

2021 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Virtual Public Hearing Information for St. Louis Region

**November 8, 2021
6:00 PM**



St. Louis Geographic Area

Development Information

21-004
Pagedale Town Center Homes
Scattered Sites in Pagedale, MO
Pagedale, MO 63133

New Construction

Family

Unit/Rent Info

31 - 3 Bedrooms: \$400 - \$800
5 - 4+ Bedrooms: \$450 - \$875

Total Units: 36
Total Affordable Units: 32
Total Market Units: 4

Developer Information

Beyond Housing, Inc.
6506 Wright Way
St. Louis, MO 63121-3209
Deb Dombar (314) 533-0600

LIHTC Request

State LIHTC Request: \$446,600
Federal LIHTC Requested: \$638,000

Development Information

21-005
Lincoln Square
6815 Robbins Avenue
Pagedale, MO 63133

New Construction

Family

Unit/Rent Info

24 - 2 Bedrooms: \$450 - \$650
16 - 3 Bedrooms: \$525 - \$750

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

Developer Information

Beyond Housing, Inc.
6506 Wright Way
St. Louis, MO 63121-3209
Deb Dombar (314) 533-0600

LIHTC Request

State LIHTC Request: \$432,600
Federal LIHTC Requested: \$618,000

Development Information

21-007
Benton Park Place
3101 South Jefferson
St. Louis, MO 63118-2411

New Construction

Senior 55+

Unit/Rent Info

29 - 1 Bedroom: \$360 - \$720
20 - 2 Bedrooms: \$425 - \$840

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

Developer Information

DeSales Community Development
2759 Russell Blvd.
St. Louis, MO 63104-2137
Thomas Pickel (314) 776-5444

LIHTC Request

State LIHTC Request: \$537,250
Federal LIHTC Requested: \$767,500

St. Louis Geographic Area

Development Information

21-009
Residences at Point North
3129 Magazine
St. Louis, MO 63106-1225

New Construction

Family

Developer Information

NDC Housing and Economic Development Corporation
1111 Superior Avenue, East, Suite 1114
Cleveland, OH 44114-2504
Marian Campbell (618) 477-7766

Unit/Rent Info

23 - 2 Bedrooms: \$650 - \$1,185
22 - 3 Bedrooms: \$747 - \$1,365

Total Units: 45
Total Affordable Units: 40
Total Market Units: 5

MHDC Loan Request

MHDC Fund Balance \$975,000

Federal LIHTC Requested: \$1,134,103

Development Information

21-025
Cook Senior Housing
5935 Horton Place
St. Louis, MO 63112

Rehabilitation

Senior 62+

Developer Information

Cook School, LLC
5935 Horton Place
St. Louis, MO 63112-2107
Adam Roberts (314) 369-5515

Unit/Rent Info

30 - 1 Bedroom: \$450 - \$750
16 - 2 Bedrooms: \$550 - \$850

Total Units: 46
Total Affordable Units: 40
Total Market Units: 6

MHDC Loan Request

MHDC HOME \$750,000

LIHTC Request

State LIHTC Request: \$441,000
Federal LIHTC Requested: \$630,000

Development Information

21-029
Meadowood Estates II
Meadowood Estates Lane between TR Hughes Blvd. and Tom
O'Fallon, MO 63366

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

54 - 2 Bedrooms: \$385 - \$800

Total Units: 54
Total Affordable Units: 48
Total Market Units: 6

MHDC Loan Request

MHDC HOME \$800,000

LIHTC Request

State LIHTC Request: \$675,500
Federal LIHTC Requested: \$965,000

St. Louis Geographic Area

Development Information

21-033
Delmar Makers Housing & Workshops
5153-5163 Delmar Blvd.
St. Louis, MO 63108-1045

New Construction

Family

Developer Information

Renaissance Development Associates
2315 Locust Street, Suite 2
St. Louis, MO 63103-1515
Jassen Johnson (314) 614-6181

Unit/Rent Info

2 - 1 Bedroom: \$690
36 - 2 Bedrooms: \$472 - \$850
4 - 3 Bedrooms: \$540 - \$1,200

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

MHDC Loan Request

MHDC HOME \$250,000

LIHTC Request

State LIHTC Request: \$558,250
Federal LIHTC Requested: \$797,500

Development Information

21-034
Independence Center Senior Apartments
4221-27 Forest Park Avenue
St. Louis, MO 63108-1045

New Construction

Senior 55+

Developer Information

Independence Center
4245 Forest Park Avenue
St. Louis, MO 63108-2810
Patricia Holmes, Executive Director (314) 880-5402

