

2020 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Virtual Public Hearing Information for Kansas City Region

**November 20, 2020
6:00 PM**



Kansas City Geographic Area

Development Information

20-004
Sunset Acres
511 Johnston Parkway
Raymore, MO 64083

New Construction
Senior 55+

Developer Information

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

Unit/Rent Info

60 - 2 Bedrooms: \$450 - \$800
Total Units: 60
Total Affordable Units: 54
Total Market Units: 6

MHDC Loan Request

MHDC Fund Balance \$1,721,500

LIHTC Request

State LIHTC Request: \$547,806
Federal LIHTC Requested: \$782,580

Development Information

20-014
Logan Villas, LP
Near 9540 E 75th Street (N & W of 75th Street and Maple Dri
Raytown, MO 64138

New Construction
Senior 55+

Developer Information

Raga Properties, LLC
1855 S Ingram Mill Road, Suite 201
Springfield, MO 65804-0000
Mike Williams/Brenda Brand (417) 887-9800

Unit/Rent Info

8 - 1 Bedroom: \$235 - \$855
42 - 2 Bedrooms: \$265 - \$1,025
Total Units: 50
Total Affordable Units: 43
Total Market Units: 7

MHDC Loan Request

MHDC HOME \$1,300,000

LIHTC Request

State LIHTC Request: \$447,475
Federal LIHTC Requested: \$639,250

Development Information

20-017
Grant Park Villas, LP
Intersection of Adams Street and Grant Drive
Raymore, MO 64083-8800

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

20 - 1 Bedroom: \$390 - \$800
28 - 2 Bedrooms: \$460 - \$900
Total Units: 48
Total Affordable Units: 48

MHDC Loan Request

MHDC Participation \$721,649

LIHTC Request

State LIHTC Request: \$419,300
Federal LIHTC Requested: \$599,000

Kansas City Geographic Area

Development Information

20-030
Park Villas (Primary application)
13th Street and Goode Ave.
Grandview, MO 64030

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

38 - 2 Bedrooms: \$400 - \$800

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

MHDC Loan Request

MHDC Fund Balance \$750,000

LIHTC Request

State LIHTC Request: \$405,300
Federal LIHTC Requested: \$579,000

Development Information

20-033
Harrisonville Villas, Phase II
501 Timber Drive
Harrisonville, MO 64701-0000

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

48 - 2 Bedrooms: \$380 - \$750

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

MHDC Loan Request

MHDC HOME \$725,000

LIHTC Request

State LIHTC Request: \$444,500
Federal LIHTC Requested: \$635,000

Development Information

20-038
EPEC Apartments
700 Berkley Parkway
Kansas City, MO 64120

New Construction

Family

Developer Information

EPEC Inc
5829 Troost Ave, Ste B
Kansas City, MO 64110-3143
Natasha Kirsch (816) 214-5376

Unit/Rent Info

8 - 1 Bedroom: \$295 - \$895
33 - 2 Bedrooms: \$305 - \$1,058
4 - 3 Bedrooms: \$333 - \$1,430

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

LIHTC Request

State LIHTC Request: \$483,000
Federal LIHTC Requested: \$690,000

Kansas City Geographic Area

Development Information

20-042
Aspen Trails Senior Living
9701 E. 35th Street S
Independence, MO 64052-0000

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: \$283 - \$755
20 - 2 Bedrooms: \$334 - \$875

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

MHDC Loan Request

MHDC Fund Balance \$505,000

LIHTC Request

State LIHTC Request: \$317,520
Federal LIHTC Requested: \$453,600

Development Information

20-049
NewView Place II
414-16 Garfield Avenue, plus multiple scattered sites
Kansas City, MO 64124

Rehabilitation

Family

Developer Information

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

Unit/Rent Info

7 - 1 Bedroom: \$675
41 - 2 Bedrooms: \$775
16 - 3 Bedrooms: \$1,100
5 - 4+ Bedrooms: \$1,250

Total Units: 69
Total Affordable Units: 69

MHDC Loan Request

MHDC Fund Balance \$2,000,000
MHDC HOME \$900,000
MHDC Other \$1,200,000

LIHTC Request

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

Development Information

20-051
Bodhi Kansas City
3801 Norton, 3840 Jackson, 4100 E. 39th, 4112 E. 39th
Kansas City, MO 64128-2726

