

2021 Funding Round 1

9% TAX CREDIT APPLICATIONS & MHDC PERMANENT FINANCING



Kansas City Region

Development Information

21-010 Legacy at Parade Park Phase I
TBD
Kansas City, MO 64127-2313
Senior 62+

New Construction

Developer Information

McCormack Baron Salazar, Inc.
720 Olive Street, Suite 2500
St. Louis, MO 63101-2313
Vincent R. Bennett (314) 621-3400

Unit/Rent Info

60 - 1 Bedroom: \$390 - \$908

10 - 2 Bedrooms: \$847 - \$925

Total Units: 70

Total Affordable Units: 63

Total Market Units: 7

MHDC Loan Request

MHDC HOME

MHDC Other

\$1,415,855

\$2,170,000

LIHTC Request

State LIHTC Request: \$630,000

Federal LIHTC Requested: \$900,000

Development Information

21-014 Ridgeview Estates
extension of Prairie Grass Drive south of Lucy Webb Road between Dean Avenue and I-49
Raymore, MO 64083
Senior 55+

New Construction

Developer Information

MACO Development Company, L.L.C.
111 N Main Street / PO Box 68
Clarkton, MO 63837
J. Jason Maddox (573) 448-3000

Unit/Rent Info

60 - 2 Bedrooms: \$480 - \$800

Total Units: 60

Total Affordable Units: 54

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$1,600,000

LIHTC Request

State LIHTC Request: \$560,000

Federal LIHTC Requested: \$800,000

Development Information

21-017 Aspen Trails Senior Living
9701 E. 35th Street S
Independence, MO 64052-1131
Senior 55+

New Construction

Developer Information

Dalmark Development Group, LLC
12220 State Line Road
Leawood, KS 66209-1217
Jim Nichols (816) 861-4070

Unit/Rent Info

12 - 1 Bedroom: \$285 - \$795

20 - 2 Bedrooms: \$340 - \$905

Total Units: 32

Total Affordable Units: 25

Total Market Units: 7

LIHTC Request

State LIHTC Request: \$360,920

Federal LIHTC Requested: \$515,600

Kansas City Region

Development Information

21-019 Red Maple Villas Phase II
(adjacent/south of) 300 SE 27th Street
Oak Grove, MO 64075
Senior 55+

New Construction

Developer Information

MBL Development & Community Housing Ministry, Inc.
9237 Ward Parkway Ste. 310
Kansas City, MO 64114
Tamara Wallace (816) 569-6420

Unit/Rent Info

38 - 2 Bedrooms: \$350 - \$795

Total Units: 38

Total Affordable Units: 34

Total Market Units: 4

MHDC Loan Request

MHDC HOME

\$350,000

LIHTC Request

State LIHTC Request: \$388,500

Federal LIHTC Requested: \$555,000

Development Information

21-030 Wilshire Hills III
Manhattan Drive
Lee's Summit, MO 64064-1983
Senior 55+

New Construction

Developer Information

JES Dev Co, Inc.
206 Peach Way
Columbia, MO 65203-4905
Brian Kimes (573) 443-2021

Unit/Rent Info

18 - 1 Bedroom: \$335 - \$695

32 - 2 Bedrooms: \$385 - \$755

Total Units: 50

Total Affordable Units: 45

Total Market Units: 5

LIHTC Request

State LIHTC Request: \$689,500

Federal LIHTC Requested: \$985,000

Development Information

21-031 Harrisonville Meadows II
Jesi Avenue
Harrisonville, MO 64701
Family

New Construction

Developer Information

JES Dev Co, Inc.
206 Peach Way
Columbia, MO 65203-4905
Brian Kimes (573) 443-2021

Unit/Rent Info

12 - 2 Bedrooms: \$390 - \$645

24 - 3 Bedrooms: \$440 - \$695

12 - 4+ Bedrooms: \$480 - \$780

Total Units: 48

Total Affordable Units: 43

Total Market Units: 5

LIHTC Request

State LIHTC Request: \$693,000

Federal LIHTC Requested: \$990,000

Kansas City Region

Development Information

21-040 The Villas at Verona Hills a Townhome Project for South KC
Near 10800 Wornall Road
Kansas City, MO 64114
Senior 55+ New Construction

Developer Information

Raga Properties, LLC.
3810 E. Sunshine Suite 101
Springfield, MO 65809
Rita A. Baron (417) 877-9800

Unit/Rent Info

28 - 1 Bedroom: \$330 - \$975
6 - 2 Bedrooms: \$380 - \$1,075

MHDC Loan Request

MHDC HOME \$1,300,000

LIHTC Request

State LIHTC Request: \$353,850
Federal LIHTC Requested: \$505,500

Total Units: 34
Total Affordable Units: 32
Total Market Units: 2

Development Information

21-043 Harrisonville Villas, Phase II
501 Timber Drive
Harrisonville, MO 64701-0000
Senior 55+ New Construction

Developer Information

Housing Plus, LLC
1525 E Republic Rd, Suite B100
Springfield, MO 65804-6583
Becky Selle (417) 887-6682

Unit/Rent Info

48 - 2 Bedrooms: \$390 - \$800

MHDC Loan Request

MHDC HOME \$650,000

LIHTC Request

State LIHTC Request: \$413,000
Federal LIHTC Requested: \$590,000

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

Development Information

21-059 Harmony Meadows
SE corner of Yennie Ave & Kirby Rd
Grain Valley, MO 64029
Senior 55+ New Construction

Developer Information

Creason Development, LLC
1900 E Lark Lane
Nixa, MO 65714
Tammi Creason (--) ---

Unit/Rent Info

20 - 1 Bedroom: \$285 - \$690
28 - 2 Bedrooms: \$340 - \$740

MHDC Loan Request

MHDC HOME \$320,000

LIHTC Request

State LIHTC Request: \$479,500
Federal LIHTC Requested: \$685,000

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

Kansas City Region

Development Information

21-063 Tudor Heights Phase 1
25 NW Tudor Road
Lee's Summit, MO 64086-4506
Senior 55+

New Construction

Developer Information

Lee's Summit Wokforce Housing Services
111 S. Grand Avenue
Lee's Summit, MO 64063-2699
Erik Berg (816) 524-1100

Unit/Rent Info

32 - 1 Bedroom: \$487 - \$945
34 - 2 Bedrooms: \$585 - \$1,181

Total Units: 66
Total Affordable Units: 59
Total Market Units: 7

MHDC Loan Request

MHDC Fund Balance	\$2,200,000
MHDC HOME	\$500,000

LIHTC Request

State LIHTC Request: \$597,450
Federal LIHTC Requested: \$853,500

Development Information

21-064 Greenwood Senior Apartments
3711 E 27th Street
Kansas City, MO 64128
Senior 55+

New Construction

Developer Information

Missouri Housing Partners, LLC
220 NW Executive Way
Lee's Summit, MO 64063
Matt Fulson (816) 246-9220

