

2017 Round 1

9% TAX CREDIT APPLICATIONS & MHDC PERMANENT FINANCING



Kansas City Region

Development Information

17-003 North Creek Estates
801 W. Jones Street
Independence, MO 64050
Senior 62+

New Construction

Unit/Rent Info

50 - 2 Bedrooms: \$341 - \$600

Total Units: 50

Total Affordable Units: 50

MHDC Loan Request

MHDC Fund Balance

\$799,000

Developer Information

MACO Development Company, L.L.C.
111 N Main Street
Clarkton, MO 63837-0068
J. Jason Maddox (573) 448-3000

LIHTC Request

Federal LIHTC Requested: \$650,000

State LIHTC Request: \$650,000

Development Information

17-006 Grandview Gardens Senior Apartments
Approximately - 6300 E 125th St
Grandview, MO 64030-1884
Senior 55+

New Construction

Unit/Rent Info

12 - 1 Bedroom: \$495 - \$545

36 - 2 Bedrooms: \$575 - \$615

Total Units: 48

Total Affordable Units: 48

Developer Information

Martin Rucker Development LLC and North Star Housing LLC
31711 E Pink Hill Road
Grain Valley, MO 64029-9298
Lela Gruebel (816) 612-5191

LIHTC Request

Federal LIHTC Requested: \$582,000

State LIHTC Request: \$582,000

Development Information

17-016 Platte Purchase Estates
Prairie View Road (final address to be determined)
Platte City, MO 64079-0000
Senior 55+

New Construction

Unit/Rent Info

40 - 2 Bedrooms: \$475

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC HOME

\$700,000

Developer Information

Midcontinent Equity Holdings, LLC
P.O. Box 248
Stockton, MO 65785-0248
J. Bryan Jones (417) 276-5404

LIHTC Request

Federal LIHTC Requested: \$450,000

State LIHTC Request: \$450,000

Kansas City Region

Development Information

17-017 The Villas of Smithville
S. Commercial Avenue (final address to be determined)
Smithville, MO 64089-0000
Senior 55+

New Construction

Unit/Rent Info

34 - 2 Bedrooms: \$455
Total Units: 34
Total Affordable Units: 34

MHDC Loan Request

MHDC HOME

\$700,000

Developer Information

Midcontinent Equity Holdings, LLC
P.O. Box 248
Stockton, MO 65785-0248
J. Bryan Jones (417) 276-5404

LIHTC Request

Federal LIHTC Requested: \$382,500
State LIHTC Request: \$382,500

Development Information

17-018 Alhaven Kansas City
3112 Harrison Street
Kansas City, MO 64109-0000
Family

New Construction

Unit/Rent Info

12 - Studio: \$439
27 - 1 Bedroom: \$585 - \$640
11 - 2 Bedrooms: \$650 - \$784
Total Units: 50
Total Affordable Units: 50

MHDC Loan Request

MHDC HOME

\$700,000

Developer Information

Alhaven Developers, LLC
305 W. Commercial Street
Springfield, MO 65803-2667
Stacy Jurado (417) 720-1577

LIHTC Request

Federal LIHTC Requested: \$610,000
State LIHTC Request: \$610,000

Development Information

17-030 Emanuel Cleaver II Senior Living Community
7620 E. 79th Street
Kansas City, MO 64138-1134
Senior 55+

New Construction

Unit/Rent Info

4 - 1 Bedroom: \$500
56 - 2 Bedrooms: \$650 - \$850
Total Units: 60
Total Affordable Units: 48
Total Market Units: 12

MHDC Loan Request

MHDC HOME

\$250,000

MHDC Participation

\$2,200,000

Developer Information

Dalmark Development Group, LLC
3540 NE Ralph Powell Road
Lee's Summit, MO 64064-2360
Jim Nichols (816) 861-4070

LIHTC Request

Federal LIHTC Requested: \$554,900
State LIHTC Request: \$554,900

Kansas City Region

Development Information

17-032 Oak Park Housing
4307 Askew Ave plus multiple scattered sites
Kansas City, MO 64130
Family

New Construction

Unit/Rent Info

20 - 3 Bedrooms: \$300 - \$700

Total Units: 20

Total Affordable Units: 20

MHDC Loan Request

MHDC HOME

\$800,000

Developer Information

Catholic Charities of Kansas City - St Joseph
850 Main Street
Kansas City, MO 64105-1704
Deacon Dan Powers (816) 221-4377

LIHTC Request

Federal LIHTC Requested: \$265,000

State LIHTC Request: \$265,000

Development Information

17-037 Ivanhoe Gateway at 39th - Horace Mann
2008 E 39th Street
Kansas City, MO 64109
Senior 55+

New Construction

Unit/Rent Info

40 - 2 Bedrooms: \$475 - \$560

Total Units: 40

Total Affordable Units: 34

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$750,000

Developer Information

Ivanhoe Neighborhood Council
3700 Woodland Avenue
Kansas City, MO 64109
Margaret May (816) 921-6611

LIHTC Request

Federal LIHTC Requested: \$525,000

State LIHTC Request: \$525,000

Development Information

17-038 New Life Villas
12404 Byars Road
Grandview, MO 64030-1415
Senior 55+

New Construction

Unit/Rent Info

40 - 2 Bedrooms: \$460 - \$530

Total Units: 40

Total Affordable Units: 35

Total Market Units: 5

Developer Information

New Life Community Development Corporation
12401 Byars Road
Grandview, MO 64030
Rick Bell (816) 966-8989

LIHTC Request

Federal LIHTC Requested: \$508,000

State LIHTC Request: \$508,000

Kansas City Region

Development Information

17-051 Diamond Senior Apartments of Raytown
200ft. east of Blue Ridge Cutoff & 55th St. on 55th St.
Raytown, MO 64133
Senior 55+

New Construction

Developer Information

3 Diamond Development, LLC
6677 N. Lincoln Ave, Suite 400
Lincolnwood, IL 60712
Ben Porush (773) 507-6856

Unit/Rent Info

60 - 2 Bedrooms: \$434 - \$600

Total Units: 60

Total Affordable Units: 48

Total Market Units: 12

MHDC Loan Request

MHDC Fund Balance

\$1,000,000

LIHTC Request

Federal LIHTC Requested: \$700,000

State LIHTC Request: \$700,000

Development Information

17-067 Woodbridge Apartments
3443 Wyoming Street
Kansas City, MO 64111-3716
Family

Acquisition/Rehab

Developer Information

Skyline, LLC
7000 Orkney Parkway
Bethesda, MD 20817-4916
Robert S. Salomon III (301) 455-8617

Unit/Rent Info

24 - 1 Bedroom: \$600

51 - 2 Bedrooms: \$675 - \$725

40 - 3 Bedrooms: \$805 - \$900

Total Units: 115

Total Affordable Units: 115

MHDC Loan Request

MHDC HOME

\$375,000

MHDC Other

\$375,000

LIHTC Request

Federal LIHTC Requested: \$577,000

State LIHTC Request: \$577,000

Development Information

17-074 Springdale Manor
SE Grace Circle & SE AA Hwy
Blue Springs, MO 64014
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

16 - 1 Bedroom: \$321 - \$600

30 - 2 Bedrooms: \$367 - \$715

Total Units: 46

Total Affordable Units: 41

Total Market Units: 5

LIHTC Request

Federal LIHTC Requested: \$558,000

State LIHTC Request: \$558,000

Kansas City Region

Development Information

17-079 Sterling Creek Apartments
3302 South Sterling
Independence, MO 64052
Family

Rehabilitation

Unit/Rent Info

24 - 2 Bedrooms: \$505
24 - 3 Bedrooms: \$0 - \$595

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

Developer Information

Phillips Development Corporation dba PDC Companies
1501 N University, Ste 740
Little Rock, AR 72207
Elizabeth S Small (501) 666-9629

LIHTC Request

Federal LIHTC Requested: \$465,600
State LIHTC Request: \$465,600

Development Information

17-085 Brookside Senior Residences at Rockhill Greens Phase II
6710 Troost Avenue
Kansas City, MO 64131-1600
Senior 55+

New Construction

Unit/Rent Info

31 - 1 Bedroom: \$410 - \$600
15 - 2 Bedrooms: \$490 - \$800

Total Units: 46
Total Affordable Units: 39
Total Market Units: 7

MHDC Loan Request

MHDC Participation

\$400,000

Developer Information

Flint Hills Development Group, LLC or affiliate to be formed single-
1408 W. 12th Street
Kansas City, MO 64101-1305
Tony Krsnich (913) 904-6747

LIHTC Request

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

Development Information

17-091 Blenheim School Apartments
2411 East 70th Terrace
Kansas City, MO 64132
Senior 55+