New Construction

Family

Developer Information

Vecino Group, LLC
305 W. Commercial Street
Springfield, MO 65803-2667
Kim Buche (417) 720-1577

Unit/Rent Info

13 - Studio: \$369 - \$630
25 - 1 Bedroom: \$389 - \$700
15 - 2 Bedrooms: \$460 - \$820

Total Units: 53
Total Affordable Units: 47
Total Market Units: 6

LIHTC Request

State LIHTC Request: \$469,700
Federal LIHTC Requested: \$671,000

Kansas City Geographic Area

Development Information

20-052
Libertad Grandview
Intersection of Lemon Tree Lane and Holly Tree Lane
Grandview, MO 64030-1926

New Construction
Family

Unit/Rent Info

46 - 1 Bedroom: \$389 - \$799
16 - 2 Bedrooms: \$460

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

Developer Information

Vecino Group, LLC
305 W. Commercial Street
Springfield, MO 65803-2667
Kim Buche (417) 720-1577

LIHTC Request

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

Development Information

20-065
Wilshire Hills III
Wilshire Drive
Lee's Summit, MO 64064-1983

New Construction
Senior 55+

Unit/Rent Info

18 - 1 Bedroom: \$330 - \$695
32 - 2 Bedrooms: \$385 - \$755

Total Units: 50
Total Affordable Units: 42
Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance \$1,600,000

Developer Information

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

LIHTC Request

State LIHTC Request: \$527,100
Federal LIHTC Requested: \$753,000

Development Information

20-069
Parker Senior Residences
2203 NW Chipman Rd.
Lee's Summit, MO 64081

New Construction
Senior 55+

Unit/Rent Info

40 - 2 Bedrooms: \$530 - \$875

Total Units: 40
Total Affordable Units: 31
Total Market Units: 9

MHDC Loan Request

MHDC Fund Balance \$1,700,000

Developer Information

MRE Capital, LLC and Entrepreneurs Enterprises, LLC
10777 Barkley St. Ste 140
Overland Park, KS 66211
Daniel Sailler (913) 231-8400

LIHTC Request

State LIHTC Request: \$379,400
Federal LIHTC Requested: \$542,000

Kansas City Geographic Area

Development Information

20-071
Tudor Heights Phase 1
25 NW Tudor Road
Lee's Summit, MO 64086-4506

New Construction

Senior 55+

Developer Information

Yarco-Devco, L.L.C.
Ward Parkway
Kansas City, MO 00000
Mike Grube (--) ---

Unit/Rent Info

32 - 1 Bedroom: \$695 - \$900
32 - 2 Bedrooms: \$836 - \$1,125

Total Units: 64
Total Affordable Units: 44
Total Market Units: 20

MHDC Loan Request

MHDC Fund Balance \$3,685,000

LIHTC Request

State LIHTC Request: \$478,450
Federal LIHTC Requested: \$683,500

Development Information

20-072
St. Michael's Housing Phase III
3835 Chelsea Drive
Kansas City, MO 64128-0000

New Construction

Family

Developer Information

Yarco-Devco, LLC
7920 Ward Parkway
Kansas City, MO 64114-0000
Matthew Coates (816) 561-4240

Unit/Rent Info

54 - 1 Bedroom: \$675
8 - 2 Bedrooms: \$825

Total Units: 62
Total Affordable Units: 56
Total Market Units: 6

LIHTC Request

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

Development Information

20-073
Oak Grove Manor
1401 S. Broadway
Oak Grove, MO 64075

Rehabilitation

Senior 62+

Developer Information

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

Unit/Rent Info

36 - 1 Bedroom: \$765
5 - 2 Bedrooms: \$890

Total Units: 41
Total Affordable Units: 41

LIHTC Request

State LIHTC Request: \$174,300
Federal LIHTC Requested: \$249,000

Kansas City Geographic Area

Development Information

20-074
Marlborough Lofts & Townhomes
1300 E 75th St
Kansas City, MO 64131

New + Rehab

Family

Developer Information

Prairie Fire Development Group, LLC
770 E 5th Street
Kansas City, MO 64106
Kelley Hrabe (816) 686-2416

