

2026 Federal 4% LIHTC Applications Received

September 17, 2025

| Development # | Development Name | Developer | Credit Type | Region | City | County | Construction Type | Occupancy |
|---------------|---------------------------|-------------------------------|-------------|--------|-----------|----------------|----------------------------|-----------|
| 26-417 | Murphy Park Preservation | McCormack Baron Salazar, Inc. | 4% | STL | St. Louis | St. Louis City | Acquisition/Rehabilitation | Family |
| 26-418 | Heritage House Apartments | Heritage House Developer, LLC | 4% | STL | St. Louis | St. Louis City | Rehabilitation | Family |

December 3, 2025

| Development # | Development Name | Developer | Credit Type | Region | City | County | Construction Type | Occupancy |
|---------------|---------------------|-----------------------|-------------|--------|--------------|----------------|----------------------------|-----------|
| 26-419 | True Center Towers | Knight Development Co | 4% | KC | Independence | St. Louis City | Acquisition/Rehabilitation | Family |
| 26-420 | Old North Townhomes | Rise STL | 4% | STL | St. Louis | St. Louis City | Acquisition/Rehabilitation | Family |

April 1, 2026

| Development # | Development Name | Developer | Credit Type | Region | City | County | Construction Type | Occupancy |
|---------------|-----------------------------|---------------------------------------|-------------|--------|-------------|----------------|----------------------------|-----------|
| 26-421 | Armour Boulevard Apartments | Eagle Point Development-Series 2, LLC | 4% | KC | Kansas City | Jackson | Acquisition/Rehabilitation | Family |
| 26-422 | Downtowner Apartments | Eagle Point Development-Series 2, LLC | 4% | STL | St. Louis | St. Louis City | Acquisition/Rehabilitation | Family |
| 26-423 | Roosevelt Town Apartments | Roosevelt Towne Developers, LLC | 4% | STL | St. Louis | St. Louis City | Acquisition/Rehabilitation | Family |
| 26-424 | Heritage at Grandview | Kittle Property Group | 4% | KC | Grandview | Jackson | New Construction | Family |
| 26-425 | Justin Place | Cohen-Esrey Development Group, LLC | 4% | KC | Kansas City | Jackson | Acquisition/Rehabilitation | Family |
| 26-426 | Linwood & Troost Apartments | Milhaus Development LLC | 4% | KC | Kansas City | Jackson | New Construction | Family |
| 26-427 | Delmar Divine Phase II | Delmar Divine Developer, LLC | 4% | STL | St. Louis | St. Louis City | Acquisition/Rehabilitation | Family |
| 26-428 | Historic Northeast Lofts | Arnold Development Group, LLC | 4% | KC | Kansas City | Jackson | New Construction | Family |

2026 4% Only Round 1

4% TAX CREDIT APPLICATIONS & MHDC PERMANENT FINANCING



St. Louis Region

Development Information

26-417 Acquisition/Rehab
Murphy Park Preservation
2001 Cass Avenue (scattered site)
St. Louis, MO 63106

Family

Developer Information

McCormack Baron Salazar, Inc.
100 North Broadway, Suite 100
St. Louis, MO 63102-2775
Brock Armstrong (314) 621-3400

Unit/Rent Info

101 - 2 Bedrooms: \$975 - \$1,142
129 - 3 Bedrooms: \$1,200 - \$1,475
18 - 4+ Bedrooms: \$1,400 - \$1,668
4 - 4+ Bedrooms: \$1,902
1 - 4+ Bedrooms: \$2,190

Total Units: 253
Total Affordable Units: 253

Federal LIHTC Requested: \$2,868,534

Development Information

26-418 Rehabilitation
Heritage House Apartments
2800 Olive Street
Saint Louis, MO 63103-1429

Family

Developer Information

Heritage House Developer LLC
13520 Deakins Lane
Darnestown, MO 20874-3308
Robert S. Salomon III (301) 455-8615

Unit/Rent Info

77 - 1 Bedroom: \$1,070 - \$1,240
102 - 2 Bedrooms: \$1,320 - \$1,650

Total Units: 179
Total Affordable Units: 143
Total Market Units: 36

Federal LIHTC Requested: \$1,817,213

2026 4% Only Round 2

4% TAX CREDIT APPLICATIONS & MHDC PERMANENT FINANCING



Kansas City Region

Development Information

26-419 Acquisition/Rehab
True Center Towers
210 S. Pleasant St. and 2600 S. Hub Drive Family
Independence, MO 64050

Unit/Rent Info

335 - 1 Bedroom: \$883 - \$1,188
33 - 2 Bedrooms: \$1,036 - \$1,358
Total Units: 368
Total Affordable Units: 368

Developer Information

KDC, LLC (doing business as Knight Development Partners)
2102 Floyd Park Drive, Suite 3
Ruston, LA 71270
Holly Knight (202) 699-1998

Federal LIHTC Requested: \$4,159,000

St. Louis Region

Development Information

26-420 Acquisition/Rehab
Old North Townhomes
2820 N. 14th St, plus scattered sites Family
St. Louis, MO 63106-3914

Unit/Rent Info

10 - 1 Bedroom: \$725 - \$745
27 - 2 Bedrooms: \$830 - \$870
5 - 3 Bedrooms: \$920 - \$960
Total Units: 42
Total Affordable Units: 42