Unit/Rent Info

34 - 1 Bedroom: \$395 - \$825

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

MHDC Loan Request

MHDC HOME \$500,000

LIHTC Request

State LIHTC Request: \$426,125
Federal LIHTC Requested: \$608,750

Development Information

21-036
Hawk Ridge Senior Living
Northwest Corner of Hawk Ridge Circle and Freymuth Road
Lake St. Louis, MO 63367-1816

New Construction

Senior 62+

Developer Information

Phoenix Real Estate Services, LLC
2800 West Clay Valley Drive
St. Charles, MO 63301-2541
Chris Record (314) 503-5060

Unit/Rent Info

12 - 1 Bedroom: \$388 - \$660
36 - 2 Bedrooms: \$449 - \$755

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

LIHTC Request

State LIHTC Request: \$539,700
Federal LIHTC Requested: \$771,000

St. Louis Geographic Area

Development Information

21-037
Queensbrooke Village Senior Living Phase 2
411 Elizabeth Drive
St. Peters, MO 63376-7380

New Construction

Senior 55+

Unit/Rent Info

12 - 1 Bedroom: \$388 - \$625
36 - 2 Bedrooms: \$449 - \$725

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

Developer Information

Phoenix Real Estate Services, LLC
2800 West Clay Valley Drive
St. Peters, MO 63301-2541
Chris Record (314) 503-5060

LIHTC Request

State LIHTC Request: \$476,700
Federal LIHTC Requested: \$681,000

Development Information

21-039
Place of Grace Senior Living
5850 N. Highway 67
St. Louis, MO 63034

New Construction

Senior 55+

Unit/Rent Info

14 - 1 Bedroom: \$379 - \$742
36 - 2 Bedrooms: \$464 - \$897

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

MHDC Loan Request

MHDC Other \$1,034,618

Developer Information

Place of Grace Developer, LLC
7717 Natural Bridge
Saint Louis, MO 63121
Vivian Dudley (314) 382-7653

LIHTC Request

State LIHTC Request: \$583,100
Federal LIHTC Requested: \$833,000

Development Information

21-041
South Jennings Homes
5822 Hodiamont Avenue plus multiple scattered sites
Jennings, MO 63136-3417

New Construction

Family

Unit/Rent Info

30 - 3 Bedrooms: \$400 - \$765

Total Units: 30
Total Affordable Units: 30

Developer Information

LMAC Holdings, LLC
6350 Garesche Avenue
St. Louis, MO 63136-3446
Lewis McKinney (314) 930-2229

LIHTC Request

State LIHTC Request: \$338,100
Federal LIHTC Requested: \$483,000

St. Louis Geographic Area

Development Information

21-057
Riverbend Estates III
High Street
Washington, MO 63090-4336

New Construction
Senior 55+

Developer Information

MOCAP Development Company, L.L.C.
P.O. Box 104960
Jefferson City, MO 65110-4960
Curtis Neuenswander (573) 635-2255

Unit/Rent Info

48 - 2 Bedrooms: \$444 - \$705
Total Units: 48
Total Affordable Units: 42
Total Market Units: 6

LIHTC Request

State LIHTC Request: \$622,300
Federal LIHTC Requested: \$889,000

Development Information

21-067
Baden School Apartments
8724 Halls Ferry Rd (1100 Veronica Ave)
St. Louis, MO 63147-1905

Acquisition/Rehab
Family

Developer Information

Baden School Developer, LLC
3100 Chippewa St
St. Louis, Select 63118-3640
Christopher Shearman (314) 518-6696

Unit/Rent Info

17 - 1 Bedroom: \$367 - \$600
23 - 2 Bedrooms: \$443 - \$775
10 - 3 Bedrooms: \$512 - \$900
Total Units: 50
Total Affordable Units: 45
Total Market Units: 5

MHDC Loan Request

MHDC CHDO \$600,000

LIHTC Request

State LIHTC Request: \$521,500
Federal LIHTC Requested: \$745,000

Development Information

21-068
48 Fields Place at Natural Bridge
4875 Natural Bridge
St. Louis, MO 63115

New Construction
Senior 62+

Developer Information

48 Fields Place Developer, LLC
5621 Delmar Blvd., Suite 104
St. Louis, MO 63112-2657
Yaphett El-Amin (314) 268-2425

Unit/Rent Info

20 - 1 Bedroom: \$395 - \$740
30 - 2 Bedrooms: \$470 - \$840
Total Units: 50
Total Affordable Units: 40
Total Market Units: 10