Unit/Rent Info

17 - 1 Bedroom: \$635
32 - 2 Bedrooms: \$740 - \$851

Total Units: 49
Total Affordable Units: 44
Total Market Units: 5

MHDC Loan Request

MHDC HOME	\$525,000
MHDC Other	\$525,000

LIHTC Request

State LIHTC Request: \$555,100
Federal LIHTC Requested: \$793,000

Development Information

21-066 Morning Star II Senior Apartments
2709 Wabash Ave
Kansas City, MO 64109
Senior 62+

New Construction

Developer Information

2411 E 27th Street
Kansas City, MO 64127
Bobbie Stevenson (816) 923-3559

Unit/Rent Info

2 - 1 Bedroom: \$419 - \$585
31 - 2 Bedrooms: \$485 - \$625

Total Units: 33
Total Affordable Units: 29
Total Market Units: 4

MHDC Loan Request

MHDC HOME	\$600,000
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LIHTC Request

State LIHTC Request: \$423,500
Federal LIHTC Requested: \$605,000

Kansas City Region

Development Information

21-071 Espero Kansas City
Berkley Parkway and N. Lydia Avenue
Kansas City, MO 64120
Family

New Construction

Developer Information

Nash Group, LLC 51% and Vecino Group, LLC 49%, Jointly
305 W Commercial
Springfield, MO 65803-2667
Kim Buche (417) 720-1577

Unit/Rent Info

18 - 1 Bedroom: \$393 - \$781

27 - 2 Bedrooms: \$465 - \$884

15 - 3 Bedrooms: \$530 - \$1,005

Total Units: 60

Total Affordable Units: 54

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$1,000,000

LIHTC Request

State LIHTC Request: \$595,000

Federal LIHTC Requested: \$850,000

Development Information

21-072 St. Michael's Housing Phase III
3835 Chelsea Drive
Kansas City, MO 64128
Family

New Construction

Developer Information

Yarco-Devco, L.L.C.
7920 Ward Parkway
Kansas City, MO 64114
Jonathan R. Cohn (816) 561-4240

Unit/Rent Info

54 - 1 Bedroom: \$700 - \$800

8 - 2 Bedrooms: \$850 - \$950

Total Units: 62

Total Affordable Units: 55

Total Market Units: 7

LIHTC Request

State LIHTC Request: \$586,600

Federal LIHTC Requested: \$838,000

Development Information

21-074 Amethyst Place Expansion at 2770 Tracy
2770 Tracy
Kansas City, MO 64109
Family

New Construction

Developer Information

Amethyst Tracy, LLC
1125 Grand Blvd, Suite 202
Kansas City, MO 64106
Jason Swords (816) 581-3991

Unit/Rent Info

22 - 2 Bedrooms: \$900

12 - 3 Bedrooms: \$1,100

Total Units: 34

Total Affordable Units: 34

LIHTC Request

State LIHTC Request: \$623,000

Federal LIHTC Requested: \$890,000

Development Information

21-083 Manor at Greystone
SE corner of Buckner Tarsney & NE Greystone
Grain Valley, MO 64029
Senior 55+

New Construction

Developer Information

DLS Historic Developer IV, L.L.C.
4510 Belleveiw Ave., Suite 300
Kansas City, MO 64111-3538
Timothy Schulte (816) 502-4725

Unit/Rent Info

12 - 1 Bedroom: \$340 - \$655
36 - 2 Bedrooms: \$390 - \$755

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$567,000
Federal LIHTC Requested: \$810,000

Development Information

21-084 Remington Place
SW Clark Road
Blue Springs, MO 64014
Senior 55+

New Construction

Developer Information

DLS Historic Developer IV, L.L.C.
4510 Belleveiw Ave., Suite 300
Kansas City, MO 64111-3538
Timothy Schulte (816) 502-4725

Unit/Rent Info

12 - 1 Bedroom: \$345 - \$720
28 - 2 Bedrooms: \$395 - \$815

Total Units: 40
Total Affordable Units: 36
Total Market Units: 4

LIHTC Request

State LIHTC Request: \$546,000
Federal LIHTC Requested: \$780,000

Development Information

21-095 Grant Park Villas
Intersection of Adams Street and Grant Drive
Raymore, MO 64083-8800
Senior 55+

New Construction

Developer Information

Zimmerman Properties, LLC
1329 East Lark Street
Springfield, MO 65804-7351
Justin Zimmerman (417) 883-1632

Unit/Rent Info

20 - 1 Bedroom: \$680 - \$800
28 - 2 Bedrooms: \$810 - \$900

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$456,400
Federal LIHTC Requested: \$652,000

MSA-Rural Region

Development Information

21-011 Carver School Apartments
906 Westminster Avenue
Fulton, MO 65251
Senior 55+

New + Rehab

Developer Information

MACO Development Company, L.L.C.
111 N Main Street / PO Box 68
Clarkton, MO 63837
J. Jason Maddox (573) 448-3000

Unit/Rent Info

7 - 1 Bedroom: \$280 - \$690
26 - 2 Bedrooms: \$335 - \$750

MHDC Loan Request

MHDC Other

\$591,000

LIHTC Request

State LIHTC Request: \$413,000
Federal LIHTC Requested: \$590,000

Total Units: 33
Total Affordable Units: 29
Total Market Units: 4

Development Information

21-013 Heritage Manor Apartments
1224 Linden Street
Cape Girardeau, MO 63703
Senior 55+

Rehabilitation

Developer Information

MACO Development Company, L.L.C.
111 N Main Street / PO Box 68
Clarkton, MO 63837
J. Jason Maddox (573) 448-3000

Unit/Rent Info

40 - 1 Bedroom: \$280 - \$440
4 - 2 Bedrooms: \$340 - \$475

MHDC Loan Request

MHDC Other

\$278,000

LIHTC Request

State LIHTC Request: \$256,103
Federal LIHTC Requested: \$365,862

Total Units: 44
Total Affordable Units: 44

Development Information

21-018 Carthage Senior Villas Phase II
Fir Rd & Chapel Rd (NW Corner)
Carthage, MO 64836
Senior 55+

New Construction

Developer Information

Community Housing Ministry, Inc. & MBL Development Co.
9237 Ward Parkway Ste. 310
Kansas City, MO 64114
Tamara Wallace (816) 569-6420

Unit/Rent Info

38 - 2 Bedrooms: \$255 - \$675

LIHTC Request

State LIHTC Request: \$396,200
Federal LIHTC Requested: \$566,000

Total Units: 38
Total Affordable Units: 32
Total Market Units: 6

MSA-Rural Region

Development Information

21-024 South Side Village
corner of West End Blvd. and Walnut Street
Cape Girardeau, MO 63702
Family

New Construction

Developer Information

RCH Development, INC & Cape Area Community Housing Develo
2201 Walton Drive
Jackson, MO 63755-3711
Chad Hartle (573) 576-5433

Unit/Rent Info

8 - 1 Bedroom: \$325 - \$528
14 - 2 Bedrooms: \$495
20 - 3 Bedrooms: \$550 - \$795

