

24 - 2 Bedrooms: \$347 - \$600
8 - 3 Bedrooms: \$394 - \$675

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

MHDC Loan Request

MHDC HOME \$500,000

LIHTC Request

State LIHTC Request: \$329,000
Federal LIHTC Requested: \$470,000

Development Information

21-051
St Robert Senior
behind Taco Bell at the entrance of Park Dr.
St. Robert, MO 65584

New Construction

Senior 55+

Developer Information

Holden Communities, LLC
PO Box 633
Dexter, MO 63841
Ryan Holden (573) 820-2466

Unit/Rent Info

32 - 2 Bedrooms: \$345 - \$610
Total Units: 32
Total Affordable Units: 29
Total Market Units: 3

MHDC Loan Request

MHDC HOME \$370,000
MHDC Other \$100,000

LIHTC Request

State LIHTC Request: \$326,200
Federal LIHTC Requested: \$466,000

Development Information

21-053
Thayer Heights
892 S. Thayer Ave
West Plains, MO 65775

Rehabilitation

Family

Developer Information

Kinkead Housing Foundation (registered in Missouri)
975 North St, Ste 206
Jackson, MS 39202
Kim Trent (601) 454-0569

Unit/Rent Info

14 - 2 Bedrooms: \$325 - \$625
6 - 3 Bedrooms: \$510 - \$700
Total Units: 20
Total Affordable Units: 20

MHDC Loan Request

MHDC HOME \$221,000
MHDC Other \$100,000

LIHTC Request

State LIHTC Request: \$137,550
Federal LIHTC Requested: \$196,500

Rural Out-State Geographic Area

Development Information

21-054
Eldon Heights
850 E. North Street
Eldon, MO 65026

New + Acquisition/Rehab
Family

Developer Information

Holden Communities, LLC
P.O. Box 633
Dexter, MO 63841
Ryan Holden (573) 820-2466

Unit/Rent Info

24 - 1 Bedroom: \$490
32 - 2 Bedrooms: \$550

MHDC Loan Request

MHDC Other \$300,000

LIHTC Request

State LIHTC Request: \$355,600
Federal LIHTC Requested: \$508,000

Total Units: 56
Total Affordable Units: 47
Total Market Units: 9

Development Information

21-060
Bluff View Apartments
548 Gretna Rd (directly south of commercial)
Branson, MO 65616

New Construction
Family

Developer Information

DHTC Development, LLC
1900 E Lark Lane
Nixa, MO 65714
Tammi Creason (417) 224-3035

Unit/Rent Info

32 - 2 Bedrooms: \$278 - \$640
16 - 3 Bedrooms: \$316 - \$745

MHDC Loan Request

MHDC HOME \$100,000

LIHTC Request

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

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

Development Information

21-061
Diamond Senior Apartments at St. Elizabeth
109 Virginia Street
Hannibal, MO 63401

Acquisition/Rehab
Senior 62+

Developer Information

3 Diamond Development, LLC
6677 North Lincoln Avenue, Suite 400
Lincolnwood, IL 60712-3634
Gregory A. Rodewald (847) 677-7206

Unit/Rent Info

32 - 1 Bedroom: \$230 - \$875
28 - 2 Bedrooms: \$280 - \$975

MHDC Loan Request

MHDC HOME \$900,000
MHDC Other \$700,000

LIHTC Request

State LIHTC Request: \$437,500
Federal LIHTC Requested: \$625,000

Total Units: 60
Total Affordable Units: 51
Total Market Units: 9

Rural Out-State Geographic Area

Development Information

21-065 Acquisition/Rehab
Brookfield Village Apartments
638 S Clinton Street Family
Brookfield, MO 64628

Developer Information

Community Housing Ministry, Inc
730 S 6th Street
St. Joseph, MO 64501
Tamara Wallace (816) 233-4250

Unit/Rent Info

20 - 1 Bedroom: \$508
24 - 2 Bedrooms: \$598
12 - 3 Bedrooms: \$678

Total Units: 56
Total Affordable Units: 56

LIHTC Request

State LIHTC Request: \$308,000
Federal LIHTC Requested: \$440,000

Development Information

21-070 New Construction
The Brunswick
868 S. Brunswick Avenue Family
Marshall, MO 65340-2769

Developer Information

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

Unit/Rent Info

21 - 1 Bedroom: \$282 - \$630
21 - 2 Bedrooms: \$334 - \$752
13 - 3 Bedrooms: \$378 - \$853

Total Units: 55
Total Affordable Units: 49
Total Market Units: 6

MHDC Loan Request

MHDC HOME \$1,000,000

LIHTC Request

State LIHTC Request: \$597,380
Federal LIHTC Requested: \$853,400

Development Information

21-073 New Construction
Henley Heights, LP
27249 275th St Family
Maryville, MO 64468

Developer Information

TAG Development LLC
P.O Box 2292
Lees Summit, MO 64063
Tarold Davis (816) 945-7980

Unit/Rent Info

8 - 1 Bedroom: \$299 - \$644
16 - 2 Bedrooms: \$320 - \$673
8 - 3 Bedrooms: \$600 - \$725