MHDC Loan Request

MHDC HOME \$1,600,000
MHDC Other \$300,000

LIHTC Request

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

St. Louis Geographic Area

Development Information

21-069
Elliott Place
1100 Elliott Ave
St. Louis, MO 63106-2222

New Construction

Family

Developer Information

DOORWAYS 2.0 Developer, LLC
4385 Maryland Ave.
St. Louis, MO 63108-2703
Opal Jones (314) 535-1919

Unit/Rent Info

36 - 1 Bedroom: \$450 - \$720
3 - 2 Bedrooms: \$500 - \$775

Total Units: 39
Total Affordable Units: 35
Total Market Units: 4

MHDC Loan Request

MHDC HOME \$1,000,000

LIHTC Request

State LIHTC Request: \$322,000
Federal LIHTC Requested: \$460,000

Development Information

21-075
Marquette Homes
3305 Meramec and others
St. Louis, MO 63118

New + Acquisition/Rehab

Family

Developer Information

Marquette Homes Developer LLC
1627 Washington Avenue
St. Louis, MO 63103-1830
Jess Henry (314) 333-7002

Unit/Rent Info

10 - 1 Bedroom: \$390 - \$575
14 - 2 Bedrooms: \$465 - \$750
36 - 3 Bedrooms: \$535 - \$885

Total Units: 60
Total Affordable Units: 60

MHDC Loan Request

MHDC HOME \$750,000

LIHTC Request

State LIHTC Request: \$485,800
Federal LIHTC Requested: \$694,000

Development Information

21-081
Hebert Heights
1212-1224 Hebert plus multiple scattered sites
St. Louis, MO 63107

New Construction

Family

Developer Information

Hebert Heights Developer, LLC
5621 Demar Blvd
St. Louis, MO 63112-2657
Tamara Williams (314) 268-2425

Unit/Rent Info

2 - 1 Bedroom: \$293
11 - 2 Bedrooms: \$383 - \$685
12 - 3 Bedrooms: \$795
7 - 4+ Bedrooms: \$905

Total Units: 32
Total Affordable Units: 32

LIHTC Request

State LIHTC Request: \$433,300
Federal LIHTC Requested: \$619,000

St. Louis Geographic Area

Development Information

21-085
Rosemont Manor
Union Blvd., South of Lillian Ave.
St. Louis, MO 63115

New Construction

Senior 55+

Developer Information

RR Jennings Developer, LLC
1530 South 2nd St.
St. Louis, MO 36104-4504
Stacy Hastie (314) 341-0900

Unit/Rent Info

12 - 1 Bedroom: \$335 - \$675
30 - 2 Bedrooms: \$395 - \$740

Total Units: 42
Total Affordable Units: 35
Total Market Units: 7

MHDC Loan Request

MHDC Other \$300,000

LIHTC Request

State LIHTC Request: \$565,600
Federal LIHTC Requested: \$808,000

Development Information

21-086
The Residences at Jennings Place IV
Middle River Road
Jennings, MO 63136-5103

New Construction

Senior 55+

Developer Information

RR Jennings Developer, LLC
1530 South 2nd St.
St. Louis, MO 36104-4504
Stacy Hastie (314) 341-0900

Unit/Rent Info

48 - 2 Bedrooms: \$385 - \$771

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

MHDC Loan Request

MHDC Other \$400,000

LIHTC Request

State LIHTC Request: \$609,700
Federal LIHTC Requested: \$871,000

Development Information

21-092
Aurora Estates
Indian Warpath and Lisa Lane
Pacific, MO 63069

New Construction

Senior 55+

Developer Information

Ring Property Company, L.L.C.
14611 Schoettler Manor Court
Chesterfield, MO 63017-8900
Robert Ring (573) 268-4587

Unit/Rent Info

46 - 2 Bedrooms: \$430 - \$730

Total Units: 46
Total Affordable Units: 41
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$582,400
Federal LIHTC Requested: \$832,000

St. Louis Geographic Area

Development Information

21-098
Arbor Hill Apartments
145 Apple Avenue
Maryland Heights, MO 63043

New Construction

Family

Developer Information

Arbor Hill Paradigm Inc. (an affiliate of HASLC)
8865 Natural Bridge Road
St. Louis, MO 63121-3933
Tim McDermott (314) 227-3114

