

**2026 Federal 4% LIHTC  
Application Approvals**

**Approved December 9, 2025**

| Dev. # | Development Name          | Developer                     | City      | Units | Construction Type              | Occupancy | Set-Aside Preference/<br>Service Enriched/<br>Veteran's Services | Federal 4% LIHTC* | Tax Exempt Bond** | AHAP Credits |
|--------|---------------------------|-------------------------------|-----------|-------|--------------------------------|-----------|------------------------------------------------------------------|-------------------|-------------------|--------------|
| 26-417 | Murphy Park Preservation  | McCormack Baron Salazar, Inc. | St. Louis | 253   | Acquisition/<br>Rehabilitation | Family    | Service Enriched                                                 | 2,945,561         | 39,300,000        | 1,430,000    |
| 26-418 | Heritage House Apartments | Heritage House Developer, LLC | St. Louis | 179   | Rehabilitation                 | Family    | Service Enriched                                                 | 1,817,213         | 34,576,395        |              |

**Approved February 20, 2026**

| Dev. # | Development Name    | Developer | City      | Units | Construction Type              | Occupancy | Set-Aside Preference/<br>Service Enriched/<br>Veteran's Services | Federal 4% LIHTC* | Tax Exempt Bond** | AHAP Credits |
|--------|---------------------|-----------|-----------|-------|--------------------------------|-----------|------------------------------------------------------------------|-------------------|-------------------|--------------|
| 26-420 | Old North Townhomes | Rise STL  | St. Louis | 42    | Acquisition/<br>Rehabilitation | Family    | Service Enriched                                                 | 343,148           | 7,630,121         |              |

**Approved May 29, 2026**

| Dev. # | Development Name            | Developer                             | City         | Units | Construction Type              | Occupancy | Set-Aside Preference/<br>Service Enriched/<br>Veteran's Services | Federal 4% LIHTC* | Tax Exempt Bond** | AHAP Credits |
|--------|-----------------------------|---------------------------------------|--------------|-------|--------------------------------|-----------|------------------------------------------------------------------|-------------------|-------------------|--------------|
| 26-419 | True Center Towers          | Knight Development Co                 | Independence | 368   | Acquisition/<br>Rehabilitation | Family    | Service Enriched                                                 | 4,159,000         | 49,496,711        |              |
| 26-421 | Armour Boulevard Apartments | Eagle Point Development-Series 2, LLC | Kansas City  | 303   | Acquisition/<br>Rehabilitation | Family    | None                                                             | 2,967,940         | 46,200,000        |              |
| 26-422 | Downtowner Apartments       | Eagle Point Development-Series 2, LLC | St. Louis    | 95    | Acquisition/<br>Rehabilitation | Family    | None                                                             | 640,717           | 5,200,000         |              |
| 26-423 | Roosevelt Town Apartments   | Roosevelt Towne Developers, LLC       | St. Louis    | 154   | Acquisition/<br>Rehabilitation | Family    | Service Enriched                                                 | 2,834,850         | 27,538,100        |              |
| 26-426 | Linwood & Troost Apartments | Milhaus Development, LLC              | Kansas City  | 194   | New Construction               | Family    | Service Enriched                                                 | 2,466,760         | 37,000,000        |              |
| 26-427 | Delmar Diveine Phase II     | Delmar Divine Developer, LLC          | St. Louis    | 81    | Conversion                     | Family    | Service Enriched                                                 | 2,362,971         | 25,000,000        |              |
| 26-428 | Historic Northeast Lofts    | Arnold Development Group, LLC         | Kansas City  | 328   | Conversion                     | Family    | Service Enriched                                                 | 18,818,313        | 221,398,634       |              |

**Approved September 16, 2026**

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|--------|-----------------------|-----------------------|-----------|-------|-------------------|-----------|------------------------------------------------------------------|-------------------|-------------------|--------------|
| 26-424 | Heritage at Grandview | Kittle Property Group | Grandview | 204   | New Construction  | Family    | Service Enriched                                                 | 2,488,817         | 25,000,000        |              |

\*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