

**2026 Federal 4% LIHTC  
Application Approvals**

**Approved December 9, 2025**

Dev. #	Development Name	Developer	City	Units	Construction Type	Occupancy	Set-Aside Preference/ Service Enriched/ Veteran's Services	Federal 4% LIHTC*	Tax Exempt Bond**	AHAP Credits
26-417	Murphy Park Preservation	McCormack Baron Salazar, Inc.	St. Louis	253	Acquisition/ 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/ Service Enriched/ Veteran's Services	Federal 4% LIHTC*	Tax Exempt Bond**	AHAP Credits
26-420	Old North Townhomes	Rise STL	St. Louis	42	Acquisition/ Rehabilitation	Family	Service Enriched	343,148	7,630,121	

\*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