Total Units: 42
Total Affordable Units: 37
Total Market Units: 5

MHDC Loan Request

MHDC Other \$300,000

LIHTC Request

State LIHTC Request: \$476,000
Federal LIHTC Requested: \$680,000

Development Information

21-026 Freedom Ridge Homes, LP
2009 W. Kingsley St.
Springfield, MO 65807-5472
Family

New Construction

Developer Information

Breckenridge Development Services, Inc. w/ BGC Advantage (Mas
1910 Farmerville Highway
Ruston, LA 71270-7150
Holly Knight (318) 224-2997

Unit/Rent Info

35 - 1 Bedroom: \$666
11 - 2 Bedrooms: \$853

Total Units: 46
Total Affordable Units: 46

MHDC Loan Request

MHDC Other \$300,000

LIHTC Request

State LIHTC Request: \$581,000
Federal LIHTC Requested: \$830,000

Development Information

21-027 Pioneer Lofts
502 Francis Street
St. Joseph, MO 64501
Family

New Construction

Developer Information

JES Dev Co, Inc.
206 Peach Way
Columbia, MO 65203-4905
Brian Kimes (573) 443-2021

Unit/Rent Info

10 - 1 Bedroom: \$202 - \$700
22 - 2 Bedrooms: \$224 - \$800
10 - 3 Bedrooms: \$226 - \$900

Total Units: 42
Total Affordable Units: 33
Total Market Units: 9

MHDC Loan Request

MHDC Other \$400,000

LIHTC Request

State LIHTC Request: \$561,400
Federal LIHTC Requested: \$802,000

MSA-Rural Region

Development Information

21-028 Delmar Meadows
NW corner of W. Delmar St. and S. Clifton Ave.
Springfield, MO 65802-5122
Senior 55+

New Construction

Developer Information

JES Dev Co, Inc.
206 Peach Way
Columbia, MO 65203-4905
Brian Kimes (573) 443-2021

Unit/Rent Info

50 - 2 Bedrooms: \$315 - \$750

Total Units: 50

Total Affordable Units: 45

Total Market Units: 5

LIHTC Request

State LIHTC Request: \$639,800

Federal LIHTC Requested: \$914,000

Development Information

21-042 Maplewood Villas
550 N. Duke Avenue
Springfield, MO 65802-5493
Senior 55+

New Construction

Developer Information

The Kitchen, Inc.
730 N. Glenstone Avenue
Springfield, MO 65802-0000
Meleah Spencer (417) 837-1500

Unit/Rent Info

44 - 2 Bedrooms: \$317 - \$700

Total Units: 44

Total Affordable Units: 39

Total Market Units: 5

MHDC Loan Request

MHDC HOME

\$740,000

LIHTC Request

State LIHTC Request: \$389,200

Federal LIHTC Requested: \$556,000

Development Information

21-044 Eagle Park Estates
709 N. Gregg Road
Nixa, MO 65714-8539
Family

New Construction

Developer Information

Housing Plus, LLC
1525 E Republic Rd, Suite B100
Springfield, MO 65804-6583
Becky Selle (417) 887-6682

Unit/Rent Info

22 - 2 Bedrooms: \$332 - \$825

22 - 3 Bedrooms: \$378 - \$925

Total Units: 44

Total Affordable Units: 36

Total Market Units: 8

MHDC Loan Request

MHDC HOME

\$945,000

LIHTC Request

State LIHTC Request: \$420,000

Federal LIHTC Requested: \$600,000

MSA-Rural Region

Development Information

21-046 Frisco Highlands at Edgewater
3100 S. Pike Ave
Bolivar, MO 65613
Family

New Construction

Developer Information

Morelock Builders & Associates, Inc.
722-B West Olive St
Springfield, MO 65806
Wayne Morelock (417) 864-6661

Unit/Rent Info

16 - 2 Bedrooms: \$275 - \$595
16 - 3 Bedrooms: \$310 - \$695

MHDC Loan Request

MHDC HOME

\$500,000

LIHTC Request

State LIHTC Request: \$325,500
Federal LIHTC Requested: \$465,000

Total Units: 32
Total Affordable Units: 24
Total Market Units: 8

Development Information

21-047 Trade Center Apartments
5011 Old Lohman Rd.
Jefferson City, MO 65109
Family

New Construction

Developer Information

Shawnee Rental Properties, LLC
604D Missouri Blvd Ct
Jefferson City, MO 65109
Jason Otke (573) 893-2299

Unit/Rent Info

28 - 2 Bedrooms: \$375 - \$580
12 - 3 Bedrooms: \$435 - \$645

MHDC Loan Request

MHDC HOME

\$470,000

MHDC Other

\$120,000

LIHTC Request

State LIHTC Request: \$408,100
Federal LIHTC Requested: \$583,000

Total Units: 40
Total Affordable Units: 30
Total Market Units: 10

Development Information

21-052 Garden Ridge Apartments
609 N. Columbia St.
Centralia, MO 65240
Family

Acquisition/Rehab

Developer Information

Garden Ridge Centralia, LLC
807 N. Providence Rd.
Columbia, MO 65203
Darin Preis (573) 443-8706

Unit/Rent Info

12 - 2 Bedrooms: \$350 - \$575
4 - 3 Bedrooms: \$575 - \$610

MHDC Loan Request

MHDC CHDO

\$1,838,950

MHDC HOME

\$221,000

Federal LIHTC Requested: \$0

Total Units: 16
Total Affordable Units: 16

MSA-Rural Region

Development Information

21-055 Terraces on Cresthaven
2600 North Cresthaven Avenue
Springfield, MO 65803-7706
Senior 55+

New Construction

Developer Information

DowCon, LLC
3011 E. Meyer Blvd.
Kansas City, MO 64132
Samuel Dowdy/Dolph Woodman (417) 695-2100

Unit/Rent Info

36 - 1 Bedroom: \$275 - \$850
24 - 2 Bedrooms: \$325 - \$950

MHDC Loan Request

MHDC HOME

\$650,000

LIHTC Request

State LIHTC Request: \$478,800
Federal LIHTC Requested: \$684,000

Total Units: 60
Total Affordable Units: 54
Total Market Units: 6

Development Information

21-056 Miller Court Senior Villas
139 E. Miller Rd.
Republic, MO 65738-2105
Senior 55+

New Construction

Developer Information

DowCon, LLC
3011 E. Meyer Blvd.
Kansas City, MO 64132
Samuel Dowdy/Dolph Woodman (417) 695-2100

Unit/Rent Info

20 - 1 Bedroom: \$275 - \$625
20 - 2 Bedrooms: \$350 - \$900

MHDC Loan Request

MHDC HOME

\$950,000

LIHTC Request

State LIHTC Request: \$366,800
Federal LIHTC Requested: \$524,000

Total Units: 40
Total Affordable Units: 36
Total Market Units: 4

Development Information

21-058 Nordic Landing
810 W Catalpa
Springfield, MO 65807
Family

New Construction

Developer Information

DHTC Development, LLC
1900 E Lark Lane
Nixa, MO 65714
Riley Shantz (--) ---

Unit/Rent Info

14 - 1 Bedroom: \$280 - \$620
27 - 2 Bedrooms: \$330 - \$775

MHDC Loan Request

MHDC HOME

\$275,000

LIHTC Request

State LIHTC Request: \$392,000
Federal LIHTC Requested: \$560,000

Total Units: 41
Total Affordable Units: 36
Total Market Units: 5

MSA-Rural Region

Development Information

21-062 El Dorado Plaza Apartments
810 El Dorado Drive
Jefferson City, MO 65101-5560
Family

