

2020 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Virtual Public Hearing Information for Metro Out-State Region

**November 23, 2020
6:00 PM**



Metro Out-State Geographic Area

Development Information

20-001
Lindenwood Senior Apartments
1105 Linden St.
Cape Girardeau, MO 63701-0000

Acquisition/Rehab

Senior 62+

Developer Information

Cape Area Comm. Housing Dev. Corp. CDC and 1105 Developme
2201 Walton Drive, Suite A
Jackson, MO 63755-3711
Chad Hartle (573) 576-5433

Unit/Rent Info

6 - Studio: \$648
61 - 1 Bedroom: \$648 - \$687

Total Units: 67
Total Affordable Units: 67

MHDC Loan Request

MHDC Other \$450,000

LIHTC Request

State LIHTC Request: \$375,900
Federal LIHTC Requested: \$537,000

Development Information

20-003
Silver Springs II Apartments
550 N Silver Springs Road
Cape Girardeau, MO 63701

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

56 - 2 Bedrooms: \$385 - \$700

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

MHDC Loan Request

MHDC Fund Balance \$1,000,000

LIHTC Request

State LIHTC Request: \$516,158
Federal LIHTC Requested: \$737,368

Development Information

20-007
Carthage Marble Heights Apartments
Fir Road (final address to be determined)
Carthage, MO 64836-0000

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

24 - 2 Bedrooms: \$288 - \$680
16 - 3 Bedrooms: \$320 - \$730

Total Units: 40
Total Affordable Units: 33
Total Market Units: 7

MHDC Loan Request

MHDC Fund Balance \$300,000
MHDC HOME \$336,997

LIHTC Request

State LIHTC Request: \$371,000
Federal LIHTC Requested: \$530,000

Metro Out-State Geographic Area

Development Information

20-023
Frisco Highlands at Edgewater
3100 S. Pike Ave
Bolivar, MO 65613

New Construction

Family

Unit/Rent Info

16 - 2 Bedrooms: \$325 - \$550

16 - 3 Bedrooms: \$355 - \$600

Total Units: 32

Total Affordable Units: 25

Total Market Units: 7

Developer Information

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

LIHTC Request

State LIHTC Request: \$315,000

Federal LIHTC Requested: \$450,000

Development Information

20-031
Maplewood Villas
550 N. Duke Avenue
Springfield, MO 65802-5493

New Construction

Senior 55+

Unit/Rent Info

44 - 2 Bedrooms: \$320 - \$475

Total Units: 44

Total Affordable Units: 44

MHDC Loan Request

MHDC CHDO

\$1,000,000

Developer Information

The Kitchen, Inc
1630 N. Jefferson
Springfield, MO 65803-2819
Meleah Spencer (417) 837-1500

LIHTC Request

State LIHTC Request: \$375,900

Federal LIHTC Requested: \$537,000

Development Information

20-032
Eagle Park Estates
709 N. Gregg Road
Nixa, MO 65714-8539

New Construction

Family

Unit/Rent Info

22 - 2 Bedrooms: \$335 - \$630

22 - 3 Bedrooms: \$375 - \$730

Total Units: 44

Total Affordable Units: 36

Total Market Units: 8

MHDC Loan Request

MHDC HOME

\$650,000

Developer Information

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

LIHTC Request

State LIHTC Request: \$416,500

Federal LIHTC Requested: \$595,000

Metro Out-State Geographic Area

Development Information

20-039
Freedom Ridge Homes, LP
2009 W Kingsley St
Springfield, MO 65807

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

37 - 1 Bedroom: \$655
8 - 2 Bedrooms: \$836

Total Units: 45
Total Affordable Units: 45

LIHTC Request

State LIHTC Request: \$605,500
Federal LIHTC Requested: \$865,000

Development Information

20-040
Kinney Point Apartments
1 East Sexton Road & 315-325 & 401-411 Trinity Place
Columbia, MO 65203-4181

New Construction
Family

Developer Information

CHA Affordable Housing Development, LLC
201 Switzler Street
Columbia, MO 65203-4156
Phil Steinhaus (573) 554-7000

Unit/Rent Info

3 - 1 Bedroom: \$498
9 - 2 Bedrooms: \$613
14 - 3 Bedrooms: \$844
10 - 4+ Bedrooms: \$1,080

Total Units: 36
Total Affordable Units: 36

MHDC Loan Request

MHDC HOME \$250,000
MHDC Other \$250,000

LIHTC Request

State LIHTC Request: \$363,650
Federal LIHTC Requested: \$519,500

Development Information

20-047
Cheyenne Trace
Southeast corner of N. Cheyenne Rd. and North St.
Nixa, MO 65714