Unit/Rent Info

20 - 2 Bedrooms: \$850
34 - 3 Bedrooms: \$1,050
14 - 4+ Bedrooms: \$1,250

Total Units: 68
Total Affordable Units: 68

LIHTC Request

State LIHTC Request: \$570,500
Federal LIHTC Requested: \$815,000

Development Information

21-099
St. Ann Senior Apartments
10449 St. Charles Rock Road
St. Ann, MO 63074-1806

New + Rehab

Senior 62+

Developer Information

St. Ann Redevelopment, GP
10143 Paget Drive
Creve Coeur, MO 63132
Jerry Burka (314) 427-4000

Unit/Rent Info

41 - 1 Bedroom: \$330 - \$815
11 - 2 Bedrooms: \$400 - \$960

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

MHDC Loan Request

MHDC Fund Balance	\$1,300,000
MHDC HOME	\$900,000

LIHTC Request

State LIHTC Request: \$472,500
Federal LIHTC Requested: \$675,000

Development Information

21-401
Bentwood Townhomes
5500 Eagle Valley Drive
St. Louis, MO 63136-1138

Acquisition/Rehab

Family

Developer Information

Envolve Community Management, LLC
105 Tallapoosa Street, Suite 300
Montgomery, AL 36104-2655
Lisa Toler (334) 954-4458

Unit/Rent Info

77 - 2 Bedrooms: \$671 - \$938
87 - 3 Bedrooms: \$944 - \$1,118
34 - 4+ Bedrooms: \$1,057 - \$1,246

Total Units: 198
Total Affordable Units: 179
Total Market Units: 19

Federal LIHTC Requested: \$1,087,535

St. Louis Geographic Area

Development Information

21-402 Acquisition/Rehab
Hawkins Village Apartments
1089 Caballo Court Family
St. Louis, MO 63026-3709

Unit/Rent Info

106 - 2 Bedrooms: \$1,085
34 - 3 Bedrooms: \$1,350

Total Units: 140
Total Affordable Units: 140

Developer Information

Hawkins Village Developer LLC
1425 S. 18th Street
St. Louis, MO 63104-2501
Eric McMahon (314) 374-0192

LIHTC Request

State LIHTC Request: \$583,484
Federal LIHTC Requested: \$1,160,149

Development Information

21-405 Acquisition/Rehab
The Brewery Apartments
1700 N 20th Street Family
St. Louis, MO 63106-2621

Unit/Rent Info

4 - Studio: \$595 - \$599
62 - 1 Bedroom: \$641 - \$750
61 - 2 Bedrooms: \$776 - \$865
12 - 3 Bedrooms: \$972

Total Units: 139
Total Affordable Units: 115
Total Market Units: 24

MHDC Loan Request

MHDC HOME	\$873,351
MHDC Select	\$860,064
MHDC Select	\$1,600,000

Federal LIHTC Requested: \$536,194

Developer Information

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

Development Information

21-406 New Construction
Crossroads Senior Living at Bevo Mill
4900 Gravois Avenue Senior 62+
St. Louis, MO 63116

Unit/Rent Info

68 - 1 Bedroom: \$647 - \$675
12 - 2 Bedrooms: \$815

Total Units: 80
Total Affordable Units: 80

MHDC Loan Request

MHDC HOME	\$750,000
-----------	-----------

LIHTC Request

State LIHTC Request: \$605,000
Federal LIHTC Requested: \$853,200

Developer Information

Crossroads Living LIHTC GP, LLC
2337 South Kingshighway Avenue
St. Louis, MO 63110
Sean Spencer (314) 865-5530

St. Louis Geographic Area

Development Information

21-408
Hillvale Apartments
5830 Selber Court
St. Louis, MO 63120

Rehabilitation

Family

Developer Information

Steele Properties IV LLC
6875 E. Evans Ave
Denver, CO 80224-2355
Justin Unger (303) 226-9137

Unit/Rent Info

42 - 2 Bedrooms: \$858
104 - 3 Bedrooms: \$1,053

Total Units: 146
Total Affordable Units: 146

MHDC Loan Request

MHDC Other \$1,000,000

LIHTC Request

State LIHTC Request: \$850,104
Federal LIHTC Requested: \$1,268,940

Development Information

21-409
Northside Heights
5500 Natural Bridge Ave plus multiple scattered sites
St. Louis, MO 63120-1627

New + Acquisition/Rehab

Family

Developer Information

Northside Community Housing, Inc
4067 Lincoln Ave
St. Louis, MO 63113-3221
Michael Burns (314) 531-0056

