

2025 Federal 4% LIHTC Applications Approvals

Approved February 26, 2025

Development #	Development Name	Developer	City	Units	Construction Type	Occupancy	Set-Aside Preference/ Service Enriched/ Veteran's Services	Federal 4% LIHTC*	Tax Exempt Bond - Construction**
25-434	Highlands Apartments	Preservation of Affordable Housing, LLC	Carthage	79	Acquisition/Rehab	Senior 62+	Service Enriched	\$ 646,976	\$ 7,300,000
25-435	Crestview Village Apartments	Preservation of Affordable Housing, LLC	Liberty	48	Acquisition/Rehab	Family	Service Enriched	\$ 360,949	\$ 4,300,000
25-436	Commons of Belton	Commons of Belton, LLC	Belton	252	New Construction	Family	Service Enriched	\$ 2,056,581	\$ 23,000,000
25-437	Pevely Pointe Apartments	Pevely Pointe Developer, LLC	Pevely	256	Acquisition/Rehab	Family	None	\$ 2,095,955	\$ 32,875,000
25-438	Delmar Divine Phase 2	Seneca CRE, LLC	St. Louis	81	Acquisition/Rehab	Family	Service Enriched	\$ 1,701,933	\$ 10,500,000

Approved May 1, 2025

Development #	Development Name	Developer	City	Units	Construction Type	Occupancy	Set-Aside Preference/ Service Enriched/ Veteran's Services	Federal 4% LIHTC*	Tax Exempt Bond - Construction**
25-440	Winston Churchill Apartments	Eagle Point Development-Series 2, LLC	St. Louis	102	Rehabilitation	Family	None	\$ 572,679	\$ 9,450,000
25-441	Triton Pointe	Kittle Property Group, Inc.	St. Louis	192	New Construction	Family	Service Enriched	\$ 2,469,615	\$ 42,541,429
25-442	Maplewood Loop Apartments	Maplewood Loop Developer, LLC	Maplewood	89	Acquisition/Rehab	Family	None	\$ 703,469	\$ 13,473,875
25-443	The Sanford B Ladd School Redevelopment Project	Ladd School Developer, LLC	Kansas City	82	New Construction	Family	Service Enriched	\$ 2,532,453	\$ 28,000,000
25-444	9th and Central	Arnold Development Group, LLC	Kansas City	164	New Construction	Family	Service Enriched	\$ 1,117,803	\$ 69,129,105
25-445	Benton Apartments	Standard Development Owner	Kansas City	280	New Construction	Family	Service Enriched	\$ 3,296,000	\$ 44,132,261
25-446	The Greens at Grandview	TWG Development, LLC	Grandview	258	New Construction	Family	Service Enriched	\$ 3,038,996	\$ 51,847,864
25-447	Pinewood Place Apartments	Whitney Pinewood GP, LLC	O'Fallon	103	New Construction	Family	None	\$ 808,868	\$ 18,311,319

*Federal 4% Tax Credits are as-of-right credits and may be adjusted based on changes to development costs

**Tax Exempt Bond amounts are based on projected numbers and may be adjusted after DED Private Activity Bond application approval