New Construction

Developer Information

LRG Consulting and Development Inc.
31244 Lakeview Dr
Rocky Mount, MO 65072-9094
Lela Gruebel (816) 392-1406

Unit/Rent Info

24 - 2 Bedrooms: \$320 - \$800
18 - 3 Bedrooms: \$355 - \$900
6 - 4+ Bedrooms: \$370 - \$1,000

MHDC Loan Request

MHDC HOME \$570,000
MHDC Other \$570,000

LIHTC Request

State LIHTC Request: \$532,000
Federal LIHTC Requested: \$760,000

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

Development Information

21-076 Cottages at Generation Village
700 Buck Road
Willard, MO 65714
Family

New Construction

Developer Information

Trinity Housing Development,
3556 S. Culpepper Circle, Suite 4
Springfield, MO 65804-4252
J. Ryan Hamilton (417) 882-1701

Unit/Rent Info

40 - 2 Bedrooms: \$359 - \$725
8 - 3 Bedrooms: \$409 - \$800
4 - 4+ Bedrooms: \$409 - \$900

MHDC Loan Request

MHDC Fund Balance \$1,175,000

LIHTC Request

State LIHTC Request: \$598,500
Federal LIHTC Requested: \$855,000

Total Units: 52
Total Affordable Units: 43
Total Market Units: 9

Development Information

21-077 Ashford Place
W. N. St/N. Main St.
Republic, MO 65738-1014
Family

New Construction

Developer Information

Trinity Housing Development, LLC
3556 S Culpepper Circle, Suite 4
Springfield, MO 65804-4252
J. Ryan Hamilton (417) 882-1701

Unit/Rent Info

26 - 2 Bedrooms: \$359 - \$860
14 - 3 Bedrooms: \$409 - \$920

MHDC Loan Request

MHDC Select \$1,000,000

LIHTC Request

State LIHTC Request: \$458,500
Federal LIHTC Requested: \$655,000

Total Units: 40
Total Affordable Units: 34
Total Market Units: 6

MSA-Rural Region

Development Information

21-087 Spartan Pointe
SE Corner of Battle Avenue and Spartan Drive
Columbia, MO 65202
Family

New Construction

Developer Information

Terravest Development Corp.
302 Campusview Dr., Suite 106
Columbia, MO 65203-7506
Jay Burchfield (573) 875-5151

Unit/Rent Info

12 - 2 Bedrooms: \$375 - \$660
24 - 3 Bedrooms: \$425 - \$745
12 - 4+ Bedrooms: \$465 - \$830

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

MHDC Loan Request

MHDC Other \$575,000

LIHTC Request

State LIHTC Request: \$683,900
Federal LIHTC Requested: \$977,000

Development Information

21-093 Churchill Apartments II
Near 664 Church St - Adjacent to Churchill Apartments
Marshfield, MO 65706
Family

New Construction

Developer Information

Zimmerman Properties, LLC
1329 East Lark St
Springfield, MO 65804
Justin M. Zimmerman (417) 883-1632

Unit/Rent Info

26 - 2 Bedrooms: \$356 - \$655
26 - 3 Bedrooms: \$405 - \$750

Total Units: 52
Total Affordable Units: 46
Total Market Units: 6

LIHTC Request

State LIHTC Request: \$518,000
Federal LIHTC Requested: \$740,000

Development Information

21-094 Villas at Lark Pointe II, LP
TBD Lark Street next to Phase 1 Villas at Lark Pointe
Springfield, MO 65804
Senior 55+

New Construction

Developer Information

Zimmerman Properties, LLC
1329 East Lark Street
Springfield, MO 65804-7351
Justin Zimmerman (417) 883-1632

Unit/Rent Info

24 - 1 Bedroom: \$305 - \$825
24 - 2 Bedrooms: \$362 - \$930

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$475,300
Federal LIHTC Requested: \$679,000

MSA-Rural Region

Development Information

21-097 Westbury Place
NE Corner of Gregg Road and Scenic Hills Drive
Nixa, MO 65714
Family

New Construction

Developer Information

Parker Development, L.L.C.
1115 Illinois, Suite 1
Joplin, MO 64801-3972
Kevin Parker (417) 624-5552

Unit/Rent Info

12 - 2 Bedrooms: \$330 - \$605
24 - 3 Bedrooms: \$375 - \$725
12 - 4+ Bedrooms: \$410 - \$820

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

MHDC Loan Request

MHDC Other \$625,000

LIHTC Request

State LIHTC Request: \$670,600
Federal LIHTC Requested: \$958,000

Rural Region

Development Information

21-001 Kirksville Village
2118 E Normal Street
Kirksville, MO 63501-0000
Family

Rehabilitation

Developer Information

Midcontinent Equity Holdings, LLC
P.O. Box 248 (107-A W Highway 32)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

32 - 2 Bedrooms: \$320 - \$471

Total Units: 32

Total Affordable Units: 32

MHDC Loan Request

MHDC HOME

\$223,124

LIHTC Request

State LIHTC Request: \$213,500

Federal LIHTC Requested: \$305,000

Development Information

21-002 Missouri Avenue Apartments and Stover Estates
700 Missouri Avenue, Versailles, MO 65084 and 600 W. Pine St., Stover, MO 65078
Versailles, MO 65084-0000
Family

Rehabilitation

Developer Information

Midcontinent Equity Holdings, LLC
107-A W. Highway 32 (P.O. Box 248)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

8 - 1 Bedroom: \$295 - \$510

20 - 2 Bedrooms: \$345 - \$575

8 - 3 Bedrooms: \$390 - \$635

Total Units: 36

Total Affordable Units: 36

LIHTC Request

State LIHTC Request: \$238,000

Federal LIHTC Requested: \$340,000

Development Information

21-003 McCause Place of Mt. Vernon
to be determined
Mt. Vernon, MO 65712-0000
Family

New Construction

Developer Information

Midcontinent Equity Holdings, LLC
107-A West Highway 32 (P.O. Box 248)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

20 - 2 Bedrooms: \$300 - \$630

12 - 3 Bedrooms: \$350 - \$660

Total Units: 32

Total Affordable Units: 25

Total Market Units: 7

MHDC Loan Request

MHDC HOME

\$400,415

MHDC Other

\$400,000

LIHTC Request

State LIHTC Request: \$322,000

Federal LIHTC Requested: \$460,000

Rural Region

Development Information

21-006 Beck Lane Residences
1500 Beck Lane
Lebanon, MO 65536-4122
Family

New Construction

Developer Information

AHDVS Missouri, LLC (Prime Developer)
7733 Forysth Blvd. Suite 1100
Clayton, MO 63105-1817
Vivian Moore (314) 296-6261