New Construction
Senior 55+

Developer Information

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

Unit/Rent Info

48 - 2 Bedrooms: \$272 - \$695

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

MHDC Loan Request

MHDC HOME \$1,100,000

LIHTC Request

State LIHTC Request: \$497,000
Federal LIHTC Requested: \$710,000

Metro Out-State Geographic Area

Development Information

20-054
Dogwood Hills Villas
315 Flora Drive
Jefferson City, MO 65101-1812

New Construction

Family

Developer Information

North Star Housing, LLC
31711 E Pink Hill Road
Grain Valley, MO 64029-9298
Lela Gruebel (816) 392-1406

Unit/Rent Info

32 - 2 Bedrooms: \$318 - \$560
16 - 3 Bedrooms: \$353 - \$700

Total Units: 48

Total Affordable Units: 48

MHDC Loan Request

MHDC HOME

\$300,000

LIHTC Request

State LIHTC Request: \$271,600
Federal LIHTC Requested: \$388,000

Development Information

20-055
Olivia Apartments
320 S. Moffet Avenue
Joplin, MO 64801

Rehabilitation

Senior 62+

Developer Information

To be Formed Olivia Developer, LLC
1710 Fenpark, Suite #4
St Louis, MO 63026
F. Aaron Burnett (314) 808-2480

Unit/Rent Info

22 - 1 Bedroom: \$250 - \$560
18 - 2 Bedrooms: \$295 - \$650

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance

\$384,003

LIHTC Request

State LIHTC Request: \$426,806
Federal LIHTC Requested: \$609,723

Development Information

20-057
Terraces on Cresthaven
2600 North Cresthaven Avenue
Springfield, MO 65803-7706

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

36 - 1 Bedroom: \$300 - \$850
24 - 2 Bedrooms: \$350 - \$950

Total Units: 60

Total Affordable Units: 50

Total Market Units: 10

LIHTC Request

State LIHTC Request: \$409,500
Federal LIHTC Requested: \$585,000

Metro Out-State Geographic Area

Development Information

20-058
Miller Court Senior Villas
139 E. Miller Rd.
Republic, MO 65738-2105

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

20 - 1 Bedroom: \$300 - \$600
20 - 2 Bedrooms: \$350 - \$875

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

LIHTC Request

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

Development Information

20-060
Cottages at Generations Village
700 Buck Road
Willard, MO 65781-0000

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

36 - 2 Bedrooms: \$365 - \$664
4 - 3 Bedrooms: \$627 - \$750

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

MHDC Loan Request

MHDC Fund Balance \$775,000

LIHTC Request

State LIHTC Request: \$404,250
Federal LIHTC Requested: \$577,500

Development Information

20-061
Ashford Place
W. N. St. / N. Main St.
Republic, MO 65738-1014

New Construction

Family

Developer Information

Interfaith Housing and Community Services/Trinity Housing Develc
3556 S. Culpepper, Ste 4
Springfield, MO 65804-4252
Adam Horton (417) 882-1701

Unit/Rent Info

26 - 2 Bedrooms: \$365 - \$806
14 - 3 Bedrooms: \$500 - \$736

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

MHDC Loan Request

MHDC HOME \$600,000

LIHTC Request

State LIHTC Request: \$378,000
Federal LIHTC Requested: \$540,000

Metro Out-State Geographic Area

Development Information

20-064
Sinclair Estates II
West Southampton Dr. and Sinclair Road
Columbia, MO 65203

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

40 - 2 Bedrooms: \$362 - \$725

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

MHDC Loan Request

MHDC HOME \$600,000

LIHTC Request

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

Development Information

20-076
The Chadwick
2200 East Catalpa Street
Springfield, MO 65804-0000

New Construction

Family

Developer Information

The Chadwick Developer, LLC
901 E. Battlefield
Springfield, MO 65807-0000
Trevor Crist (417) 881-6623

Unit/Rent Info

12 - 1 Bedroom: \$318 - \$634
42 - 2 Bedrooms: \$382 - \$761
6 - 3 Bedrooms: \$437 - \$840

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

MHDC Loan Request

MHDC Other \$750,000

LIHTC Request

State LIHTC Request: \$553,425
Federal LIHTC Requested: \$790,607

Development Information

20-084
Scenic Meadows
SE Corner of Scenic Ave and W. Delmar St.
Springfield, MO 65802-5122