Unit/Rent Info

21 - 1 Bedroom: \$365 - \$875
24 - 2 Bedrooms: \$425 - \$995
10 - 3 Bedrooms: \$485 - \$1,200

Total Units: 55
Total Affordable Units: 55

LIHTC Request

State LIHTC Request: \$483,000
Federal LIHTC Requested: \$690,000

Development Information

20-077
The Cleveland
5101-5223 Cleveland Avenue, 5100-5234 Mersington and 520
Kansas City, MO 64130

Acquisition/Rehab

Family

Developer Information

Community Builders of Kansas City
4001 Blue Parkway, Suite 301
Kansas City, MO 64130
Shannon Hesterberg (816) 627-2163

Unit/Rent Info

80 - 3 Bedrooms: \$789 - \$941

Total Units: 80
Total Affordable Units: 72
Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance \$2,750,000

LIHTC Request

State LIHTC Request: \$343,000
Federal LIHTC Requested: \$490,000

Development Information

20-086
Remington Place
SW Clark
Blue Springs, MO 64014

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$345 - \$695
28 - 2 Bedrooms: \$395 - \$785

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

MHDC Loan Request

MHDC Fund Balance \$975,000

LIHTC Request

State LIHTC Request: \$444,500
Federal LIHTC Requested: \$635,000

Kansas City Geographic Area

Development Information

20-089
The Villages
10101 James A. Reed Road
Kansas City, MO 64134-2183

New + Rehab

Family

Unit/Rent Info

6 - Studio: \$985
20 - 1 Bedroom: \$350 - \$1,062
4 - 2 Bedrooms: \$600

Total Units: 30
Total Affordable Units: 30

Developer Information

The Villages Developer, LLC
900 East LaHarpe
Kirksville, MO 63501-0000
Tom Weber (417) 869-8911

LIHTC Request

State LIHTC Request: \$301,079
Federal LIHTC Requested: \$430,113

Development Information

20-096
MorningStar Senior Apartments Phase II
2709 Wabash Avenue
Kansas City, MO 64109

New Construction

Senior 62+

Unit/Rent Info

2 - 1 Bedroom: \$455 - \$525
31 - 2 Bedrooms: \$430 - \$580

Total Units: 33
Total Affordable Units: 28
Total Market Units: 5

MHDC Loan Request

MHDC Other \$500,000

Developer Information

MorningStar's Development Company, Inc
2411 E 27th Street
Kansas City, MO 64127
Tarold Davis (816) 923-3559

LIHTC Request

State LIHTC Request: \$381,500
Federal LIHTC Requested: \$545,000

Development Information

20-099
Crescendo
2401 Highland Avenue
Kansas City, MO 64108

New Construction

Family

Unit/Rent Info

10 - 1 Bedroom: \$350 - \$650
10 - 2 Bedrooms: \$390 - \$825
19 - 3 Bedrooms: \$450 - \$995

Total Units: 39
Total Affordable Units: 30
Total Market Units: 9

MHDC Loan Request

MHDC Other \$250,000

Developer Information

Brinshore Development, LLC
666 Dundee Road Suite 1102
Northbrook, IL 60062-2735
Todd Lieberman (847) 562-9400

LIHTC Request

State LIHTC Request: \$430,500
Federal LIHTC Requested: \$615,000

Kansas City Geographic Area

Development Information

20-100
Sam Rodgers Place
2100 E. 9th Street
Kansas City, MO 64124-0000

New Construction

Family

Developer Information

Brinshore Development, LLC
666 Dundee Road, Suite 1102
Northbrook, IL 60062-2735
Todd Lieberman (847) 562-9400

Unit/Rent Info

18 - 1 Bedroom: \$568 - \$700
15 - 2 Bedrooms: \$692 - \$850
22 - 3 Bedrooms: \$900 - \$1,050
5 - 4+ Bedrooms: \$1,068
2 - 4+ Bedrooms: \$1,227

Total Units: 62
Total Affordable Units: 42
Total Market Units: 20

MHDC Loan Request

MHDC HOME \$190,000
MHDC Other \$1,000,000

LIHTC Request

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

Development Information

20-106
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: \$806 - \$975
10 - 2 Bedrooms: \$806 - \$975