Rehabilitation

Unit/Rent Info

1 - Studio: \$415
36 - 1 Bedroom: \$485 - \$560
15 - 2 Bedrooms: \$550 - \$635

Total Units: 52
Total Affordable Units: 52

Developer Information

Sunflower Development Group, LLC
1520 Grand Boulevard, Floor 2
Kansas City, MO 64108
Jason Swords (816) 581-3992

LIHTC Request

Federal LIHTC Requested: \$495,550
State LIHTC Request: \$495,550

Kansas City Region

Development Information

17-092 PARK PLACE APARTMENTS
5151 RAYTOWN ROAD
KANSAS CITY, MO 64133-2141
Family

Acquisition/Rehab

Developer Information

Hart Development Group, LLC
3924 Sequoia Street
Lee's Summit, MO 64064-1575
Donna Lilley (816) 875-8000

Unit/Rent Info

MHDC Loan Request

LIHTC Request

3 - 1 Bedroom: \$409 - \$485
42 - 2 Bedrooms: \$472 - \$570
8 - 3 Bedrooms: \$518 - \$640
2 - 4+ Bedrooms: \$633

MHDC Fund Balance

\$490,000

Federal LIHTC Requested: \$599,900
State LIHTC Request: \$599,900

Total Units: 55
Total Affordable Units: 55

Development Information

17-093 Cass Pointe
501-599 W. Markey Rd.
Belton, MO 64012-3242
Family

New Construction

Developer Information

Compass Health, Inc.
1800 Community Drive
Clinton, MO 64735-8804
Tim Swinfard (660) 890-8050

Unit/Rent Info

MHDC Loan Request

LIHTC Request

8 - 1 Bedroom: \$550
24 - 2 Bedrooms: \$650
4 - 3 Bedrooms: \$750

MHDC HOME

\$430,000

Federal LIHTC Requested: \$397,500
State LIHTC Request: \$397,500

Total Units: 36
Total Affordable Units: 36

Development Information

17-100 Hope Gardens
3218 Michigan Avenue
Kansas City, MO 64109-3104
Family

New Construction

Developer Information

Hope House, Inc.
P.O. Box 577
Lee's Summit, MO 64063
Mary Anne Matheny (816) 461-4188

Unit/Rent Info

MHDC Loan Request

LIHTC Request

11 - 1 Bedroom: \$575
9 - 2 Bedrooms: \$675
7 - 3 Bedrooms: \$830
3 - 4+ Bedrooms: \$960

MHDC Other

\$585,000

Federal LIHTC Requested: \$368,000
State LIHTC Request: \$368,000

Total Units: 30
Total Affordable Units: 30

Kansas City Region

Development Information

17-103 Oakwood Estates
SE 7th St. West of Salem Road
Oak Grove, MO 64075-9379
Family

New Construction

Unit/Rent Info

34 - 2 Bedrooms: \$355 - \$625

14 - 3 Bedrooms: \$395 - \$695

Total Units: 48

Total Affordable Units: 30

Total Market Units: 18

MHDC Loan Request

MHDC Fund Balance

\$1,100,000

Developer Information

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

LIHTC Request

Federal LIHTC Requested: \$595,000

State LIHTC Request: \$595,000

Development Information

17-110 Excelsior Springs Family Housing
701 Tiger Drive
Excelsior Springs, MO 64024
Family

New Construction

Unit/Rent Info

12 - 2 Bedrooms: \$250 - \$550

24 - 3 Bedrooms: \$300 - \$675

Total Units: 36

Total Affordable Units: 36

MHDC Loan Request

MHDC Fund Balance

\$790,000

Developer Information

Tri-County Foundation
3100 NE 83rd Street, Suite 1001
Kansas City, MO 64119-4400
Tom Petrizzo (816) 877-0468

LIHTC Request

Federal LIHTC Requested: \$408,000

State LIHTC Request: \$408,000

Development Information

17-112 Resurrection Village
3015 Cleveland Avenue
Kansas City, MO 64128
Family

New Construction

Unit/Rent Info

24 - 3 Bedrooms: \$625

Total Units: 24

Total Affordable Units: 24

MHDC Loan Request

MHDC Fund Balance

\$350,000

Developer Information

Urban Success Development, Inc.
3001 Cleveland Avenue
Kansas City, MO 64128
Kenneth D Ferguson (816) 348-3935

LIHTC Request

Federal LIHTC Requested: \$346,000

State LIHTC Request: \$346,000

Kansas City Region

Development Information

17-114 Pendleton ArtsBlock
2300 Independence Avenue
Kansas City, MO 64124
Family

New Construction

Unit/Rent Info

6 - Studio: \$375 - \$425
21 - 1 Bedroom: \$520 - \$625
11 - 2 Bedrooms: \$620 - \$725

Total Units: 38
Total Affordable Units: 24
Total Market Units: 14

Developer Information

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

LIHTC Request

Federal LIHTC Requested: \$480,000
State LIHTC Request: \$480,000

Development Information

17-115 Maple Corners
4822 N. Randolph Road
Kansas City, MO 64119
Family

New Construction

Unit/Rent Info

40 - 2 Bedrooms: \$625 - \$795
42 - 3 Bedrooms: \$725 - \$895
4 - 4+ Bedrooms: \$925
4 - 4+ Bedrooms: \$1,025

Total Units: 90
Total Affordable Units: 54
Total Market Units: 36

MHDC Loan Request

MHDC HOME \$300,000

Developer Information

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

LIHTC Request

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

Out-State Region

Development Information

17-002 Timber Ridge Estates
825 Lanton Road
West Plains, MO 65775
Senior 55+

New Construction

Unit/Rent Info

10 - 1 Bedroom: \$214 - \$440
36 - 2 Bedrooms: \$256 - \$520

Total Units: 46
Total Affordable Units: 46

Developer Information

MACO Development Company, L.L.C.
111 N Main Street
Clarkton, MO 63837-0068
J. Jason Maddox (573) 448-3000

LIHTC Request

Federal LIHTC Requested: \$517,280
State LIHTC Request: \$517,280

Development Information

17-004 Creekside Apartments
101 Creekside Drive
Bowling Green, MO 63334-1534
Family

New + Acquisition/Rehab

Unit/Rent Info

16 - 2 Bedrooms: \$425 - \$490
24 - 3 Bedrooms: \$500 - \$575

Total Units: 40
Total Affordable Units: 28
Total Market Units: 12

Developer Information

North East Community Action Corporation (NECAC)
16 North Court Street
Bowling Green, MO 63334-1534
Donald D. Patrick (573) 324-6622

LIHTC Request

Federal LIHTC Requested: \$488,000
State LIHTC Request: \$488,000

Development Information

17-005 Tower Village, LP
623 Tower Rd
Lebanon, MO 65536-9242
Senior 55+

New Construction

Unit/Rent Info

6 - 1 Bedroom: \$425
30 - 2 Bedrooms: \$434 - \$505

Total Units: 36
Total Affordable Units: 36

MHDC Loan Request

MHDC Fund Balance \$175,000

Developer Information

O'Reilly Development Co., LLC
5051 S. National Ave., Ste 7-B
Springfield, MO 65810-2884
Patrick E O'Reilly (417) 893-6006

LIHTC Request

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

Out-State Region

Development Information

17-009 The Greens at Branson Hills III
1701 Branson Hills Parkway
Branson, MO, MO 65616
Senior 55+

New Construction

Unit/Rent Info

40 - 2 Bedrooms: \$515 - \$615

Total Units: 40

Total Affordable Units: 32

Total Market Units: 8

MHDC Loan Request

MHDC Participation

\$560,000

Developer Information

Country Ridge Development Company, LLC
153 Payne Stewart Drive
Branson, MO 65616
Santo M. Catanese (417) 332-3400

LIHTC Request

Federal LIHTC Requested: \$461,800

State LIHTC Request: \$461,800

Development Information

17-010 Pioneer House Apartments
326 Broadway
Lexington, MO 64067
Senior 55+

Acquisition/Rehab

Unit/Rent Info

47 - 1 Bedroom: \$597

Total Units: 47

Total Affordable Units: 47

MHDC Loan Request

MHDC Participation

\$560,000

Developer Information

Investment Resources Corporation
7701 E. Kellogg #820
Wichita, KS 67207
Santo M. Catanese (316) 652-0616

LIHTC Request

Federal LIHTC Requested: \$346,350

State LIHTC Request: \$346,350

Development Information

17-011 Villas at Myers Park
Garrison Ave., Myers Park
Carthage, MO 64836
Senior 55+

New Construction

Unit/Rent Info

36 - 2 Bedrooms: \$300 - \$595

Total Units: 36

Total Affordable Units: 32

Total Market Units: 4

MHDC Loan Request

MHDC HOME

\$195,000

Developer Information

MBL Development Co.
9201 Ward Parkway, Ste. 310
Kansas City, MO 64114
D. Kim Lingle (816) 569-6420