Total Units: 32
Total Affordable Units: 27
Total Market Units: 5

MHDC Loan Request

MHDC HOME \$780,000

LIHTC Request

State LIHTC Request: \$448,000
Federal LIHTC Requested: \$640,000

Rural Out-State Geographic Area

Development Information

21-078
Monett Senior Housing, LP
1102 Washington (approximate)
Monett, MO 65708

New Construction

Senior 55+

Developer Information

K. Hamilton Corporation
3556 S Culpepper Circle, Suite 7
Springfield, MO 65804-4452
Adam Horton (417) 883-7887

Unit/Rent Info

38 - 2 Bedrooms: \$352 - \$620

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

MHDC Loan Request

MHDC Fund Balance \$300,000

LIHTC Request

State LIHTC Request: \$353,500
Federal LIHTC Requested: \$505,000

Development Information

21-079
Oak Tree Trails
404 and 424 Neighardt
Branson, MO 65616-0000

Rehabilitation

Family

Developer Information

K. Hamilton Corporation
3556 S Culpepper Circle, Suite 7
Springfield, MO 65804-4452
Adam Horton (417) 883-7887

Unit/Rent Info

24 - 2 Bedrooms: \$352 - \$489

Total Units: 24
Total Affordable Units: 21
Total Market Units: 3

LIHTC Request

State LIHTC Request: \$192,500
Federal LIHTC Requested: \$275,000

Development Information

21-080
Mountaintop Homes
610 N. Main St.
Mt. Vernon, MO 65712

New Construction

Family

Developer Information

O'Reilly Development Company, LLC
5051 S. National Ave. Suite 4-100
Springfield, MO 65810
Denise Heintz (417) 893-6006

Unit/Rent Info

32 - 2 Bedrooms: \$295 - \$625
16 - 3 Bedrooms: \$350 - \$700

Total Units: 48
Total Affordable Units: 39
Total Market Units: 9

LIHTC Request

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

Rural Out-State Geographic Area

Development Information

21-082
Tower Village East
623 Tower Rd.
Lebanon, MO 65536

New Construction
Senior 55+

Unit/Rent Info

8 - 1 Bedroom: \$260 - \$595
24 - 2 Bedrooms: \$300 - \$625

Total Units: 32
Total Affordable Units: 28
Total Market Units: 4

Developer Information

O'Reilly Development Company, LLC
5051 S. National Ave., Ste. 4-100
Springfield, MO 65810
Denise Heintz (417) 893-6006

LIHTC Request

State LIHTC Request: \$312,900
Federal LIHTC Requested: \$447,000

Development Information

21-088
Halls of Brookfield
North Main Street
Brookfield, MO 64628

New Construction
Senior 55+

Unit/Rent Info

40 - 2 Bedrooms: \$265 - \$685

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

Developer Information

Turnberry Developers, L.L.C.
1526 Grand Blvd., Suite 2011
Kansas City, MO 64108-1408
Donald Rosemann (816) 728-2450

LIHTC Request

State LIHTC Request: \$519,400
Federal LIHTC Requested: \$742,000

Development Information

21-089
Timberview Crossing
South Maguire Street
Warrensburg, MO 64093

New Construction
Senior 55+

Unit/Rent Info

40 - 2 Bedrooms: \$277 - \$785

Total Units: 40
Total Affordable Units: 35
Total Market Units: 5

Developer Information

Turnberry Developers, L.L.C.
1526 Grand Blvd., Suite 2011
Kansas City, MO 64108-1408
Donald Rosemann (816) 728-2450

LIHTC Request

State LIHTC Request: \$533,400
Federal LIHTC Requested: \$762,000

Rural Out-State Geographic Area

Development Information

Developer Information

21-090
Hilltop Residences
216 State Hwy O
Laurie, MO 65037

New Construction

Family

MRE Capital, LLC
1077 Barkley St. Ste 140
Overland Park, KS 66211
Daniel Sailler (913) 231-8400

Unit/Rent Info

MHDC Loan Request

LIHTC Request

6 - 1 Bedroom: \$220 - \$570
18 - 2 Bedrooms: \$250 - \$685
24 - 3 Bedrooms: \$229 - \$795

MHDC Fund Balance \$435,000

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

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

Development Information

Developer Information

21-091
Sycamore Springs II
Directly East of 120 Sycamore Springs Lane
Hollister, MO 65672

New Construction

Family

MRE Capital, LLC
1077 Barkley St. Ste 140
Overland Park, KS 66211
Daniel Sailler (913) 231-8400

Unit/Rent Info

LIHTC Request

12 - 1 Bedroom: \$275 - \$640
24 - 2 Bedrooms: \$325 - \$725
12 - 3 Bedrooms: \$370 - \$795

State LIHTC Request: \$472,112
Federal LIHTC Requested: \$674,445

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

Development Information

Developer Information

21-096
Mountain Terrace
Frank Rea Blvd.
Branson, MO 65616

New Construction

Family

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

Unit/Rent Info

MHDC Loan Request

LIHTC Request

12 - 2 Bedrooms: \$280 - \$655
24 - 3 Bedrooms: \$310 - \$740
12 - 4+ Bedrooms: \$330 - \$825

MHDC HOME \$300,000

State LIHTC Request: \$697,900
Federal LIHTC Requested: \$997,000

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