Unit/Rent Info

17 - 2 Bedrooms: \$280 - \$805
29 - 3 Bedrooms: \$317 - \$865
4 - 4+ Bedrooms: \$693 - \$935

Total Units: 50
Total Affordable Units: 43
Total Market Units: 7

MHDC Loan Request

MHDC HOME \$800,000

LIHTC Request

State LIHTC Request: \$490,000
Federal LIHTC Requested: \$700,000

Development Information

21-008 Branson Manor Apartments
218 S. Old Country Road
Branson, MO 65616-2521
Senior 55+

Rehabilitation

Developer Information

Investment Resources Corporation
7701 E. Kellogg Suite 820
Wichita, KS 67207-1712
Santo M. Catanese (316) 652-0616

Unit/Rent Info

72 - 1 Bedroom: \$556
8 - 2 Bedrooms: \$675

Total Units: 80
Total Affordable Units: 80

MHDC Loan Request

MHDC Fund Balance \$1,156,938

LIHTC Request

State LIHTC Request: \$395,500
Federal LIHTC Requested: \$565,000

Development Information

21-012 Royal Oak Estates
Royal Oak Drive, west of North Lincoln Drive
Troy, MO 63379
Senior 55+

New Construction

Developer Information

MACO Development Company, L.L.C.
111 N Main Street / PO Box 68
Clarkton, MO 63837
J. Jason Maddox (573) 448-3000

Unit/Rent Info

50 - 2 Bedrooms: \$430 - \$800

Total Units: 50
Total Affordable Units: 45
Total Market Units: 5

MHDC Loan Request

MHDC Other \$1,267,000

LIHTC Request

State LIHTC Request: \$490,000
Federal LIHTC Requested: \$700,000

Rural Region

Development Information

21-015 Monett Homes, LP
Approximately 1540 North Central Ave. Lots 32 & 35
Monett, MO 65708
Family

New Construction

Developer Information

Red-Wood Development, Inc.
3609 E. 20th Street
Joplin, MO 64801-5849
Ralph F. Schroeder (417) 624-4144

Unit/Rent Info

30 - 3 Bedrooms: \$300 - \$760

4 - 4+ Bedrooms: \$330 - \$800

Total Units: 34

Total Affordable Units: 30

Total Market Units: 4

LIHTC Request

State LIHTC Request: \$465,500

Federal LIHTC Requested: \$665,000

Development Information

21-016 Hannibal Homes
1805 Hope plus multiple scattered sites
Hannibal, MO 63401-3937
Family

New Construction

Developer Information

North East Community Action Corporation
16 North Court, P O Box 470
Bowling Green, MO 63334-1534
Donald D Patrick (573) 324-6622

Unit/Rent Info

4 - 2 Bedrooms: \$436

2 - 3 Bedrooms: \$501

Total Units: 6

Total Affordable Units: 6

MHDC Loan Request

MHDC HOME

\$1,621,419

Federal LIHTC Requested: \$0

Development Information

21-020 Timber Villas Phase II
(next to) 1302 3rd St.
Chillicothe, MO 64601
Senior 55+

New Construction

Developer Information

Green Hills Community Action Agency & MBL Development Co
9237 Ward Parkway Ste. 310
Kansas City, MO 64114
Chris Small (816) 569-6420

Unit/Rent Info

38 - 2 Bedrooms: \$250 - \$690

Total Units: 38

Total Affordable Units: 32

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$350,000

State LIHTC Request: \$399,000

Federal LIHTC Requested: \$570,000

LIHTC Request

Rural Region

Development Information

21-021 Trenton Senior Villas
(just north of) 1700 E. 30th St.
Trenton, MO 64683
Senior 55+

New Construction

Developer Information

Green Hills Community Action Agency & MBL Development Co
9237 Ward Parkway Ste. 310
Kansas City, MO 64114
Chris Small (816) 569-6420

Unit/Rent Info

36 - 2 Bedrooms: \$240 - \$680

Total Units: 36

Total Affordable Units: 30

Total Market Units: 6

MHDC Loan Request

MHDC Other

\$350,000

LIHTC Request

State LIHTC Request: \$385,700

Federal LIHTC Requested: \$551,000

Development Information

21-022 Mineral Area Apartments
607 Wallace Road
Farmington, MO 63640
Family

New Construction

Developer Information

RCH Development, INC. & East Missouri Action Agency, INC.
2201 Walton Drive
Jackson, MO 63755-3711
Chad Hartle (573) 576-5433

Unit/Rent Info

10 - 1 Bedroom: \$506

16 - 2 Bedrooms: \$495 - \$625

16 - 3 Bedrooms: \$595 - \$750

Total Units: 42

Total Affordable Units: 37

Total Market Units: 5

MHDC Loan Request

MHDC Other

\$300,000

LIHTC Request

State LIHTC Request: \$445,900

Federal LIHTC Requested: \$637,000

Development Information

21-023 Perryville Senior Garden Apartments
1811 W. Harvest Circle
Perryville, MO 63775
Senior 62+

Acquisition/Rehab

Developer Information

Ventura Industries LLC
597 Vail Drive
Jackson, MO 63755
Zach Ventura (573) 576-0403

Unit/Rent Info

24 - 1 Bedroom: \$443

Total Units: 24

Total Affordable Units: 24

LIHTC Request

State LIHTC Request: \$184,240

Federal LIHTC Requested: \$263,200

Rural Region

Development Information

21-032 Blues Lake Senior apartments
1512 Bridge School Road
Rolla, MO 65401-8838
Senior 62+

New Construction

Developer Information

Riley-Spence Management Company, LLC
1749 Gilsinn Ln #170
Fenton, MO 63026-2008
Greg Spence (636) 349-2311

Unit/Rent Info

28 - 1 Bedroom: \$256 - \$575

28 - 2 Bedrooms: \$625 - \$725

Total Units: 56

Total Affordable Units: 50

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$500,000

LIHTC Request

State LIHTC Request: \$651,000

Federal LIHTC Requested: \$930,000

Development Information

21-035 Villas at Cedar Ridge
810 Lynn Street (approximate)
Lebanon, MO 65536-3832
Senior 62+

New Construction

Developer Information

Dover Development, LLC
300 Hunter Avenue, Suite 200
St. Louis, MO 63124-2013
Jordan Dorsey (314) 254-8354

Unit/Rent Info

20 - 1 Bedroom: \$304 - \$550

30 - 2 Bedrooms: \$358 - \$600

Total Units: 50

Total Affordable Units: 45

Total Market Units: 5

MHDC Loan Request

MHDC HOME

\$600,000

LIHTC Request

State LIHTC Request: \$565,250

Federal LIHTC Requested: \$807,500

Development Information

21-038 Stone Creek Manor
120 West Main Cross Street
Palmyra, MO 63461-1527
Senior 55+

New Construction

Developer Information

North East Community Action Agency
16 North Court Street
Bowling Green, MO 63334-0000
Donald D. Patrick (573) 324-2231