LIHTC Request

Federal LIHTC Requested: \$424,000

State LIHTC Request: \$424,000

Out-State Region

Development Information

17-012 Villas of Lakewood
Commerce Dr.
Nevada, MO 64772
Family

New Construction

Developer Information

MBL Development Co.
9201 Ward Parkway, Ste. 310
Kansas City, MO 64114
D. Kim Lingle (816) 569-6420

Unit/Rent Info

MHDC Loan Request

LIHTC Request

30 - 2 Bedrooms: \$300 - \$510
6 - 3 Bedrooms: \$490 - \$560

MHDC HOME

\$195,000

Federal LIHTC Requested: \$443,000
State LIHTC Request: \$443,000

Total Units: 36
Total Affordable Units: 31
Total Market Units: 5

Development Information

17-013 Villas of Green Hills
2660 Washington
Chillicothe, MO 64601
Senior 55+

New Construction

Developer Information

MBL Development Co.
9201 Ward Parkway, Ste. 310
Kansas City, MO 64114
D. Kim Lingle (816) 569-6420

Unit/Rent Info

MHDC Loan Request

LIHTC Request

40 - 2 Bedrooms: \$460

MHDC HOME

\$195,000

Federal LIHTC Requested: \$538,000
State LIHTC Request: \$538,000

Total Units: 40
Total Affordable Units: 40

Development Information

17-014 McCanse Place of Mt. Vernon
to be determined
Mt. Vernon, MO 65712-0000
Family

New Construction

Developer Information

Midcontinent Equity Holdings, LLC
P.O. Box 248
Stockton, MO 65785-0248
J. Bryan Jones (417) 276-5404

Unit/Rent Info

MHDC Loan Request

LIHTC Request

32 - 2 Bedrooms: \$425
16 - 3 Bedrooms: \$475

MHDC HOME

\$970,000

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

Total Units: 48
Total Affordable Units: 48

Out-State Region

Development Information

17-015 Cassville Heights Apartments, Phase II
101 Cassville Heights Road
Cassville, MO 65625-0000
Family

New Construction

Developer Information

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

Unit/Rent Info

MHDC Loan Request

LIHTC Request

20 - 2 Bedrooms: \$430

12 - 3 Bedrooms: \$495

MHDC HOME

\$700,000

Federal LIHTC Requested: \$331,000

State LIHTC Request: \$331,000

Total Units: 32

Total Affordable Units: 32

Development Information

17-019 Talia Kimberling City
13192 State Hwy 13
Kimberling City, MO 65686-9897
Family

New Construction

Developer Information

Vecino Group, LLC
305 W Commercial Street
Springfield, MO 65803-2667
Stacy Jurado (417) 720-1577

Unit/Rent Info

MHDC Loan Request

LIHTC Request

38 - 1 Bedroom: \$233 - \$515

16 - 2 Bedrooms: \$492 - \$676

MHDC Other

\$500,000

Federal LIHTC Requested: \$557,000

State LIHTC Request: \$557,000

Total Units: 54

Total Affordable Units: 50

Total Market Units: 4

Development Information

17-020 Plymouth Landing
1517 E. Cleveland St.
Monett, MO 65708
Family

New Construction

Developer Information

Affordable Homes Development, Inc.
2659 E. Normandy St., Suite 100
Springfield, MO 65804
Rose Marie Carmichael (417) 865-3321

Unit/Rent Info

MHDC Loan Request

LIHTC Request

4 - 1 Bedroom: \$365 - \$465

24 - 2 Bedrooms: \$283 - \$550

11 - 3 Bedrooms: \$321 - \$620

MHDC Fund Balance

\$255,000

Federal LIHTC Requested: \$499,500

State LIHTC Request: \$499,500

Total Units: 39

Total Affordable Units: 25

Total Market Units: 14

Out-State Region

Development Information

17-021 Nicholas Court
1300 W. Snyder Blvd
Nixa, MO 65714
Family

New Construction

Developer Information

Affordable Homes Development, Inc.
2659 E. Normandy St., Suite 100
Springfield, MO 65804
Rose Marie Carmichael (417) 865-3321

Unit/Rent Info

MHDC Loan Request

LIHTC Request

4 - 1 Bedroom: \$246 - \$485
24 - 2 Bedrooms: \$290 - \$550
11 - 3 Bedrooms: \$560 - \$640

MHDC Fund Balance

\$385,000

Federal LIHTC Requested: \$499,500
State LIHTC Request: \$499,500

Total Units: 39
Total Affordable Units: 25
Total Market Units: 14

Development Information

17-022 Maple Leaf Park
21 lots along Rebekah Street, Caroline Place, and Caroline Drive
Carthage, MO 64836
Family

New Construction

Developer Information

Affordable Homes Development, Inc.
2659 E. Normandy St., Suite 100
Springfield, MO 65804
Rose Marie Carmichael (417) 865-3321

Unit/Rent Info

MHDC Loan Request

LIHTC Request

24 - 2 Bedrooms: \$254 - \$510
18 - 3 Bedrooms: \$288 - \$600

MHDC Fund Balance

\$470,000

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

Total Units: 42
Total Affordable Units: 27
Total Market Units: 15

Development Information

17-023 Country Club Senior Apartments
Walton Drive
Jackson, MO 63755-3709
Senior 55+

New Construction

Developer Information

RCH Development, INC.
2201 Walton Dr.
Jackson, Mo 63755-3709
Chad Hartle (573) 243-1463

Unit/Rent Info

MHDC Loan Request

LIHTC Request

45 - 2 Bedrooms: \$415 - \$535

MHDC Fund Balance

\$355,000

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

Total Units: 45
Total Affordable Units: 39
Total Market Units: 6

Out-State Region

Development Information

17-026 Carl Junction Estates II
Monroe Circle and Sophia Lane
Carl Junction, MO 64834-0000
Family

New Construction

Developer Information

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

Unit/Rent Info

28 - 3 Bedrooms: \$430 - \$545

2 - 4+ Bedrooms: \$550 - \$625

Total Units: 30

Total Affordable Units: 24

Total Market Units: 6

LIHTC Request

Federal LIHTC Requested: \$453,500

State LIHTC Request: \$453,500

Development Information

17-027 Garden Estates of Webb City
1739 Redwood Drive, (approximate until City assigns address)
Webb City, MO 64870-0000
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

14 - 1 Bedroom: \$204 - \$370

36 - 2 Bedrooms: \$241 - \$485

Total Units: 50

Total Affordable Units: 50

MHDC Loan Request

MHDC Other

\$150,000

LIHTC Request

Federal LIHTC Requested: \$557,000

State LIHTC Request: \$557,000

Development Information

17-029 Timber Creek Estates II
Lot 2 Timber Creek Estates Subdivision
Lebanon, MO 65536
Family

New Construction

Developer Information

MOCAP Development LLC
PO Box 104960
Jefferson City, MO 65110
Charles Pierce (573) 635-2255

Unit/Rent Info

26 - 2 Bedrooms: \$500 - \$575

4 - 3 Bedrooms: \$535 - \$585

Total Units: 30

Total Affordable Units: 24

Total Market Units: 6

MHDC Loan Request

MHDC Fund Balance

\$950,000

LIHTC Request

Federal LIHTC Requested: \$300,000

State LIHTC Request: \$300,000

Out-State Region

Development Information

17-031 Poplar Bluff Villas
2311 Eugene Boulevard
Poplar Bluff, MO 63901
Family

New Construction

Unit/Rent Info

48 - 2 Bedrooms: \$185 - \$545

Total Units: 48

Total Affordable Units: 48

Developer Information

Missouri National Guard Foundation
2302 Militia Drive
Jefferson City, MO 65101-1203
Joel Denney (573) 819-1353

LIHTC Request

Federal LIHTC Requested: \$546,000

State LIHTC Request: \$546,000

Development Information

17-033 Saint Charles Place
3240 Pear Street
St Joseph, MO 64503-0000
Senior 55+

New Construction

Unit/Rent Info

4 - 1 Bedroom: \$170

34 - 2 Bedrooms: \$195 - \$555

Total Units: 38

Total Affordable Units: 38

Developer Information

Catholic Charities of Kansas City - St Joseph
850 Main Street
Kansas City, MO 64105-1704
Deacon Dan Powers (816) 221-4377

LIHTC Request

Federal LIHTC Requested: \$465,000

State LIHTC Request: \$465,000

Development Information

17-034 Hickory Hills Apartments, LLC
607 High Street
Marble Hill, MO 63764-9746
Senior 62+

