

2020 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Virtual Public Hearing Information for St. Louis Region

**November 19, 2020
6:00 PM**



St. Louis Geographic Area

Development Information

20-010
Crossroads Senior Living at Bevo Mill
4900 Gravois Avenue
St. Louis, MO 63116

New Construction
Senior 62+

Developer Information

Tower Grove Neighborhoods Community Development Corporation
2337 South Kingshighway Avenue
St. Louis, MO 63110
Sean Spencer (314) 865-5530

Unit/Rent Info

46 - 1 Bedroom: \$450 - \$750
7 - 2 Bedrooms: \$700 - \$925

Total Units: 53
Total Affordable Units: 42
Total Market Units: 11

MHDC Loan Request

MHDC HOME \$1,472,500
MHDC Other \$1,000,000

LIHTC Request

State LIHTC Request: \$385,000
Federal LIHTC Requested: \$550,000

Development Information

20-013
Preservation Square Phase IIA
1410 Hogan Street
St. Louis, MO 63106-4733

New Construction
Family

Developer Information

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

Unit/Rent Info

54 - 1 Bedroom: \$715 - \$791
65 - 2 Bedrooms: \$793 - \$900
18 - 3 Bedrooms: \$941 - \$1,000

Total Units: 137
Total Affordable Units: 77
Total Market Units: 60

MHDC Loan Request

MHDC Other \$2,984,826

LIHTC Request

State LIHTC Request: \$1,120,000
Federal LIHTC Requested: \$1,600,000

Development Information

20-015
Reserve at Spencer
NE Corner of Spencer Rd & Executive Center Pkwy
St Peters, MO 63376

New Construction
Senior 55+

Developer Information

TWG Development, LLC
333 N Pennsylvania St, Ste 100
Indianapolis, IN 46204-3360
Ryan Kelly (317) 559-7009

Unit/Rent Info

44 - 1 Bedroom: \$377 - \$750
16 - 2 Bedrooms: \$450 - \$850

Total Units: 60
Total Affordable Units: 60

MHDC Loan Request

MHDC Fund Balance \$1,000,000

LIHTC Request

State LIHTC Request: \$454,384
Federal LIHTC Requested: \$649,120

St. Louis Geographic Area

Development Information

20-018
Festus Senior Villas
approx. 110 Brandon Wallace Way
Festus, MO 63028

New Construction

Senior 55+

Unit/Rent Info

36 - 2 Bedrooms: \$475 - \$550

Total Units: 36

Total Affordable Units: 32

Total Market Units: 4

Developer Information

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

LIHTC Request

State LIHTC Request: \$350,000

Federal LIHTC Requested: \$500,000

Development Information

20-034
South Jennings Homes
5422 Hodiamont Avenue plus multiple scattered sites
Jennings, MO 63136-3417

New Construction

Family

Unit/Rent Info

30 - 3 Bedrooms: \$380 - \$735

Total Units: 30

Total Affordable Units: 30

MHDC Loan Request

MHDC Fund Balance

\$875,000

LIHTC Request

State LIHTC Request: \$336,000

Federal LIHTC Requested: \$480,000

Developer Information

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

Development Information

20-035
Hawk Ridge Senior Living
Northwest Corner of Hawk Ridge Circle and Freymuth Road
Lake St. Louis, MO 63367-1816

New Construction

Senior 62+

Unit/Rent Info

12 - 1 Bedroom: \$377 - \$596

36 - 2 Bedrooms: \$449 - \$651

Total Units: 48

Total Affordable Units: 48

Developer Information

Iceberg Development Group, LLC
7152 Eldorado Point
West Des Moines, IA 50266-9034
Chris Record (563) 355-0790

LIHTC Request

State LIHTC Request: \$506,450

Federal LIHTC Requested: \$723,500

St. Louis Geographic Area

Development Information

20-036
Queensbrooke Village Senior Living Phase 2
411 Elizabeth Drive
St. Peters, MO 63376-7380