Unit/Rent Info

13 - 1 Bedroom: \$228 - \$525

28 - 2 Bedrooms: \$271 - \$650

Total Units: 41

Total Affordable Units: 36

Total Market Units: 5

MHDC Loan Request

MHDC CHDO

\$357,445

MHDC Other

\$357,445

LIHTC Request

State LIHTC Request: \$488,336

Federal LIHTC Requested: \$697,623

Rural Region

Development Information

21-045 Fish Haven North
155 Forest Hills Drive
Lake Ozark, MO 65049
Family

New Construction

Developer Information

Southeast Holdings, LLC
PO Box 665
Dexter, MO 63841
Matt Mills (573) 576-6596

Unit/Rent Info

25 - 2 Bedrooms: \$325 - \$580
15 - 3 Bedrooms: \$445 - \$655

MHDC Loan Request

MHDC HOME

\$650,000

LIHTC Request

State LIHTC Request: \$455,000
Federal LIHTC Requested: \$650,000

Total Units: 40
Total Affordable Units: 30
Total Market Units: 10

Development Information

21-048 Ste. Genevieve Family Apartments
1092 Progress Parkway
Ste. Genevieve, MO 63670
Family

New Construction

Developer Information

Midwest Development Professionals, LLC
2227 Smith Rd
Farmington, MO 63640
Bret P. Burgess (573) 631-9252

Unit/Rent Info

24 - 2 Bedrooms: \$349 - \$595
8 - 3 Bedrooms: \$375 - \$655

MHDC Loan Request

MHDC HOME

\$600,000

LIHTC Request

State LIHTC Request: \$331,800
Federal LIHTC Requested: \$474,000

Total Units: 32
Total Affordable Units: 24
Total Market Units: 8

Development Information

21-049 Hawk Point
220 Carter St
Licking, MO 65542
Family

Rehabilitation

Developer Information

Cydection Investments, LLC
1800 N. Westwoods Blvd
Poplar Bluff, MO 63901
Nathan Maurer (573) 718-1895

Unit/Rent Info

12 - 2 Bedrooms: \$540
6 - 3 Bedrooms: \$590

LIHTC Request

State LIHTC Request: \$151,900
Federal LIHTC Requested: \$217,000

Total Units: 18
Total Affordable Units: 16
Total Market Units: 2

Rural Region

Development Information

21-050 Southview Fields
Volunteer Dr.
Maryville, MO 64468
Family

New Construction

Developer Information

Snider Development, LLC
1911 S. National Ave, Ste 101
Springfield, MO 65804
Greg Snider (417) 771-8646

Unit/Rent Info

24 - 2 Bedrooms: \$347 - \$600

8 - 3 Bedrooms: \$394 - \$675

Total Units: 32

Total Affordable Units: 24

Total Market Units: 8

MHDC Loan Request

MHDC HOME

\$500,000

LIHTC Request

State LIHTC Request: \$329,000

Federal LIHTC Requested: \$470,000

Development Information

21-051 St Robert Senior
behind Taco Bell at the entrance of Park Dr.
St. Robert, MO 65584
Senior 55+

New Construction

Developer Information

Holden Communities, LLC
PO Box 633
Dexter, MO 63841
Ryan Holden (573) 820-2466

Unit/Rent Info

32 - 2 Bedrooms: \$345 - \$610

Total Units: 32

Total Affordable Units: 29

Total Market Units: 3

MHDC Loan Request

MHDC HOME

MHDC Other

\$370,000

\$100,000

LIHTC Request

State LIHTC Request: \$326,200

Federal LIHTC Requested: \$466,000

Development Information

21-053 Thayer Heights
892 S. Thayer Ave
West Plains, MO 65775
Family

Rehabilitation

Developer Information

Kinkead Housing Foundation (registered in Missouri)
975 North St, Ste 206
Jackson, MS 39202
Hayes Dent (601) 454-0569

Unit/Rent Info

14 - 2 Bedrooms: \$325 - \$625

6 - 3 Bedrooms: \$510 - \$700

Total Units: 20

Total Affordable Units: 20

MHDC Loan Request

MHDC HOME

MHDC Other

\$221,000

\$100,000

LIHTC Request

State LIHTC Request: \$137,550

Federal LIHTC Requested: \$196,500

Rural Region

Development Information

21-054 Eldon Heights
850 E. North Street
Eldon, MO 65026
Family

New + Acquisition/Rehab

Developer Information

Holden Communities, LLC
P.O. Box 633
Dexter, MO 63841
Ryan Holden (573) 820-2466

Unit/Rent Info

24 - 1 Bedroom: \$490
32 - 2 Bedrooms: \$550

Total Units: 56
Total Affordable Units: 47
Total Market Units: 9

MHDC Loan Request

MHDC Other \$300,000

LIHTC Request

State LIHTC Request: \$355,600
Federal LIHTC Requested: \$508,000

Development Information

21-060 Bluff View Apartments
548 Gretna Rd (directly south of commercial)
Branson, MO 65616
Family

New Construction

Developer Information

DHTC Development, LLC
1900 E Lark Lane
Nixa, MO 65714
Tammi Creason (417) 224-3035

Unit/Rent Info

32 - 2 Bedrooms: \$278 - \$640
16 - 3 Bedrooms: \$316 - \$745

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

MHDC Loan Request

MHDC HOME \$100,000

LIHTC Request

State LIHTC Request: \$479,500
Federal LIHTC Requested: \$685,000

Development Information

21-061 Diamond Senior Apartments at St. Elizabeth
109 Virginia Street
Hannibal, MO 63401
Senior 62+

Acquisition/Rehab

Developer Information

3 Diamond Development, LLC
6677 North Lincoln Avenue, Suite 400
Lincolnwood, IL 60712-3634
Gregory A. Rodewald (847) 677-7206

Unit/Rent Info

32 - 1 Bedroom: \$230 - \$875
28 - 2 Bedrooms: \$280 - \$975

Total Units: 60
Total Affordable Units: 51
Total Market Units: 9

MHDC Loan Request

MHDC HOME \$900,000
MHDC Other \$700,000

LIHTC Request

State LIHTC Request: \$437,500
Federal LIHTC Requested: \$625,000

Rural Region

Development Information

21-065 Brookfield Village Apartments
638 S Clinton Street
Brookfield, MO 64628
Family

Acquisition/Rehab

Developer Information

Community Housing Ministry, Inc
730 S 6th Street
St. Joseph, MO 64501
Stephanie Miller-McCann (816) 233-4250

Unit/Rent Info

20 - 1 Bedroom: \$508
24 - 2 Bedrooms: \$598
12 - 3 Bedrooms: \$678

Total Units: 56
Total Affordable Units: 56

LIHTC Request

State LIHTC Request: \$308,000
Federal LIHTC Requested: \$440,000

Development Information

21-070 The Brunswick
868 S. Brunswick Avenue
Marshall, MO 65340-2769
Family

New Construction

Developer Information

Nash Group, LLC 51% and Vecino Group, LLC 49%, Jointly
305 W. Commercial Street
Springfield, MO 65803-2667
Kim Buche (417) 720-1577