Acquisition/Rehab

Unit/Rent Info

44 - 1 Bedroom: \$324 - \$398

2 - 2 Bedrooms: \$398

Total Units: 46

Total Affordable Units: 46

Developer Information

Ventura Industries LLC
597 Vail Drive
Jackson, MO 63755-3296
Zachariah Ventura (573) 837-5055

LIHTC Request

Federal LIHTC Requested: \$314,000

State LIHTC Request: \$314,000

Out-State Region

Development Information

17-035 Parkway Place
515 E 7th Street
Maryville, MO 64468
Family

Acquisition/Rehab

Developer Information

AMB Development
315 NE Landings Drive
Lee's Summit, MO 64068-1584
Andrew Boling (816) 668-1180

Unit/Rent Info

MHDC Loan Request

LIHTC Request

24 - 1 Bedroom: \$350 - \$471
27 - 2 Bedrooms: \$375 - \$550

MHDC HOME

\$500,000

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

Total Units: 51
Total Affordable Units: 43
Total Market Units: 8

Development Information

17-036 Sullivan Place
50 Ira Bland
Sullivan, MO 63080-2361
Senior 55+

New Construction

Developer Information

Missouri Housing Partners, LLC
250 NE Mulberry, Suite 201
Lee's Summit, MO 64086-4533
Matt Fulson (816) 246-9220

Unit/Rent Info

LIHTC Request

36 - 2 Bedrooms: \$475

Federal LIHTC Requested: \$414,000
State LIHTC Request: \$414,000

Total Units: 36
Total Affordable Units: 36

Development Information

17-040 Chapel Groves
West of Steadley Elementary School (15740 Fir Road)
Carthage, MO 64836
Family

New Construction

Developer Information

Holden Communities, LLC
P.O. Box 397, 718 W. Bus. Hwy. 60 Ste. C
Dexter, MO 63841
Ryan Holden (573) 820-2466

Unit/Rent Info

LIHTC Request

36 - 2 Bedrooms: \$400 - \$530
12 - 3 Bedrooms: \$425 - \$565

Federal LIHTC Requested: \$584,000
State LIHTC Request: \$584,000

Total Units: 48
Total Affordable Units: 36
Total Market Units: 12

Out-State Region

Development Information

17-042 Edenton Ridge Apartments Phase II
Near 5305 Edenton Blvd
Columbia, MO 65202
Family

New Construction

Developer Information

Edenton Ridge Development Company, LLC
3401 Berrywood Dr., Suite 204
Columbia, MO 35201-6515
Dr. Todd Schaible (573) 777-8450

Unit/Rent Info

MHDC Loan Request

LIHTC Request

22 - 1 Bedroom: \$500

MHDC HOME

\$105,000

Federal LIHTC Requested: \$318,500

2 - 2 Bedrooms: \$600

State LIHTC Request: \$318,500

Total Units: 24

Total Affordable Units: 24

Development Information

17-043 Westport Village
911 S. Apache Drive
Marshall, MO 65340
Senior 62+

Acquisition/Rehab

Developer Information

Missouri Valley Community Action Agency
1415 S. Odell
Marshall, MO 65340
Pam LaFrenz (660) 886-7476

Unit/Rent Info

MHDC Loan Request

LIHTC Request

24 - 1 Bedroom: \$445

MHDC CHDO

\$203,000

Federal LIHTC Requested: \$193,000

Total Units: 24

Total Affordable Units: 24

Development Information

17-044 Laurie Apartments_Versailles Apartments
647 Hwy O plus multiple scattered sites
Laurie, MO 65038
Family

Acquisition/Rehab

Developer Information

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

Unit/Rent Info

LIHTC Request

32 - 1 Bedroom: \$410

36 - 2 Bedrooms: \$460

Federal LIHTC Requested: \$511,000

State LIHTC Request: \$511,000

Total Units: 68

Total Affordable Units: 60

Total Market Units: 8

Out-State Region

Development Information

17-045 Keeth Village
309 W. Keeth Rd.
Crocker, MO 65452
Family

Acquisition/Rehab

Unit/Rent Info

8 - 1 Bedroom: \$430
8 - 2 Bedrooms: \$460

Total Units: 16
Total Affordable Units: 16

Developer Information

Lake Investment Holdings Two, LLC
124 Dorothy Lane
Camdenton, MO 65020
Julie Wilson (573) 480-0434

LIHTC Request

Federal LIHTC Requested: \$148,850
State LIHTC Request: \$148,850

Development Information

17-046 Teal Lake Village
230 ft. east of intersection of Fairground & Teal Lake Rd.
Mexico, MO 65265
Family

New Construction

Unit/Rent Info

20 - 2 Bedrooms: \$390 - \$520
20 - 3 Bedrooms: \$470 - \$630

Total Units: 40
Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance

\$240,000

LIHTC Request

Federal LIHTC Requested: \$507,000
State LIHTC Request: \$507,000

Developer Information

Holden Communities, LLC
P.O. Box 397
Dexter, MO 63841
Ryan Holden (573) 820-2466

Development Information

17-047 Lavender Meadows
655 South Lavender Lane
Joplin, MO 64801-9280
Family

New Construction

Unit/Rent Info

36 - 2 Bedrooms: \$410 - \$550
12 - 3 Bedrooms: \$550 - \$650

Total Units: 48
Total Affordable Units: 38
Total Market Units: 10

MHDC Loan Request

MHDC HOME

\$775,000

LIHTC Request

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

Developer Information

O'Reilly Development Company, LLC
5051 S. National Avenue, Suite 7B
Springfield, MO 65810-2878
Patrick E. O'Reilly (417) 893-6006

Out-State Region

Development Information

17-048 Village Meadow
1400 Village Drive
Boonville, MO 65233-1983
Senior 62+

Acquisition/Rehab

Developer Information

Southeast Holdings, LLC
PO Box 665
Dexter, MO 63841-1005
Matt Mills (573) 576-6596

Unit/Rent Info

52 - 1 Bedroom: \$435

Total Units: 52

Total Affordable Units: 44

Total Market Units: 8

LIHTC Request

Federal LIHTC Requested: \$440,000

State LIHTC Request: \$440,000

Development Information

17-049 Bluff View Senior Estates
5 acres along Bluff Drive
Osage Beach, MO 65065-2007
Senior 55+

New Construction

Developer Information

Revelation Construction and Development, LLC
PO Box 1509
Linn Creek, MO 65052-6891
Matthew P Breuer (573) 434-6213

Unit/Rent Info

48 - 2 Bedrooms: \$420 - \$495

Total Units: 48

Total Affordable Units: 48

MHDC Loan Request

MHDC HOME

\$500,000

LIHTC Request

Federal LIHTC Requested: \$590,000

State LIHTC Request: \$590,000

Development Information

17-050 Greenfield Townhomes
East of 402 E. Evergreen
Cameron, MO 64429
Family

New Construction

Developer Information

HRM Development, LLC (WBE)
16284 Westwoods Business Park
Ellisville, MO 63021
Debra Giffin (636) 527-2003

Unit/Rent Info

32 - 2 Bedrooms: \$410 - \$560

16 - 3 Bedrooms: \$460 - \$640

Total Units: 48

Total Affordable Units: 43

Total Market Units: 5

MHDC Loan Request

MHDC Fund Balance

\$500,000

LIHTC Request

Federal LIHTC Requested: \$590,000

State LIHTC Request: \$590,000

Out-State Region

Development Information

17-052 Diamond Senior Apartments of Potosi
proposed intersection of Memorial Dr and Jokerst Dr right behind Walmart and 1 block from Hospital and 2
Potosi, MO 63664
Senior 55+ New Construction

Unit/Rent Info

44 - 2 Bedrooms: \$405 - \$475
Total Units: 44
Total Affordable Units: 44

Developer Information

3 Diamond Development, LLC
6677 N. Lincoln Ave, Suite 400
Lincolnwood, IL 60712
Ben Porush (773) 507-6856

LIHTC Request

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

Development Information

17-053 Sinclair Estates
Near the North East corner of Southampton & Sinclair
Columbia, MO 65203
Senior 62+ New Construction

Unit/Rent Info

40 - 2 Bedrooms: \$335 - \$710
Total Units: 40
Total Affordable Units: 36
Total Market Units: 4

Developer Information

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

LIHTC Request

Federal LIHTC Requested: \$515,000
State LIHTC Request: \$515,000

Development Information

17-054 Sunrise Estates
SW of Vichy Road & Eagleson Drive
Rolla, MO 65401-5423
Senior 62+ New Construction

Unit/Rent Info

44 - 2 Bedrooms: \$203 - \$588
Total Units: 44
Total Affordable Units: 39
Total Market Units: 5