Total Units: 70
Total Affordable Units: 70

MHDC Loan Request

MHDC HOME \$2,465,000

LIHTC Request

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

Development Information

20-404
Parker Square Apartments
1051 Basie Place
Kansas City, MO 64106

Acquisition/Rehab

Family

Developer Information

CRG Developers LLC
86 Rt. 59 E
Spring Valley, NY 10977-5214
Moshe Eichler (845) 356-7773

Unit/Rent Info

48 - 2 Bedrooms: \$940
108 - 3 Bedrooms: \$1,215
48 - 4+ Bedrooms: \$1,360

Total Units: 204
Total Affordable Units: 204

LIHTC Request

State LIHTC Request: \$181,768
Federal LIHTC Requested: \$915,887

Kansas City Geographic Area

Development Information

20-412
Heritage Lofts _ Berkley Riverfront
601 Berkley Parkway
Kansas City, MO 64120

New Construction

Family

Unit/Rent Info

29 - Studio: \$693 - \$844
64 - 1 Bedroom: \$737 - \$898
31 - 2 Bedrooms: \$1,070

Total Units: 124
Total Affordable Units: 124

Developer Information

Twelfth Street Heritage Development Corporation
2124 E. 12th Street
Kansas City, MO 64127
Dwayne Williams (816) 216-6242

LIHTC Request

State LIHTC Request: \$565,585
Federal LIHTC Requested: \$808,240

Development Information

20-414
Cloverleaf Apartments
14554 S. Highway 71
Kansas City, MO 64147

Acquisition/Rehab

Family

Unit/Rent Info

108 - 2 Bedrooms: \$691 - \$930
96 - 3 Bedrooms: \$827 - \$1,015

Total Units: 204
Total Affordable Units: 204

Developer Information

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

LIHTC Request

State LIHTC Request: \$623,886
Federal LIHTC Requested: \$891,266

Development Information

20-415
Ridgeview Heights Apartments
3223 Hardesty Drive
Kansas City, MO 64128-2209

Acquisition/Rehab

Family

Unit/Rent Info

20 - 1 Bedroom: \$625
152 - 2 Bedrooms: \$725
20 - 3 Bedrooms: \$900

Total Units: 192
Total Affordable Units: 192

Developer Information

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

LIHTC Request

State LIHTC Request: \$410,467
Federal LIHTC Requested: \$586,382

Kansas City Geographic Area

Development Information

20-417
Linwood Lofts
3200 Troost, 1021 E Linwood, 3212 Troost
Kansas City, MO 64109

New Construction
Family

Unit/Rent Info

50 - 1 Bedroom: \$350 - \$1,100
50 - 2 Bedrooms: \$450 - \$1,200

Total Units: 100
Total Affordable Units: 100

Developer Information

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

LIHTC Request

State LIHTC Request: \$510,911
Federal LIHTC Requested: \$729,874

Development Information

20-418
20 Walrond Development
3032 East 20th Terrace plus multiple scattered sites
Kansas City, MO 64127

New Construction
Family

Unit/Rent Info

15 - 2 Bedrooms: \$800 - \$1,100
12 - 3 Bedrooms: \$1,100

Total Units: 27
Total Affordable Units: 27

MHDC Loan Request

MHDC HOME \$800,000

Developer Information

Kimble's Design & Contracting Company
1601 E. 18th Street # 207
Kansas City, MO 64108
Bill Kimble (816) 605-1138

LIHTC Request

Federal LIHTC Requested: \$255,380
State LIHTC Request: \$255,380

Development Information

20-419
Palestine Gardens _ Palestine Gardens North
2627 East 33rd Street & 3220 Montgall Avenue
Kansas City, MO 64128

Rehabilitation
Senior 62+

Unit/Rent Info

14 - Studio: \$646
104 - 1 Bedroom: \$760

Total Units: 118
Total Affordable Units: 118

Developer Information

Palestine Gardens / Palestine Gardens, Inc
3220 Montgall Avenue
Kansas City, MO 64128
Melvin A. Gross (816) 564-8501

LIHTC Request

Federal LIHTC Requested: \$380,987
State LIHTC Request: \$380,987