Unit/Rent Info

21 - 1 Bedroom: \$282 - \$630
21 - 2 Bedrooms: \$334 - \$752
13 - 3 Bedrooms: \$378 - \$853

Total Units: 55
Total Affordable Units: 49
Total Market Units: 6

MHDC Loan Request

MHDC HOME \$1,000,000

LIHTC Request

State LIHTC Request: \$597,380
Federal LIHTC Requested: \$853,400

Development Information

21-073 Henley Heights, LP
27249 275th St
Maryville, MO 64468
Family

New Construction

Developer Information

TAG Development LLC
P.O Box 2292
Lees Summit, MO 64063
Tarold Davis (816) 945-7980

Unit/Rent Info

8 - 1 Bedroom: \$299 - \$644
16 - 2 Bedrooms: \$320 - \$673
8 - 3 Bedrooms: \$600 - \$725

Total Units: 32
Total Affordable Units: 27
Total Market Units: 5

MHDC Loan Request

MHDC HOME \$780,000

LIHTC Request

State LIHTC Request: \$448,000
Federal LIHTC Requested: \$640,000

Rural Region

Development Information

21-078 Monett Senior Housing, LP
1102 Washington (approximate)
Monett, MO 65708
Senior 55+

New Construction

Developer Information

K. Hamilton Corporation
3556 S Culpepper Circle, Suite 7
Springfield, MO 65804-4452
Kenneth E. Hamilton (417) 883-7887

Unit/Rent Info

38 - 2 Bedrooms: \$352 - \$620

Total Units: 38
Total Affordable Units: 34
Total Market Units: 4

MHDC Loan Request

MHDC Fund Balance \$300,000

LIHTC Request

State LIHTC Request: \$353,500
Federal LIHTC Requested: \$505,000

Development Information

21-079 Oak Tree Trails
404 and 424 Neighardt
Branson, MO 65616-0000
Family

Rehabilitation

Developer Information

K. Hamilton Corporation
3556 S Culpepper Circle, Suite 7
Springfield, MO 65804-4452
Kenneth Hamilton (417) 883-7887

Unit/Rent Info

24 - 2 Bedrooms: \$352 - \$489

Total Units: 24
Total Affordable Units: 21
Total Market Units: 3

LIHTC Request

State LIHTC Request: \$192,500
Federal LIHTC Requested: \$275,000

Development Information

21-080 Mountaintop Homes
610 N. Main St.
Mt. Vernon, MO 65712
Family

New Construction

Developer Information

O'Reilly Development Company, LLC
5051 S. National Ave. Suite 4-100
Springfield, MO 65810
Denise Heintz (417) 893-6006

Unit/Rent Info

32 - 2 Bedrooms: \$295 - \$625
16 - 3 Bedrooms: \$350 - \$700

Total Units: 48
Total Affordable Units: 39
Total Market Units: 9

LIHTC Request

State LIHTC Request: \$475,300
Federal LIHTC Requested: \$679,000

Rural Region

Development Information

21-082 Tower Village East
623 Tower Rd.
Lebanon, MO 65536
Senior 55+

New Construction

Developer Information

O'Reilly Development Company, LLC
5051 S. National Ave., Ste. 4-100
Springfield, MO 65810
Denise Heintz (417) 893-6006

Unit/Rent Info

8 - 1 Bedroom: \$260 - \$595
24 - 2 Bedrooms: \$300 - \$625

Total Units: 32
Total Affordable Units: 28
Total Market Units: 4

LIHTC Request

State LIHTC Request: \$312,900
Federal LIHTC Requested: \$447,000

Development Information

21-088 Halls of Brookfield
North Main Street
Brookfield, MO 64628
Senior 55+

New Construction

Developer Information

Turnberry Developers, L.L.C.
1526 Grand Blvd., Suite 2011
Kansas City, MO 64108-1408
Donald Rosemann (816) 728-2450

Unit/Rent Info

40 - 2 Bedrooms: \$265 - \$685

Total Units: 40
Total Affordable Units: 36
Total Market Units: 4

LIHTC Request

State LIHTC Request: \$519,400
Federal LIHTC Requested: \$742,000

Development Information

21-089 Timberview Crossing
South Maguire Street
Warrensburg, MO 64093
Senior 55+

New Construction

Developer Information

Turnberry Developers, L.L.C.
1526 Grand Blvd., Suite 2011
Kansas City, MO 64108-1408
Donald Rosemann (816) 728-2450

Unit/Rent Info

40 - 2 Bedrooms: \$277 - \$785

Total Units: 40
Total Affordable Units: 35
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$533,400
Federal LIHTC Requested: \$762,000

Rural Region

Development Information

21-090 Hilltop Residences
216 State Hwy O
Laurie, MO 65037
Family

New Construction

Developer Information

MRE Capital, LLC
1077 Barkley St. Ste 140
Overland Park, KS 66211
Daniel Sailer (913) 231-8400

Unit/Rent Info

6 - 1 Bedroom: \$220 - \$570
18 - 2 Bedrooms: \$250 - \$685
24 - 3 Bedrooms: \$229 - \$795

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

MHDC Loan Request

MHDC Fund Balance \$435,000

LIHTC Request

State LIHTC Request: \$423,500
Federal LIHTC Requested: \$605,000

Development Information

21-091 Sycamore Springs II
Directly East of 120 Sycamore Springs Lane
Hollister, MO 65672
Family

New Construction

Developer Information

MRE Capital, LLC
1077 Barkley St. Ste 140
Overland Park, KS 66211
Daniel Sailer (913) 231-8400

Unit/Rent Info

12 - 1 Bedroom: \$275 - \$640
24 - 2 Bedrooms: \$325 - \$725
12 - 3 Bedrooms: \$370 - \$795

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$472,112
Federal LIHTC Requested: \$674,445

Development Information

21-096 Mountain Terrace
Frank Rea Blvd.
Branson, MO 65616
Family

New Construction

Developer Information

Parker Development, L.L.C.
1115 Illinois, Suite 1
Joplin, MO 64801-3972
Kevin Parker (417) 624-5552

Unit/Rent Info

12 - 2 Bedrooms: \$280 - \$655
24 - 3 Bedrooms: \$310 - \$740
12 - 4+ Bedrooms: \$330 - \$825

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

MHDC Loan Request

MHDC HOME \$300,000

LIHTC Request

State LIHTC Request: \$697,900
Federal LIHTC Requested: \$997,000

St. Louis Region

Development Information

21-004 Pagedale Town Center Homes
Scattered Sites in Pagedale, MO
Pagedale, MO 63133
Family
New Construction

Unit/Rent Info

31 - 3 Bedrooms: \$400 - \$800
5 - 4+ Bedrooms: \$450 - \$875

Total Units: 36
Total Affordable Units: 32
Total Market Units: 4

Developer Information

Beyond Housing, Inc.
6506 Wright Way
St. Louis, MO 63121-3209
Chris Krehmeyer (314) 533-0600