Unit/Rent Info

13 - 1 Bedroom: \$395 - \$500
38 - 2 Bedrooms: \$470 - \$685
14 - 3 Bedrooms: \$525 - \$800

Total Units: 65
Total Affordable Units: 65

MHDC Loan Request

MHDC CHDO \$350,000

LIHTC Request

State LIHTC Request: \$340,000
Federal LIHTC Requested: \$486,941

Development Information

21-410
Baden School Apartments
8724 Halls Ferry Rd (1100 Veronica Ave)
St. Louis, MO 63147-1905

Acquisition/Rehab

Family

Developer Information

Baden School Developer, LLC
3100 Chippewa St
St. Louis, Select 63118-3640
Christopher Shearman (314) 518-6696

Unit/Rent Info

17 - 1 Bedroom: \$367 - \$600
23 - 2 Bedrooms: \$443 - \$775
10 - 3 Bedrooms: \$512 - \$900

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

MHDC Loan Request

MHDC CHDO \$600,000

LIHTC Request

State LIHTC Request: \$450,000
Federal LIHTC Requested: \$525,622

St. Louis Geographic Area

Development Information

21-411
Marquette Homes
3305 Meramec and others
St. Louis, MO 63118

New + Acquisition/Rehab
Family

Developer Information

Marquette Homes Developer LLC
1627 Washington Avenue
St. Louis, MO 63103-1830
Jess Henry (314) 333-7002

Unit/Rent Info

10 - 1 Bedroom: \$390 - \$575
14 - 2 Bedrooms: \$465 - \$750
36 - 3 Bedrooms: \$535 - \$885

Total Units: 60

Total Affordable Units: 60

MHDC Loan Request

MHDC HOME \$750,000

LIHTC Request

State LIHTC Request: \$450,000
Federal LIHTC Requested: \$738,009

Development Information

21-414
Cambridge Heights I Apartments
703 O'Fallon Street
St. Louis, MO 63106

Acquisition/Rehab
Family

Developer Information

Community Builders of Kansas City
4001 Dr. Martin Luther King, Jr. Boulevard Suite 301
Kansas City, MO 64130
Shannon Hesterberg (816) 627-6123

Unit/Rent Info

37 - 1 Bedroom: \$348 - \$726
60 - 2 Bedrooms: \$348 - \$973
17 - 3 Bedrooms: \$348 - \$988
5 - 4+ Bedrooms: \$348
2 - 4+ Bedrooms: \$348

Total Units: 121

Total Affordable Units: 106

Total Market Units: 15

MHDC Loan Request

MHDC Select \$1,150,000

LIHTC Request

Federal LIHTC Requested: \$677,000
State LIHTC Request: \$677,000

Development Information

21-416
Banneker School Apartments
2840 Samuel Shepard
St. Louis, MO 63103-1302

Acquisition/Rehab
Family

Developer Information

Banneker School Apartments, LLC
2629 Waltham
St. Louis, MO 63125
Kurt Schulte (314) 393-1106

Unit/Rent Info

12 - 1 Bedroom: \$550 - \$630
25 - 2 Bedrooms: \$720 - \$828
4 - 3 Bedrooms: \$800 - \$850

Total Units: 41

Total Affordable Units: 36

Total Market Units: 5

LIHTC Request

State LIHTC Request: \$365,000
Federal LIHTC Requested: \$498,862

St. Louis Geographic Area

Development Information

21-418 Acquisition/Rehab
Metropolitan Village Apartments
3114 Franklin Senior 62+
St. Louis, MO 63106

Unit/Rent Info

141 - 1 Bedroom: \$878
6 - 2 Bedrooms: \$1,158

Total Units: 147
Total Affordable Units: 147

Developer Information

Metropolitan Village Developer, LLC
13520 Deakins
Darnestown, MD 00000
Kurt Schulte (301) 455-8515

LIHTC Request

State LIHTC Request: \$280,000
Federal LIHTC Requested: \$968,616

Development Information

21-419 New Construction
Arbor Hill Apartments
145 Apple Avenue Family
Maryland Heights, MO 63043

Unit/Rent Info

20 - 2 Bedrooms: \$850
34 - 3 Bedrooms: \$1,050
14 - 4+ Bedrooms: \$1,250

Total Units: 68
Total Affordable Units: 68

Developer Information

Arbor Hill Paradigm, Inc (an affiliate of HASLC)
8865 Natural Bridge Road
St. Louis, MO 63121-3933
Tim McDermott (314) 227-3114

LIHTC Request

State LIHTC Request: \$465,000
Federal LIHTC Requested: \$909,920