Developer Information

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

LIHTC Request

Federal LIHTC Requested: \$510,000
State LIHTC Request: \$510,000

Out-State Region

Development Information

17-055 Woodbine Meadows
102 S. Woodbine Rd.
St. Joseph, MO 64506
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

10 - 1 Bedroom: \$168 - \$540
38 - 2 Bedrooms: \$195 - \$650

MHDC Loan Request

MHDC Fund Balance

\$580,000

LIHTC Request

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

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

Development Information

17-058 Ridge Rock Estates
2101 Jesse James Road
Pineville, MO 64856
Family

New Construction

Developer Information

Gardner Capital Affordable Development, Inc.
4803 S National Ave, Suite 200
Springfield, MO 65810
Martin W. Moore (314) 561-5900

Unit/Rent Info

10 - 1 Bedroom: \$375 - \$465
14 - 2 Bedrooms: \$450 - \$550
18 - 3 Bedrooms: \$525 - \$625

MHDC Loan Request

MHDC Fund Balance

\$175,000

LIHTC Request

Federal LIHTC Requested: \$524,600
State LIHTC Request: \$524,600

Total Units: 42
Total Affordable Units: 29
Total Market Units: 13

Development Information

17-060 GardenWalk of Neosho
Garrow Blvd and Southern View Dr
Neosho, MO 64850
Family

New Construction

Developer Information

Belmont Development Company, LLC
119 N. Robinson Ave, Ste 630
Oklahoma City, OK 73102-4613
Ryan Hudspeth (405) 604-5074

Unit/Rent Info

24 - 2 Bedrooms: \$430 - \$500
16 - 3 Bedrooms: \$530 - \$610

LIHTC Request

Federal LIHTC Requested: \$514,350
State LIHTC Request: \$514,350

Total Units: 40
Total Affordable Units: 32
Total Market Units: 8

Out-State Region

Development Information

17-062 Progress Family Apartments
Progress Parkway
Ste. Genevieve, MO 63670
Family

New Construction

Unit/Rent Info

32 - 2 Bedrooms: \$380 - \$503

16 - 3 Bedrooms: \$434 - \$575

Total Units: 48

Total Affordable Units: 36

Total Market Units: 12

Developer Information

Midwest Development Professionals, LLC
1027 Ste. Genevieve Avenue
Farmington, MO 63640-1123
Bret P. Burgess (573) 631-9252

LIHTC Request

Federal LIHTC Requested: \$576,000

State LIHTC Request: \$576,000

Development Information

17-063 Ashley Springs
2638 North National Avenue
Springfield, MO 65803-4301
Family

New Construction

Unit/Rent Info

32 - 3 Bedrooms: \$430 - \$575

Total Units: 32

Total Affordable Units: 25

Total Market Units: 7

Developer Information

Pointe Royale Development, Inc
205 W. Walnut St, Suite 200
Springfield, MO 65806
Thomas J. Carlson (417) 447-4621

LIHTC Request

Federal LIHTC Requested: \$464,000

State LIHTC Request: \$464,000

Development Information

17-065 Sunrise Senior Estates
Extension of 4th Street at Hickory Street
Camdenton, MO 65020-6891
Senior 55+

New Construction

Unit/Rent Info

40 - 2 Bedrooms: \$417 - \$480

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC HOME

\$270,000

Developer Information

Revelation Construction and Development, LLC
P.O. Box 1509
Linn Creek, MO 65052-1509
Matthew P. Breuer (573) 434-6213

LIHTC Request

Federal LIHTC Requested: \$459,000

State LIHTC Request: \$459,000

Out-State Region

Development Information

17-068 Tannehill Apartments
101 Johnson Street
Moberly, MO 65270-1303
Senior 55+

Acquisition/Rehab

Developer Information

The Siedlund Company
1425 S. 18th Street
St. Louis, MO 63104-2501
Kenneth Nuernberger (314) 571-7644

Unit/Rent Info

MHDC Loan Request

LIHTC Request

22 - 1 Bedroom: \$450
17 - 2 Bedrooms: \$500

MHDC HOME

\$200,000

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

Total Units: 39
Total Affordable Units: 39

Development Information

17-069 Bryant Walkway
300 Bryant St. + 15 additional scattered site buildings in the vicinity
Columbia, MO 62503-4198
Family

New + Acquisition/Rehab

Developer Information

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

Unit/Rent Info

MHDC Loan Request

LIHTC Request

11 - 1 Bedroom: \$400
27 - 2 Bedrooms: \$452 - \$458
14 - 3 Bedrooms: \$733
2 - 4+ Bedrooms: \$837

MHDC Fund Balance
MHDC HOME
MHDC Other

\$450,000
\$440,000
\$475,000

Federal LIHTC Requested: \$498,500
State LIHTC Request: \$498,500

Total Units: 54
Total Affordable Units: 54

Development Information

17-070 Hunter's Glen
Mac Blvd and Hunter Street next to Southwest Community Services
Nevada, MO 64772
Family

New Construction

Developer Information

Herman & Kittle Properties, Inc.
500 E. 96th Street, STE 300
Indianapolis, IN 46240-3778
Jeffrey L. Kittle (317) 846-3111

Unit/Rent Info

MHDC Loan Request

LIHTC Request

12 - 1 Bedroom: \$362 - \$462
24 - 2 Bedrooms: \$420 - \$600
16 - 3 Bedrooms: \$475 - \$675

MHDC Fund Balance

\$650,000

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

Total Units: 52
Total Affordable Units: 52

Out-State Region

Development Information

17-071 Hampshire Landing II
2021 Hampshire Terrace
Joplin, MO 64804-2308
Family

New Construction

Unit/Rent Info

24 - 2 Bedrooms: \$442 - \$569
24 - 3 Bedrooms: \$499 - \$636

Total Units: 48
Total Affordable Units: 38
Total Market Units: 10

MHDC Loan Request

MHDC Fund Balance \$325,000

Developer Information

MV Residential Development LLC
9349 Waterstone Boulevard, Suite 200
Cincinnati, OH 45249-8320
Brian McGeady (513) 774-8400

LIHTC Request

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

Development Information

17-077 Duchesne Heights
2874 Reno Drive
Poplar Bluff, MO 63901-8976
Senior 55+

New Construction

Unit/Rent Info

6 - 1 Bedroom: \$341 - \$477
30 - 2 Bedrooms: \$465 - \$475

Total Units: 36
Total Affordable Units: 36

Developer Information

Catholic Charities of Southern Missouri, Inc.
424 E. Monastery Street
Springfield, MO 65807-0000
Maura Taylor (417) 720-4213

LIHTC Request

Federal LIHTC Requested: \$418,000
State LIHTC Request: \$418,000

Development Information

17-078 Eagle Park Estates
695 N. Gregg Road (working address)
Nixa, MO 65714-8539
Family

New Construction

Unit/Rent Info

24 - 2 Bedrooms: \$405 - \$560
24 - 3 Bedrooms: \$465 - \$640

Total Units: 48
Total Affordable Units: 38
Total Market Units: 10

MHDC Loan Request

MHDC Fund Balance \$750,000

Developer Information

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

LIHTC Request

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

Out-State Region

Development Information

17-080 Hawthorn Heights Apartments
Southwest Corner of Garner Boulevard and Bruce Smith Parkway
West Plains, MO 65775
Family New Construction

Unit/Rent Info

24 - 2 Bedrooms: \$470
17 - 3 Bedrooms: \$0 - \$560

Total Units: 41
Total Affordable Units: 41

Developer Information

Phillips Development Corporation dba PDC Companies
1501 N University, Ste 740
Little Rock, AR 72207
Elizabeth S Small (501) 666-9629

LIHTC Request

Federal LIHTC Requested: \$489,100
State LIHTC Request: \$489,100

Development Information

17-081 Heritage Place Apartments
1345-1349 US-61 BUS, Bowling Green, MO 63334
Bowling Green, MO 63334
Senior 55+ New Construction

Unit/Rent Info

12 - 1 Bedroom: \$190 - \$460
28 - 2 Bedrooms: \$560

Total Units: 40
Total Affordable Units: 40

MHDC Loan Request

MHDC Other \$510,000

Developer Information

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

LIHTC Request

Federal LIHTC Requested: \$420,000
State LIHTC Request: \$420,000

Development Information

17-082 Green Willow Homes
321 East 4th Street and scattered site 508 Park Street
Willow Springs, MO 65793-1120
Family New Construction

Unit/Rent Info

2 - 3 Bedrooms: \$450

Total Units: 2
Total Affordable Units: 2

MHDC Loan Request

MHDC HOME \$398,995

Developer Information

Willow Springs Community Foundation
127 East Main Street
Willow Springs, MO 65793-1120
Phill Knott (417) 469-0209