New Construction

Senior 55+

Unit/Rent Info

12 - 1 Bedroom: \$377 - \$596
36 - 2 Bedrooms: \$449 - \$651

Total Units: 48
Total Affordable Units: 48

Developer Information

Phoenix Real Estate Services, LLC
2451 Executive Drive, Suite 203
St. Charles, MO 63303-5606
Chris Record (314) 503-5060

LIHTC Request

State LIHTC Request: \$437,850
Federal LIHTC Requested: \$625,500

Development Information

20-044
Benton Park Place
3101 South Jefferson
St. Louis, MO 63118-2411

New Construction

Senior 55+

Unit/Rent Info

29 - 1 Bedroom: \$600 - \$720
20 - 2 Bedrooms: \$700 - \$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: \$459,200
Federal LIHTC Requested: \$656,000

Development Information

20-045
Sunridge Meadows
Brandon Wallace Way
Festus, MO 63028-1361

New Construction

Senior 55+

Unit/Rent Info

24 - 1 Bedroom: \$361 - \$725
36 - 2 Bedrooms: \$431 - \$775

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

Developer Information

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

LIHTC Request

State LIHTC Request: \$590,100
Federal LIHTC Requested: \$843,000

St. Louis Geographic Area

Development Information

20-048 Acquisition/Rehab
Normandie Hall
2794 Normandy Drive Senior 62+
Bel-Nor, MO 63121-4705

Developer Information

ND Consulting Group, LLC
1425 S. 18th Street
Saint Louis, MO 63104-2501
Eric McMahon (314) 609-9180

Unit/Rent Info

4 - Studio: \$550
18 - 1 Bedroom: \$625
31 - 2 Bedrooms: \$725 - \$900

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

MHDC Loan Request

MHDC HOME \$600,000

LIHTC Request

State LIHTC Request: \$536,200
Federal LIHTC Requested: \$766,000

Development Information

20-050 New Construction
Alumnus Gardens
4409-47 St. Louis Avenue Family
St. Louis, MO 63115-2610

Developer Information

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

Unit/Rent Info

47 - 1 Bedroom: \$380 - \$658
13 - 2 Bedrooms: \$456 - \$768

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

LIHTC Request

State LIHTC Request: \$559,930
Federal LIHTC Requested: \$799,900

Development Information

20-056 New Construction
Diamond Senior Apartments of University City
1301 Partridge Ave. Senior 62+
University City, MO 00000

Developer Information

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

Unit/Rent Info

36 - 1 Bedroom: \$315 - \$825
24 - 2 Bedrooms: \$385 - \$1,025

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

MHDC Loan Request

MHDC Fund Balance \$2,000,000
MHDC HOME \$400,000

LIHTC Request

State LIHTC Request: \$468,300
Federal LIHTC Requested: \$669,000

St. Louis Geographic Area

Development Information

20-063
Meadowood Estates II
TR Hughes Boulevard and Meadowland Estates Lane
O'Fallon, MO 63366

New Construction
Senior 55+

Unit/Rent Info

18 - 1 Bedroom: \$330 - \$710
36 - 2 Bedrooms: \$384 - \$825

Total Units: 54
Total Affordable Units: 45
Total Market Units: 9

Developer Information

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

LIHTC Request

State LIHTC Request: \$559,650
Federal LIHTC Requested: \$799,500

Development Information

20-066
Baden School Apartments
8724 Halls Ferry Rd (1100 Veronica Ave)
St. Louis, MO 63147

Acquisition/Rehab
Family

Unit/Rent Info

17 - 1 Bedroom: \$441 - \$600
22 - 2 Bedrooms: \$517 - \$785
11 - 3 Bedrooms: \$683 - \$900

