

2020 Funding Round 1

4% TAX CREDIT APPLICATIONS & MHDC PERMANENT FINANCING



Development Information

20-404 Acquisition/Rehab
Parker Square Apartments
1051 Basie Place Family
Kansas City, MO 64106

Developer Information

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

Unit/Rent Info

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

Total Units: 204
Total Affordable Units: 204

LIHTC Request

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

Development Information

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

Developer Information

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

Unit/Rent Info

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

Total Units: 124
Total Affordable Units: 124

LIHTC Request

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

Development Information

20-414 Acquisition/Rehab
Cloverleaf Apartments
14554 S. Highway 71 Family
Kansas City, MO 64147

Developer Information

EPD Series 3, LLC
125 John Roberts Road, Suite 12
South Portland, ME 04106-3295
Richard Nelson, Jr. (207) 780-8050

Unit/Rent Info

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

Total Units: 204
Total Affordable Units: 204

LIHTC Request

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

Kansas City Region

Development Information

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

Acquisition/Rehab

Family

Developer Information

EPD Series 3, LLC
125 John Roberts Road, Suite 12
South Portland, ME 04106-3295
Richard Nelson, Jr. (207) 780-8050

Unit/Rent Info

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

Total Units: 192
Total Affordable Units: 192

LIHTC Request

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

Development Information

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

New Construction

Family

Developer Information

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

Unit/Rent Info

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

Total Units: 100
Total Affordable Units: 100

LIHTC Request

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

Development Information

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

New Construction

Family

Developer Information

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

Unit/Rent Info

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

Total Units: 27
Total Affordable Units: 27

MHDC Loan Request

MHDC HOME \$800,000

LIHTC Request

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

Development Information

20-419 Rehabilitation
Palestine Gardens _ Palestine Gardens North
2627 East 33rd Street & 3220 Montgall Avenue Senior 62+
Kansas City, MO 64128

Unit/Rent Info

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

Total Units: 118
Total Affordable Units: 118

Developer Information

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

LIHTC Request

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

MSA-Rural Region

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
Dianne Miller (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
Dena Xifaras (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

Development Information

20-410
Deerfield Village
615 Airport Drive
Carthage, MO 64836

Acquisition/Rehab

Family

Developer Information

Preservation of Affordable Housing, LLC
2 Oliver Street, Suite 500
Boston, MA 02109-4937
Dena Xifaras (617) 261-9898

Unit/Rent Info

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

Total Units: 60
Total Affordable Units: 60

LIHTC Request

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

MSA-Rural Region

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
Holly Knight (318) 224-2997

LIHTC Request

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

Rural Region

Development Information

20-403 Acquisition/Rehab
Diamond Apartments (formerly Oak Tree Apartments)
2005 Forum Dr Family
Rolla, MO 65401

Unit/Rent Info

40 - 2 Bedrooms: \$345 - \$600
40 - 3 Bedrooms: \$395 - \$750

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

Developer Information

3 Diamond Development, LLC
6677 N. Lincoln Ave, Ste 400
Lincolnwood, IL 60712-3619
Ben Porush (847) 677-7206

LIHTC Request

Federal LIHTC Requested: \$321,000
State LIHTC Request: \$321,000

St. Louis Region

Development Information

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

Acquisition/Rehab

Senior 62+

Unit/Rent Info

242 - 1 Bedroom: \$1,295

Total Units: 242
Total Affordable Units: 242

Developer Information

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

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+

Unit/Rent Info

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

Total Units: 112
Total Affordable Units: 112

Developer Information

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

LIHTC Request

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

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

St. Louis Region

Development Information

20-408 Acquisition/Rehab
Covenant Place III
#6 Millstone Campus Drive Senior 62+
St. Louis, MO 63146-5775

Developer Information

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

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

LIHTC Request

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

Development Information

20-413 New + Acquisition/Rehab
Etzel Place VI Apartments
5869 Etzel Avenue Family
St. Louis, MO 63112

Developer Information

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

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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LIHTC Request

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

Development Information

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

Developer Information

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

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

LIHTC Request

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

St. Louis Region

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
Adnan Iriskic (314) 393-1106

LIHTC Request

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