Federal LIHTC Requested: \$0

Out-State Region

Development Information

17-083 Baltimore Meadows
2203 N. Baltimore St.
Kirksville, MO 63501-1982
Senior 55+

New Construction

Developer Information

TerraVest Development Corp.
302 Campusview Dr. Suite 211
Columbia, MO 65203
Jay Burchfield (573) 875-5151

Unit/Rent Info

12 - 1 Bedroom: \$175 - \$525
36 - 2 Bedrooms: \$195 - \$610

MHDC Loan Request

MHDC Fund Balance

\$735,000

LIHTC Request

Federal LIHTC Requested: \$564,000
State LIHTC Request: \$564,000

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

Development Information

17-084 Memorial Hills
SE Corner of W 26th and S Cunningham Ave.
Joplin, MO 64804
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$195 - \$565
42 - 2 Bedrooms: \$235 - \$635

MHDC Loan Request

MHDC Fund Balance

\$750,000

LIHTC Request

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

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

Development Information

17-086 Stone Ridge Apartments
Blue Bird and Kimberling City Blvd
Kimberling City, MO 65686
Senior 55+

New Construction

Developer Information

MRE Capital, LLC
16359 Chaney Lane
Stilwell, KS 66085
Jacob Mooney (913) 638-2500

Unit/Rent Info

8 - 1 Bedroom: \$375 - \$530
32 - 2 Bedrooms: \$425 - \$580

MHDC Loan Request

MHDC Fund Balance

\$315,000

LIHTC Request

Federal LIHTC Requested: \$480,000
State LIHTC Request: \$480,000

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

Out-State Region

Development Information

17-087 The Villas at Fall Creek
Fall Creek Road & South Falls Avenue
Branson, MO 65616
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

MHDC Loan Request

LIHTC Request

18 - 1 Bedroom: \$225 - \$515
36 - 2 Bedrooms: \$265 - \$575

MHDC Fund Balance

\$675,000

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

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

Development Information

17-088 Villas at Lark Pointe, LP
1220 E. Lark Street
Springfield, MO 65804-7357
Senior 55+

New Construction

Developer Information

Zimmerman Properties, LLC
1730 E. Republic Road, Suite F
Springfield, MO 65804-6519
Vaughn Zimmerman (417) 883-1632

Unit/Rent Info

MHDC Loan Request

LIHTC Request

24 - 1 Bedroom: \$450 - \$750
36 - 2 Bedrooms: \$535 - \$850

MHDC Participation

\$910,000

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

Total Units: 60
Total Affordable Units: 48
Total Market Units: 12

Development Information

17-089 Maple Pointe Apartments, LP
Near 1903 AB South Business Highway 54
Fulton, MO 65251-9998
Family

New Construction

Developer Information

Zimmerman Properties, LLC
1730 E. Republic Road, Suite F
Springfield, MO 65804-6519
Justin Zimmerman (417) 883-1632

Unit/Rent Info

MHDC Loan Request

LIHTC Request

36 - 2 Bedrooms: \$400 - \$625
24 - 3 Bedrooms: \$485 - \$725

MHDC Participation

\$465,000

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

Total Units: 60
Total Affordable Units: 48
Total Market Units: 12

Out-State Region

Development Information

17-090 Woodland Valley Estates
1110 South Scenic Avenue
Springfield, MO 65802-5122
Senior 62+

New Construction

Developer Information

Sullivan Development Company, LLC
725 S. Hickory Terrace
Springfield, MO 65809-1105
Kim Sullivan (417) 848-7976

Unit/Rent Info

19 - 1 Bedroom: \$211 - \$550
35 - 2 Bedrooms: \$251 - \$640

MHDC Loan Request

MHDC Fund Balance

\$615,000

LIHTC Request

Federal LIHTC Requested: \$656,000
State LIHTC Request: \$656,000

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

Development Information

17-094 Camden Crossing
678-798 S. Business Route 5
Camdenton, MO 65020-8828
Family

New Construction

Developer Information

Compass Health, Inc.
1800 Community Drive
Clinton, MO 64735-8804
Tim Swinfard (660) 890-8050

Unit/Rent Info

4 - 1 Bedroom: \$450
18 - 2 Bedrooms: \$500
2 - 3 Bedrooms: \$550

MHDC Loan Request

MHDC HOME

\$280,000

LIHTC Request

Federal LIHTC Requested: \$285,500
State LIHTC Request: \$285,500

Total Units: 24
Total Affordable Units: 24

Development Information

17-095 Harbor Heights Apartments
TBD: Property will be directly behind Harbor Village Health Clinic, 17571 North Dam Access Road
Warsaw, MO 65355-6393
Family

New Construction

Developer Information

Compass Health, Inc.
1800 Community Drive
Clinton, MO 64735-8804
Tim Swinfard (660) 890-8050

Unit/Rent Info

4 - 1 Bedroom: \$425
20 - 2 Bedrooms: \$525
2 - 3 Bedrooms: \$575

MHDC Loan Request

MHDC HOME

\$250,000

LIHTC Request

Federal LIHTC Requested: \$304,500
State LIHTC Request: \$304,500

Total Units: 26
Total Affordable Units: 26

Out-State Region

Development Information

17-096 Marshall Court
868 South Brunswick
Marshall, MO 65340-2769
Senior 55+

Rehabilitation

Unit/Rent Info

41 - 1 Bedroom: \$375

6 - 2 Bedrooms: \$450

Total Units: 47

Total Affordable Units: 47

Developer Information

Zimmer Development Company
1220 Washington Street, Suite 300
Kansas City, MO 64105-1439
Ellen Z. Darling (816) 421-6666

LIHTC Request

Federal LIHTC Requested: \$477,000

State LIHTC Request: \$477,000

Development Information

17-099 Deer Creer Estates
NE of the intersection of West Teal Lake Road and Fairground
Mexico, MO 65265-3812
Family

New Construction

Unit/Rent Info

18 - 2 Bedrooms: \$400 - \$540

32 - 3 Bedrooms: \$480 - \$625

Total Units: 50

Total Affordable Units: 40

Total Market Units: 10

MHDC Loan Request

MHDC Fund Balance

\$750,000

LIHTC Request

Federal LIHTC Requested: \$548,000

State LIHTC Request: \$548,000

Developer Information

Gardinal Capital Development, Inc.
4803 South National Avenue, Suite 200
Springfield, MO 65810-3015
Mark Gardner (314) 561-5900

Development Information

17-102 Halls of Brookfield Senior Apartments
SE Corner of N Main St. and E Dake St.
Brookfield, MO 64628-1310
Senior 55+

New Construction

Unit/Rent Info

12 - 1 Bedroom: \$355 - \$505

30 - 2 Bedrooms: \$410 - \$575

Total Units: 42

Total Affordable Units: 37

Total Market Units: 5

MHDC Loan Request

MHDC Fund Balance

\$205,000

LIHTC Request

Federal LIHTC Requested: \$565,000

State LIHTC Request: \$565,000

Developer Information

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

Out-State Region

Development Information

17-105 Y Lofts
417 S Jefferson
Springfield, MO 65806-2315
Family

New + Rehab

Developer Information

Creason Development, LLC
1900 E Lark Lane
Nixa, MO 65714-7366
Tammi Creason, Member (417) 224-3035

Unit/Rent Info

23 - 1 Bedroom: \$400 - \$610
22 - 2 Bedrooms: \$470 - \$695

Total Units: 45
Total Affordable Units: 32
Total Market Units: 13

LIHTC Request

Federal LIHTC Requested: \$629,000
State LIHTC Request: \$629,000

Development Information

17-107 East McCarty Lofts
711 E. McCarty Street
Jefferson City, MO 65101
Family

New Construction

Developer Information

Entrepreneurs Enterprises, LLC
4550 Main St. Suite 200
Kansas City, MO 64111-1816
Maximillian Howell (913) 485-8906

Unit/Rent Info

11 - 1 Bedroom: \$335 - \$454
33 - 2 Bedrooms: \$400 - \$550
6 - 3 Bedrooms: \$500 - \$685

Total Units: 50
Total Affordable Units: 41
Total Market Units: 9

MHDC Loan Request

MHDC Fund Balance \$475,000

LIHTC Request

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

Development Information

17-108 Walnut Creek Estates
5233 S. Campbell
Springfield, MO 65810
Family

New Construction

Developer Information

Four Corners Development, LLC
3556 S. Culpepper, Suite 4
Springfield, MO 65804-4270
J. Ryan Hamilton (417) 882-1701