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

MHDC Loan Request

MHDC CHDO	\$700,000
MHDC Participation	\$1,200,000

Developer Information

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

LIHTC Request

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

Development Information

20-067
Fairview Village II
2100 Switzer
Jennings, MO 63136

Rehabilitation
Senior 62+

Unit/Rent Info

31 - 1 Bedroom: \$368 - \$660
3 - 2 Bedrooms: \$455 - \$745

Total Units: 34
Total Affordable Units: 28
Total Market Units: 6

Developer Information

Rise Community Development
1627 Washington Avenue
Saint Louis, MO 63103-1830
Mark Stroker (314) 333-7005

LIHTC Request

State LIHTC Request: \$402,500
Federal LIHTC Requested: \$575,000

St. Louis Geographic Area

Development Information

20-068
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

12 - 1 Bedroom: \$400 - \$535
12 - 2 Bedrooms: \$550 - \$725
28 - 3 Bedrooms: \$650 - \$860
4 - 4+ Bedrooms: \$875 - \$935

Total Units: 56

Total Affordable Units: 56

MHDC Loan Request

MHDC Participation \$2,200,000

LIHTC Request

State LIHTC Request: \$402,500
Federal LIHTC Requested: \$575,000

Development Information

20-075
Scott Manor II Senior Apartments
2111 Chambers Road
St. Louis, MO 63136-4309

New Construction
Senior 55+

Developer Information

Scott Manor II Developer LLC
7717 Natural Bridge Road
Saint Louis, MO 63121-4913
Bishop Cavin Scott (314) 382-7653

Unit/Rent Info

14 - 1 Bedroom: \$373 - \$651
36 - 2 Bedrooms: \$455 - \$788

Total Units: 50

Total Affordable Units: 45

Total Market Units: 5

MHDC Loan Request

MHDC Other \$817,250

LIHTC Request

State LIHTC Request: \$482,999
Federal LIHTC Requested: \$689,999

Development Information

20-079
Francies Place
3600 S. Jefferson (plus 4336-4340 Choteau and 3851-3853 St
St. Louis, MO 63118-3926

Acquisition/Rehab
Family

Developer Information

Gateway Housing First, Inc.
1425 S. 18th Street
St. Louis, MO 63104-2501
Cynthia Duffe (314) 609-2915

Unit/Rent Info

15 - Studio: \$250 - \$1,157
8 - 2 Bedrooms: \$1,404

Total Units: 23

Total Affordable Units: 23

MHDC Loan Request

MHDC Fund Balance \$1,250,000
MHDC HOME \$450,000
MHDC Other \$450,000

Federal LIHTC Requested: \$0

St. Louis Geographic Area

Development Information

20-081
Riverbend Estates III
High St.
Washington, MO 63090-4336

New Construction
Senior 55+

Unit/Rent Info

16 - 1 Bedroom: \$367 - \$610
32 - 2 Bedrooms: \$432 - \$695

Total Units: 48
Total Affordable Units: 40
Total Market Units: 8

Developer Information

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

LIHTC Request

State LIHTC Request: \$542,500
Federal LIHTC Requested: \$775,000

Development Information

20-083
Elm Ridge Senior Apartments
3746 Dunn Road
Hazelwood, MO 63042-1204

New Construction
Senior 55+

Unit/Rent Info

14 - 1 Bedroom: \$373 - \$651
36 - 2 Bedrooms: \$455 - \$788

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

MHDC Loan Request

MHDC Other \$750,000

Developer Information

Elm Ridge Developer LLC
7717 Natural Bridge Road
Saint Louis, MO 63121-4913
Marvin Steele (314) 382-7653

LIHTC Request

State LIHTC Request: \$482,999
Federal LIHTC Requested: \$689,999

Development Information

20-093
Village at Delmar Place Phase II
5515 Cates Ave plus multiple scattered sites
St.Louis, MO 63112

New Construction
Family

Unit/Rent Info

1 - 1 Bedroom: \$600
22 - 2 Bedrooms: \$428 - \$725
16 - 3 Bedrooms: \$476 - \$800
7 - 4+ Bedrooms: \$509 - \$860