Developer Information

St. Louis Public Development Corporation I (PDC I)
1627 Washington Ave
St. Louis, MO 63103-1876
Mark Stroker (314) 333-7000

Federal LIHTC Requested: \$343,044

2026 4% Only Round 3

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Webinar Virtual Public Hearing



Kansas City Public Hearing Area

Development Information

26-421 Acquisition/Rehab
Armour Boulevard Apartments
400 E. Armour Blvd, 1301 E. Armour Blvd, 900-908 E.A Family
Kansas City, MO 64109

Unit/Rent Info

247 - 1 Bedroom: \$1,420
56 - 2 Bedrooms: \$1,680

Total Units: 303
Total Affordable Units: 303

Developer Information

Eagle Point Development-Series 2, LLC
125 John Roberts Road, Suite 12
South Portland, ME 04106-3295
Neil Martelle (207) 780-8050

Federal LIHTC Requested: \$2,968,719

Development Information

26-424 New Construction
Heritage at Grandview
14925 S US 71 Hwy Family
Grandview, MO 64030

Unit/Rent Info

60 - 1 Bedroom: \$722 - \$1,093
96 - 2 Bedrooms: \$860 - \$1,336
24 - 3 Bedrooms: \$986 - \$1,565
24 - 4+ Bedrooms: \$1,096 - \$1,742

Total Units: 204
Total Affordable Units: 204

Developer Information

Kittle Property Group
310 E 96th Street, Suite 400
Indianapolis, IN 46240-3702
Brenda Haddad (317) 846-3111

Federal LIHTC Requested: \$2,488,817

Development Information

26-425 Acquisition/Rehab
Justin Place
2607 E 29th Street Family
Kansas City, MO 64128-1110

Unit/Rent Info

4 - 1 Bedroom: \$593 - \$639
70 - 2 Bedrooms: \$641 - \$878
22 - 3 Bedrooms: \$927 - \$968

Total Units: 96
Total Affordable Units: 96

Developer Information

Cohen-Esrey Development Group, LLC
8500 Shawnee Mission Pkwy, Suite 150
Merriam, KS 66202
Jack Brenton (913) 671-3378

Federal LIHTC Requested: \$863,540

Kansas City Public Hearing Area

Development Information

26-426
Linwood & Troost Apartments
SEC & SWC of Linwood Blvd & Troost Ave
Kansas City, MO 64109-1847

New Construction
Family

Unit/Rent Info

105 - 1 Bedroom: \$1,174
89 - 2 Bedrooms: \$1,403
Total Units: 194
Total Affordable Units: 194

Developer Information

Milhaus Development LLC
550 E Washington Street
Indianapolis, Select 46204
Drew Rosenbarger (317) 226-9500

Federal LIHTC Requested: \$2,508,128

Development Information

26-428
Historic Northeast Lofts LLC
5401 Independence Avenue
Kansas City, MO 64123

New Construction
Family

Unit/Rent Info

1 - Studio: \$1,043
169 - 1 Bedroom: \$803 - \$1,720
194 - 2 Bedrooms: \$936 - \$1,985
31 - 3 Bedrooms: \$1,059 - \$1,638
Total Units: 395
Total Affordable Units: 328
Total Market Units: 67

Developer Information

Arnold Development Group LLC
330 W 9th Street, Suite 700
Kansas City, MO 64105
Jonathan Arnold (816) 595-5001

Federal LIHTC Requested: \$17,813,251

St. Louis Public Hearing Area

Development Information

26-422 Acquisition/Rehab
Downtowner Apartments
1133 Washington Avenue
St. Louis, MO 63101
Family

Developer Information

Eagle Point Development-Series 2, LLC
125 John Roberts Road, Suite 12
South Portland, ME 04106-3295
Neil Martelle (207) 780-8050

Unit/Rent Info

16 - Studio: \$1,020
49 - 1 Bedroom: \$1,191
30 - 2 Bedrooms: \$1,430

Total Units: 95
Total Affordable Units: 95

Federal LIHTC Requested: \$648,091

Development Information

26-423 Acquisition/Rehab
Roosevelt Town Apartments
711 North Euclid Avenue
St. Louis, MO 63108
Family

Developer Information

Roosevelt Towne Developers, LLC
1326 5th Ave, Suite 430
Seattle, WA 98101
Luyang Liu (206) 809-3181

Unit/Rent Info

135 - 1 Bedroom: \$2,100
19 - 2 Bedrooms: \$2,600

Total Units: 154
Total Affordable Units: 154

Federal LIHTC Requested: \$2,864,048

Development Information

26-427 Acquisition/Rehab
Delmar Divine Phase 2
5535 Delmar Blvd
Saint Louis, MO 63112-3005
Family

Developer Information

Delmar Divine Developer, LLC
1401 S Brentwood Blvd, Suite 625
Saint Louis, MO 63144-1437
Eric McMahon (314) 730-1000

Unit/Rent Info

7 - Studio: \$1,067
68 - 1 Bedroom: \$1,202
2 - 2 Bedrooms: \$1,442
4 - 3 Bedrooms: \$1,647

Total Units: 81
Total Affordable Units: 81

Federal LIHTC Requested: \$2,362,971