Unit/Rent Info

35 - 2 Bedrooms: \$300 - \$500
15 - 3 Bedrooms: \$350 - \$575

Total Units: 50
Total Affordable Units: 50

MHDC Loan Request

MHDC Fund Balance \$415,000

LIHTC Request

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

Out-State Region

Development Information

17-109 Fox River Estates II
800 Hughes Road
Willard, MO 65781
Family

New Construction

Developer Information

Four Corners Development, LLC
3556 S. Culpepper, Suite 7
Springfield, MO 65804-4270
J. Ryan Hamilton (417) 882-1701

Unit/Rent Info

MHDC Loan Request

LIHTC Request

32 - 2 Bedrooms: \$480 - \$555
16 - 3 Bedrooms: \$550 - \$635

MHDC Fund Balance

\$810,000

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

Total Units: 48
Total Affordable Units: 38
Total Market Units: 10

Development Information

17-111 Fox Creek Village
SW corner at dead end of 201 South Hess Drive
Monett, MO 65708
Family

New Construction

Developer Information

Hometown Housing Developers, LLC
8590 Lawrence 2230
Monett, MO 65708-9360
Justin Green (417) 235-2200

Unit/Rent Info

MHDC Loan Request

LIHTC Request

32 - 2 Bedrooms: \$400 - \$625
32 - 3 Bedrooms: \$450 - \$695

MHDC Fund Balance

\$1,545,000

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

Total Units: 64
Total Affordable Units: 45
Total Market Units: 19

Development Information

17-113 Lincoln Family Housing
Vacant land at Airport Road and Maple Street
Lincoln, MO 65338
Family

New Construction

Developer Information

Lincoln Family Housing Developer, LLC
18889 Cedar Gate
Warsaw, MO 65355
Benjamin Luke Beaman (660) 438-7228

Unit/Rent Info

MHDC Loan Request

LIHTC Request

30 - 3 Bedrooms: \$475
5 - 4+ Bedrooms: \$575

MHDC Fund Balance

\$150,000

Federal LIHTC Requested: \$517,000
State LIHTC Request: \$517,000

Total Units: 35
Total Affordable Units: 35

Out-State Region

Development Information

17-116 Warrensburg Family Apartments
to be numbered (now known as Lot 6, Hawthorne)
Warrensburg, MO, MO 64093
Family

New Construction

Developer Information

Iceberg Development (under a to-be-formed developer entity)
2205 Kimberly Road
Bettendorf, IA 52722
James Bergman (563) 355-0794

Unit/Rent Info

MHDC Loan Request

LIHTC Request

12 - 2 Bedrooms: \$450
24 - 3 Bedrooms: \$650
12 - 4+ Bedrooms: \$800

MHDC Fund Balance

\$1,250,000

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

Total Units: 48
Total Affordable Units: 48

Development Information

17-118 Holman Senior Apartments
to be numbered vacant ground on Holman Drive
Hannibal, MO 63401
Senior 55+

New Construction

Developer Information

MCC Development of Wisconsin, LLC
1005 Manoj Drive
Platteville, WI 53818
Brian Fritz (608) 348-7755

Unit/Rent Info

LIHTC Request

24 - 1 Bedroom: \$415
13 - 2 Bedrooms: \$500

Federal LIHTC Requested: \$462,000
State LIHTC Request: \$462,000

Total Units: 37
Total Affordable Units: 37

St. Louis Region

Development Information

17-001 Blair Homes
1500 Destrehan and additional sites in the vicinity
St. Louis, MO 63107-3616
Family

New Construction

Developer Information

ND Consulting Group, LLC
1425 S. 18th Street
St. Louis, MO 63104-2501
Ken Nuemberger (314) 571-7646

Unit/Rent Info

4 - 2 Bedrooms: \$675
25 - 3 Bedrooms: \$770

Total Units: 29
Total Affordable Units: 29

MHDC Loan Request

MHDC HOME

\$320,000

LIHTC Request

Federal LIHTC Requested: \$387,000
State LIHTC Request: \$387,000

Development Information

17-007 Affordable Homes of Berkeley
Scattered Sites in Berkeley, MO
Berkeley, MO 63134
Family

New Construction

Developer Information

Rubicon, Inc.
2174 Englewood Terrace
Chesterfield, MO 63017
Jerry Meyer (314) 315-6443

Unit/Rent Info

40 - 3 Bedrooms: \$650

Total Units: 40
Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance

\$835,000

LIHTC Request

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

Development Information

17-008 Pine Lawn Manor 2017
Scattered Sites in Pine Lawn, MO
Pine Lawn, MO 63121
Family

New Construction

Developer Information

Beyond Housing, Inc.
4156 Manchester Road
St. Louis, MO 63110
Chris Krehmeyer (314) 533-0600

Unit/Rent Info

41 - 3 Bedrooms: \$615

Total Units: 41
Total Affordable Units: 41

MHDC Loan Request

MHDC Fund Balance

\$700,000

LIHTC Request

Federal LIHTC Requested: \$520,000
State LIHTC Request: \$520,000

St. Louis Region

Development Information

17-024 West Clay Senior Living Phase 2
2800 West Clay Valley Drive
St. Charles, MO 63301
Senior 55+ New Construction

Unit/Rent Info

6 - 1 Bedroom: \$415 - \$495
32 - 2 Bedrooms: \$525 - \$625

Total Units: 38
Total Affordable Units: 38

Developer Information

Phoenix Real Estate Services, LLC
2451 Executive Dr. Suite 203
St. Charles, MO 63303-5606
Dan Barnard (314) 503-5060

LIHTC Request

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

Development Information

17-025 Homefield Manor
501 Home Villa Loop
O'Fallon, MO 63366
Family New Construction

Unit/Rent Info

16 - 1 Bedroom: \$515
40 - 2 Bedrooms: \$615

Total Units: 56
Total Affordable Units: 56

Developer Information

Golden Management, Inc.
401 N. Lindbergh Blvd., Ste. 330
St. Louis, MO 63141-7839
Steve Goldenberg (314) 432-3088

LIHTC Request

Federal LIHTC Requested: \$556,000
State LIHTC Request: \$556,000

Development Information

17-028 Riverbend Estates II
1498 High Street
Washington, MO 63090-4336
Senior 62+ New Construction

Unit/Rent Info

12 - 1 Bedroom: \$300 - \$575
30 - 2 Bedrooms: \$350 - \$705

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

Developer Information

MOCAP Development Company, LLC
P.O. Box 104960
Jefferson City, MO 65110-4960
Chuck Pierce (573) 635-2255

LIHTC Request

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

St. Louis Region

Development Information

17-039 Hyde Park Village
4100 Peck Street
St. Louis, MO 63107-2444
Senior 62+

Acquisition/Rehab

Unit/Rent Info

40 - 1 Bedroom: \$594

8 - 2 Bedrooms: \$681

Total Units: 48

Total Affordable Units: 48

Developer Information

Millennia Housing Development, Ltd.
8111 Rockside Rd., Suite 200
Valley View, OH 44125
Frank T. Sinito (216) 520-1250

LIHTC Request

Federal LIHTC Requested: \$325,000

State LIHTC Request: \$325,000

Development Information

17-041 Arlington Grove Homes
Scattered Site - Arlington Grove Neighborhood
St. Louis, MO 63112
Family

New Construction

Unit/Rent Info

40 - 3 Bedrooms: \$510 - \$595

Total Units: 40

Total Affordable Units: 40

Developer Information

Gateway Development, LLC
314 W. Parker St.
Pinckneyville, IL 62274
Mary Pericolosi (618) 972-9820

LIHTC Request

State LIHTC Request: \$700,000

Federal LIHTC Requested: \$726,600

Development Information

17-056 Meadowood Estates
Southwest Corner of TR Hughes Boulevard and Meadowland Estates Lane
O'Fallon, MO 63366
Senior 62+

New Construction

Unit/Rent Info

18 - 1 Bedroom: \$285 - \$685

36 - 2 Bedrooms: \$328 - \$770

Total Units: 54

Total Affordable Units: 48

Total Market Units: 6

Developer Information

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

LIHTC Request

Federal LIHTC Requested: \$595,000

State LIHTC Request: \$595,000

St. Louis Region

Development Information

17-057 Towne Square II
900 Towne Square Drive
Dardenne Prairie, MO 63368-7183
Family

New Construction

Unit/Rent Info

24 - 2 Bedrooms: \$500 - \$700
24 - 3 Bedrooms: \$565 - \$775

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

MHDC Loan Request

MHDC Fund Balance \$500,000

Developer Information

Gardner Capital Affordable Development, Inc.
4803 S National Ave, Suite 200
Springfield, MO 65810
Martin W. Moore (314) 561-5900