Total Units: 46
Total Affordable Units: 46

MHDC Loan Request

MHDC Select \$500,000

Developer Information

Village at Delmar Developer 2, LLC
5621 Delmar Ave, Suite 104
St. Louis, MO 63112
Yaphett El-Amin (314) 268-2425

LIHTC Request

State LIHTC Request: \$503,300
Federal LIHTC Requested: \$719,000

St. Louis Geographic Area

Development Information

20-097
The Residences at Jennings Place IV
Middle River Road
Jennings, MO 63136-5103

New Construction
Senior 55+

Unit/Rent Info

20 - 1 Bedroom: \$317 - \$625
34 - 2 Bedrooms: \$362 - \$725

Total Units: 54
Total Affordable Units: 45
Total Market Units: 9

Developer Information

RR Jennings Developer, L.L.C.
1530 South 2nd St.
St. Louis, MO 63104-4504
Stacy Hastie (314) 341-0900

LIHTC Request

State LIHTC Request: \$596,400
Federal LIHTC Requested: \$852,000

Development Information

20-098
Vandeventer Place II
Northwest Corner of the Intersection of Evans Ave. & Pendleto
St. Louis, MO 63113-2744

New Construction
Senior 55+

Unit/Rent Info

12 - 1 Bedroom: \$317 - \$640
30 - 2 Bedrooms: \$362 - \$735

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

Developer Information

RR Jennings Developer, L.L.C.
1530 South 2nd St.
St. Louis, MO 63104-4504
Stacy Hastie (314) 341-0900

LIHTC Request

State LIHTC Request: \$528,500
Federal LIHTC Requested: \$755,000

Development Information

20-101
Arbor Hill Apartments
145 Apple Avenue
Maryland Heights, MO 63043

New Construction
Family

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

Housing Authority of St. Louis County
8865 Natural Bridge Road
St. Louis, MO 63121-3933
Tim McDermott (314) 227-3114

LIHTC Request

State LIHTC Request: \$528,500
Federal LIHTC Requested: \$755,000

St. Louis Geographic Area

Development Information

20-105
Lincoln Square
6815 Robbins Avenue
Pagedale, MO 63133-1509

New Construction

Family

Developer Information

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

Unit/Rent Info

24 - 2 Bedrooms: \$450 - \$600
16 - 3 Bedrooms: \$500 - \$700

Total Units: 40
Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance \$1,130,000

LIHTC Request

State LIHTC Request: \$415,000
Federal LIHTC Requested: \$595,000

Development Information

20-401
Park Place Apartments
4399 Forest Park Boulevard
St. Louis, MO 63108

Acquisition/Rehab

Senior 62+

Developer Information

Park Place Senior Housing Developer, LLC
c/o Related Affordable, 30 Hudson Yards, 72nd Floor
New York, NY 10001
Zack Simmons (212) 801-3738

Unit/Rent Info

242 - 1 Bedroom: \$1,295

Total Units: 242
Total Affordable Units: 242

LIHTC Request

State LIHTC Request: \$700,000
Federal LIHTC Requested: \$1,792,640

Development Information

20-402
Winter Garden Apartments
5708 Kingsbury Place
St. Louis, MO 63112

Acquisition/Rehab

Senior 62+

Developer Information

Winter Garden Senior Housing Developer, LLC
c/o Related Affordable, 30 Hudson Yards, 72nd Floor
New York, NY 10001
Zack Simmons (212) 801-3738