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

20 - 1 Bedroom: \$270 - \$650
40 - 2 Bedrooms: \$324 - \$750

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

LIHTC Request

State LIHTC Request: \$612,500
Federal LIHTC Requested: \$875,000

Metro Out-State Geographic Area

Development Information

20-087
Memorial Hills II
SE Corner of S MCCoy Ave and W 27th St.
Joplin, MO 64804-1513

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

54 - 2 Bedrooms: \$212 - \$685

Total Units: 54

Total Affordable Units: 48

Total Market Units: 6

MHDC Loan Request

MHDC Other

\$350,000

LIHTC Request

State LIHTC Request: \$563,500

Federal LIHTC Requested: \$805,000

Development Information

20-088
Frisco Senior Village II
South Oakland Ave. (adjacent to newly constructed phase I prc
Bolivar, MO 65613

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

16 - 1 Bedroom: \$271 - \$595

26 - 2 Bedrooms: \$320 - \$695

Total Units: 42

Total Affordable Units: 36

Total Market Units: 6

MHDC Loan Request

MHDC Other

\$275,000

LIHTC Request

State LIHTC Request: \$413,000

Federal LIHTC Requested: \$590,000

Development Information

20-094
Pioneer Lofts
502 Francis Street (Southeast corner of 5th and Francis)
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: \$181 - \$695

22 - 2 Bedrooms: \$198 - \$795

10 - 3 Bedrooms: \$194 - \$895

Total Units: 42

Total Affordable Units: 35

Total Market Units: 7

MHDC Loan Request

MHDC Fund Balance

\$750,000

LIHTC Request

State LIHTC Request: \$494,200

Federal LIHTC Requested: \$706,000

Metro Out-State Geographic Area

Development Information

20-104
Lakeview Estates
TBB Lakeview (located north of the intersection of Marigold and
Carthage, MO 64836

New Construction
Family

Developer Information

Lakeview Estates Developer, LLC
2470 S. County Lane 128
Carthage, MO 64836-7913
Doug Marshall (417) 793-0923

Unit/Rent Info

20 - 3 Bedrooms: \$550
11 - 4+ Bedrooms: \$700

Total Units: 31
Total Affordable Units: 31

MHDC Loan Request

MHDC HOME \$170,000

LIHTC Request

State LIHTC Request: \$371,000
Federal LIHTC Requested: \$530,000

Development Information

20-407
Freedom House I
107 N William Street
Columbia, MO 65201-7761

New Construction
Family

Developer Information

Mid-Missouri Barrier Free Housing for the Physically Handicapped,
107 N. William Street
Columbia, MO 65201-7761
Tracy Perotti (573) 875-6644

Unit/Rent Info

9 - 1 Bedroom: \$899
4 - 2 Bedrooms: \$1,076

Total Units: 13
Total Affordable Units: 13

MHDC Loan Request

MHDC HOME \$300,000
MHDC Other \$770,000

LIHTC Request

Federal LIHTC Requested: \$112,707
State LIHTC Request: \$112,707

Development Information

20-409
Highland Acres and Meadows
520 Airport Drive
Carthage, MO 64836

Acquisition/Rehab
Senior 62+

Developer Information

Preservation of Affordable Housing, LLC
2 Oliver Street, Suite 500
Boston, MA 02109-4937
Josh Barrett/Kevin Baptista (617) 261-9898

Unit/Rent Info

79 - 1 Bedroom: \$580 - \$599

Total Units: 79
Total Affordable Units: 79

LIHTC Request

Federal LIHTC Requested: \$380,214
State LIHTC Request: \$380,214

Metro Out-State Geographic Area

Development Information

20-410 Acquisition/Rehab
Deerfield Village
615 Airport Drive Family
Carthage, MO 64836

Unit/Rent Info

10 - 1 Bedroom: \$600
34 - 2 Bedrooms: \$695
16 - 3 Bedrooms: \$785

Total Units: 60
Total Affordable Units: 60

Developer Information

Preservation of Affordable Housing, LLC
2 Oliver Street, Suite 500
Boston, MA 02109-4937
Josh Barrett/Kevin Baptista (617) 261-9898

LIHTC Request

Federal LIHTC Requested: \$356,844
State LIHTC Request: \$356,844

Development Information

20-411 Rehabilitation
Pinnacle on the Park, LP
525 S Campbell Ave. Family
Springfield, MO 65806

Unit/Rent Info

225 - 1 Bedroom: \$452 - \$655
1 - 2 Bedrooms: \$836

Total Units: 226
Total Affordable Units: 226

Developer Information

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

LIHTC Request

State LIHTC Request: \$690,000
Federal LIHTC Requested: \$986,000