LIHTC Request

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

Development Information

17-059 Aspen Trails II
200 Troyers Run
St. Peters, MO 63376-1290
Senior 55+

New Construction

Unit/Rent Info

38 - 2 Bedrooms: \$435 - \$500

Total Units: 38
Total Affordable Units: 38

Developer Information

Gardner Capital Affordable Development, Inc.
4803 S National Ave, Suite 200
Springfield, MO 65810
Martin W. Moore (314) 561-5900

LIHTC Request

Federal LIHTC Requested: \$509,500
State LIHTC Request: \$509,500

Development Information

17-061 Twin Oaks at Stone Ridge II
Santa Elena and Wentzville Parkway
Wentzville, MO 63385-3819
Senior 55+

New Construction

Unit/Rent Info

13 - 1 Bedroom: \$395 - \$455
33 - 2 Bedrooms: \$460 - \$529

Total Units: 46
Total Affordable Units: 46

Developer Information

Blattel Development, LLC
228 Savannah Terrace
Wentzville, MO 63385-3819
Kathryn M. Blattel (636) 542-5400

LIHTC Request

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

St. Louis Region

Development Information

17-064 Autumn Ridge
Corner of Emge Rd and Emge Rd
O'Fallon, MO 00000
Senior 55+

New Construction

Unit/Rent Info

31 - 2 Bedrooms: \$460 - \$530

Total Units: 31

Total Affordable Units: 31

Developer Information

Blattel Development, LLC
228 Savannah Terrace
Wentzville, MO 63385-3819
Kathryn M. Blattel (636) 542-5400

LIHTC Request

Federal LIHTC Requested: \$442,300

State LIHTC Request: \$442,300

Development Information

17-066 Preservation Square Phase 1
1405 North 16th Street
St. Louis, MO 63106
Family

New + Rehab

Unit/Rent Info

40 - 1 Bedroom: \$553 - \$775

30 - 2 Bedrooms: \$704 - \$974

19 - 3 Bedrooms: \$860 - \$1,095

Total Units: 89

Total Affordable Units: 55

Total Market Units: 34

MHDC Loan Request

MHDC HOME

\$347,056

LIHTC Request

State LIHTC Request: \$700,000

Federal LIHTC Requested: \$800,000

Developer Information

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

Development Information

17-072 Hancock Place Senior Living
9415 Gentry Ave.
St. Louis, MO 63125
Senior 62+

New Construction

Unit/Rent Info

44 - 1 Bedroom: \$530 - \$585

6 - 2 Bedrooms: \$625 - \$675

Total Units: 50

Total Affordable Units: 40

Total Market Units: 10

Developer Information

Hancock Place Developer, LLC (to be formed)
1627 Washington Ave.
St. Louis, MO 63103-1830
Stephen Acree (314) 333-7001

LIHTC Request

Federal LIHTC Requested: \$589,000

State LIHTC Request: \$589,000

St. Louis Region

Development Information

17-073 St. Ferdinand Homes II
4002 St. Ferdinand Ave. plus multiple scattered sites
St. Louis, MO 63113-3212
Family

New + Rehab

Developer Information

Northside Community Housing, Inc.
4067 Lincoln Avenue
St. Louis, MO 63113-3221
Jessica Eiland (314) 531-0310

Unit/Rent Info

18 - 2 Bedrooms: \$525 - \$730
23 - 3 Bedrooms: \$625 - \$850
2 - 4+ Bedrooms: \$750 - \$875

MHDC Loan Request

MHDC HOME
MHDC Participation

\$250,000
\$850,000

LIHTC Request

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

Total Units: 43
Total Affordable Units: 38
Total Market Units: 5

Development Information

17-075 Finney Place
4242 W. Finney & Various Scattered addresses near the intersection of W. Finney and Pendleton
St. Louis, MO 63113
Family

New Construction

Developer Information

Finney Place Developer, LLC
25 Windemere Place
St. Louis, MO 63112
Yaphett El-Amin (314) 807-5970

Unit/Rent Info

1 - 1 Bedroom: \$250
26 - 3 Bedrooms: \$725
13 - 4+ Bedrooms: \$810

MHDC Loan Request

MHDC Fund Balance

\$435,621

LIHTC Request

Federal LIHTC Requested: \$580,000
State LIHTC Request: \$580,000

Total Units: 40
Total Affordable Units: 40

Development Information

17-076 Scott Manor
2131 Chambers
St. Louis, MO 63136-4309
Senior 55+

New Construction

Developer Information

Scott Manor Developer, LLC
2115 Chambers
St. Louis, MO 63136-4309
Kevin E. Buchek (314) 382-7653

Unit/Rent Info

42 - 2 Bedrooms: \$585

Total Units: 42
Total Affordable Units: 42

LIHTC Request

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

St. Louis Region

Development Information

17-097 Compass Health Union Apartments
1951 Denmark Road
Union, MO 63084
Family

New Construction

Developer Information

Compass Health Inc.
1800 Community
Clinton, MO 64735-0000
Tim Swinfard (636) 582-8100

Unit/Rent Info

8 - 1 Bedroom: \$300 - \$450
32 - 2 Bedrooms: \$350 - \$535
8 - 3 Bedrooms: \$400 - \$630

MHDC Loan Request

MHDC HOME

\$965,000

LIHTC Request

Federal LIHTC Requested: \$552,000
State LIHTC Request: \$552,000

Total Units: 48
Total Affordable Units: 48

Development Information

17-098 Colonial Cottages
State HWY N & Wyndgate Ridge Drive (vacant lot west of 1000 Wyndgate Ridge Drive)
O'Fallon, MO 63367-4337
Senior 55+

New Construction

Developer Information

LMAC Holdings, LLC
6350 Garesche Avenue
Jennings, mo 63136-3446
Lewis McKinney (314) 954-1518

Unit/Rent Info

50 - 2 Bedrooms: \$550 - \$610

MHDC Loan Request

MHDC Participation

\$850,000

LIHTC Request

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

Total Units: 50
Total Affordable Units: 50

Development Information

17-101 Nathaniel Hawthorne Apartments
1351 North Hanley Road
University City, MO 63130-1625
Senior 62+

New + Rehab

Developer Information

Tim Person & Associates
6125 South Grand Avenue
St. Louis, MO 63111-2317
Tim Person (314) 832-3580

Unit/Rent Info

10 - 1 Bedroom: \$600 - \$650
35 - 2 Bedrooms: \$725 - \$850

LIHTC Request

Federal LIHTC Requested: \$591,000
State LIHTC Request: \$591,000

Total Units: 45
Total Affordable Units: 38
Total Market Units: 7

St. Louis Region

Development Information

17-104 Highland Place
8806 Dragonwyck Drive
St. Louis, MO 63121
Family

Rehabilitation

Unit/Rent Info

104 - 1 Bedroom: \$420 - \$495
104 - 2 Bedrooms: \$505 - \$595

Total Units: 208
Total Affordable Units: 208

Developer Information

RR Jennings Developer, L.L.C.
1530 South 2nd St.
St. Louis, MO 63104-4504
Stacy Hastie (314) 241-0900

LIHTC Request

Federal LIHTC Requested: \$894,800
State LIHTC Request: \$894,800

Development Information

17-106 River Bluff Manor
4600 S. Broadway
St. Louis, MO 63111-0000
Senior 62+

New Construction

Unit/Rent Info

10 - 1 Bedroom: \$258 - \$615
36 - 2 Bedrooms: \$302 - \$725

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

Developer Information

RR Jennings Developer, L.L.C.
1530 South 2nd St.
St. Louis, MO 63104-4504
Stacy Hastie (314) 241-0900

LIHTC Request

Federal LIHTC Requested: \$639,000
State LIHTC Request: \$639,000

Development Information

17-117 Arbor Hill Redevelopment
145 Apple Avenue
Maryland Heights, MO 63043
Family

New Construction

Unit/Rent Info

14 - 2 Bedrooms: \$600
30 - 3 Bedrooms: \$750
16 - 4+ Bedrooms: \$900

Total Units: 60
Total Affordable Units: 60

MHDC Loan Request

MHDC Fund Balance \$3,150,000

Developer Information

Housing Authority of St. Louis County
8865 Natural Bridge
St. Louis, Select 63121-3933
Susan Rollins (314) 227-3114

LIHTC Request

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

St. Louis Region

Development Information

17-119 Maryland Heights Senior Apartments

5.98 acre site which is currently vacant land located behind 12218 McKelvey Rd.

Maryland Heights, MO 63034-1200

Senior 55+

New Construction

Unit/Rent Info

50 - 2 Bedrooms: \$625

Total Units: 50

Total Affordable Units: 50

Developer Information

Laborers' Home Development Corporation

1 N. Old State Capitol Plaza, Suite 525

Springfield, IL 62701-1375

Michael Goetz (217) 789-6994

LIHTC Request

Federal LIHTC Requested: \$597,500

State LIHTC Request: \$597,500