Unit/Rent Info

94 - 1 Bedroom: \$940
18 - 2 Bedrooms: \$1,275

Total Units: 112
Total Affordable Units: 112

LIHTC Request

Federal LIHTC Requested: \$655,868
State LIHTC Request: \$655,868

St. Louis Geographic Area

Development Information

20-406
City Place Tower Apartments
200 N 4th Street
St. Louis, MO 63103-1902

Acquisition/Rehab

Family

Unit/Rent Info

36 - Studio: \$650 - \$695
42 - 1 Bedroom: \$750 - \$765
18 - 2 Bedrooms: \$950

Total Units: 96
Total Affordable Units: 96

Developer Information

ABC-Merit Partners LLC
8519 Rapley Preserve Circle
Potomac, MD 20854-5475
Alan Michaels (301) 802-1250

LIHTC Request

Federal LIHTC Requested: \$427,600
State LIHTC Request: \$427,600

Development Information

20-408
Covenant Place III
#6 Millstone Campus Drive
St. Louis, MO 63146-5775

Acquisition/Rehab

Senior 62+

Unit/Rent Info

155 - 1 Bedroom: \$750 - \$1,015

Total Units: 155
Total Affordable Units: 155

MHDC Loan Request

MHDC HOME	\$50,000
MHDC Other	\$365,000

Developer Information

Community Housing Management Corp.
#8 Millstone Campus Drive, Suite 2000
St. Louis, MO 63146-5766
Joan Denison (314) 432-1610

LIHTC Request

State LIHTC Request: \$613,000
Federal LIHTC Requested: \$875,704

Development Information

20-413
Etzel Place VI Apartments
5869 Etzel Avenue
St. Louis, MO 63112

New + Acquisition/Rehab

Family

Unit/Rent Info

38 - 2 Bedrooms: \$456 - \$655
43 - 3 Bedrooms: \$503 - \$730
6 - 4+ Bedrooms: \$545 - \$972
1 - 4+ Bedrooms: \$1,122

Total Units: 88
Total Affordable Units: 88

MHDC Loan Request

MHDC HOME	\$1,050,000
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Developer Information

K-M Housing, LLC
10143 Paget Drive
St. Louis, MO 63132
Greg Vatterott Jr (314) 427-4000

LIHTC Request

State LIHTC Request: \$326,250
Federal LIHTC Requested: \$435,000

St. Louis Geographic Area

Development Information

20-416 Acquisition/Rehab
Northside Heights
5500 Natural Bridge Ave plus multiple scattered sites Family
St. Louis, MO 63120-1627

Unit/Rent Info

13 - 1 Bedroom: \$495 - \$515
38 - 2 Bedrooms: \$560 - \$675
14 - 3 Bedrooms: \$750 - \$800

Total Units: 65

Total Affordable Units: 65

MHDC Loan Request

MHDC CHDO \$300,000
MHDC Fund Balance \$700,000

Developer Information

Northside Community Housing, Inc
4067 Lincoln Ave
St. Louis, MO 63113-3221
Michael Burns (314) 531-0310

LIHTC Request

Federal LIHTC Requested: \$334,137
State LIHTC Request: \$334,137

Development Information

20-420 Acquisition/Rehab
Standard Stamping Company
20000-2020 N. Broadway Blvd. / 2001 N. 2nd Street Family
Saint Louis, MO 63102

Unit/Rent Info

11 - Studio: \$600 - \$696
129 - 1 Bedroom: \$705 - \$1,035
6 - 2 Bedrooms: \$1,016 - \$1,260

Total Units: 146

Total Affordable Units: 125

Total Market Units: 21

Developer Information

Blackline LLC
2217 Locust St., 1st Floor
Saint Louis, MO 63103
Michael Schwartz (314) 391-8900

LIHTC Request

State LIHTC Request: \$835,000
Federal LIHTC Requested: \$1,069,943

Development Information

20-421 Acquisition/Rehab
Banneker School Apartments
2840 Samuel Shepard Family
St. Louis, MO 63103-1302

Unit/Rent Info

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

Total Units: 41

Total Affordable Units: 41

Developer Information

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

LIHTC Request

Federal LIHTC Requested: \$421,981
State LIHTC Request: \$421,981