LIHTC Request

State LIHTC Request: \$446,600
Federal LIHTC Requested: \$638,000

Development Information

21-005 Lincoln Square
6815 Robbins Avenue
Pagedale, MO 63133
Family
New Construction

Unit/Rent Info

24 - 2 Bedrooms: \$450 - \$650
16 - 3 Bedrooms: \$525 - \$750

Total Units: 40
Total Affordable Units: 36
Total Market Units: 4

Developer Information

Beyond Housing, Inc.
6506 Wright Way
St. Louis, MO 63121-3209
Chris Krehmeyer (314) 533-0600

LIHTC Request

State LIHTC Request: \$432,600
Federal LIHTC Requested: \$618,000

Development Information

21-007 Benton Park Place
3101 South Jefferson
St. Louis, MO 63118-2411
Senior 55+
New Construction

Unit/Rent Info

29 - 1 Bedroom: \$360 - \$720
20 - 2 Bedrooms: \$425 - \$840

Total Units: 49
Total Affordable Units: 44
Total Market Units: 5

Developer Information

DeSales Community Development
2759 Russell Blvd.
St. Louis, MO 63104-2137
Thomas Pickel (314) 776-5444

LIHTC Request

State LIHTC Request: \$537,250
Federal LIHTC Requested: \$767,500

St. Louis Region

Development Information

21-009 Residences at Point North
3129 Magazine
St. Louis, MO 63106-1225
Family

New Construction

Developer Information

NDC Housing and Economic Development Corporation
1111 Superior Avenue, East, Suite 1114
Cleveland, OH 44114-2504
Daniel Marsh, III (618) 477-7766

Unit/Rent Info

23 - 2 Bedrooms: \$650 - \$1,185

22 - 3 Bedrooms: \$747 - \$1,365

Total Units: 45

Total Affordable Units: 40

Total Market Units: 5

MHDC Loan Request

MHDC Fund Balance

\$975,000

Federal LIHTC Requested: \$1,134,103

Development Information

21-025 Cook Senior Housing
5935 Horton Place
St. Louis, MO 63112
Senior 62+

Rehabilitation

Developer Information

Cook School, LLC
5935 Horton Place
St. Louis, MO 63112-2107
William Liebermann (314) 369-5515

Unit/Rent Info

30 - 1 Bedroom: \$450 - \$750

16 - 2 Bedrooms: \$550 - \$850

Total Units: 46

Total Affordable Units: 40

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$750,000

LIHTC Request

State LIHTC Request: \$441,000

Federal LIHTC Requested: \$630,000

Development Information

21-029 Meadowood Estates II
Meadowood Estates Lane between TR Hughes Blvd. and Tom Ginnevar Ave.
O'Fallon, MO 63366
Senior 55+

New Construction

Developer Information

JES Dev Co, Inc.
206 Peach Way
Columbia, MO 65203-4905
Brian Kimes (573) 443-2021

Unit/Rent Info

54 - 2 Bedrooms: \$385 - \$800

Total Units: 54

Total Affordable Units: 48

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$800,000

LIHTC Request

State LIHTC Request: \$675,500

Federal LIHTC Requested: \$965,000

St. Louis Region

Development Information

21-033 Delmar Makers Housing & Workshops
5153-5163 Delmar Blvd.
St. Louis, MO 63108-1045
Family

New Construction

Developer Information

Renaissance Development Associates
2315 Locust Street, Suite 2
St. Louis, MO 63103-1515
Jassen Johnson (314) 614-6181

Unit/Rent Info

2 - 1 Bedroom: \$690
36 - 2 Bedrooms: \$472 - \$850
4 - 3 Bedrooms: \$540 - \$1,200

Total Units: 42
Total Affordable Units: 37
Total Market Units: 5

MHDC Loan Request

MHDC HOME

\$250,000

LIHTC Request

State LIHTC Request: \$558,250
Federal LIHTC Requested: \$797,500

Development Information

21-034 Independence Center Senior Apartments
4221-27 Forest Park Avenue
St. Louis, MO 63108-1045
Senior 55+

New Construction

Developer Information

Independence Center
4245 Forest Park Avenue
St. Louis, MO 63108-2810
Patricia Holmes, Executive Director (314) 880-5402

Unit/Rent Info

34 - 1 Bedroom: \$395 - \$825

Total Units: 34
Total Affordable Units: 30
Total Market Units: 4

MHDC Loan Request

MHDC HOME

\$500,000

LIHTC Request

State LIHTC Request: \$426,125
Federal LIHTC Requested: \$608,750

Development Information

21-036 Hawk Ridge Senior Living
Northwest Corner of Hawk Ridge Circle and Freymuth Road
Lake St. Louis, MO 63367-1816
Senior 62+

New Construction

Developer Information

Phoenix Real Estate Services, LLC
2800 West Clay Valley Drive
St. Charles, MO 63301-2541
Daniel J. Barnard (314) 503-5060

Unit/Rent Info

12 - 1 Bedroom: \$388 - \$660
36 - 2 Bedrooms: \$449 - \$755

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$539,700
Federal LIHTC Requested: \$771,000

St. Louis Region

Development Information

21-037 Queensbrooke Village Senior Living Phase 2
411 Elizabeth Drive
St. Peters, MO 63376-7380
Senior 55+ New Construction

Developer Information

Phoenix Real Estate Services, LLC
2800 West Clay Valley Drive
St. Peters, MO 63301-2541
Daniel J. Barnard (314) 503-5060

Unit/Rent Info

12 - 1 Bedroom: \$388 - \$625
36 - 2 Bedrooms: \$449 - \$725

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

LIHTC Request

State LIHTC Request: \$476,700
Federal LIHTC Requested: \$681,000

Development Information

21-039 Place of Grace Senior Living
5850 N. Highway 67
St. Louis, MO 63034
Senior 55+ New Construction

Developer Information

Place of Grace Developer, LLC
7717 Natural Bridge
Saint Louis, MO 63121
Michael Duffy (314) 382-7653

Unit/Rent Info

14 - 1 Bedroom: \$379 - \$742
36 - 2 Bedrooms: \$464 - \$897

Total Units: 50
Total Affordable Units: 45
Total Market Units: 5

MHDC Loan Request

MHDC Other \$1,034,618

LIHTC Request

State LIHTC Request: \$583,100
Federal LIHTC Requested: \$833,000

Development Information

21-041 South Jennings Homes
5822 Hodiamont Avenue plus multiple scattered sites
Jennings, MO 63136-3417
Family New Construction

Developer Information

LMAC Holdings, LLC
6350 Garesche Avenue
St. Louis, MO 63136-3446
Lewis McKinney (314) 930-2229

Unit/Rent Info

30 - 3 Bedrooms: \$400 - \$765

Total Units: 30
Total Affordable Units: 30

LIHTC Request

State LIHTC Request: \$338,100
Federal LIHTC Requested: \$483,000

St. Louis Region

Development Information

21-057 Riverbend Estates III
High Street
Washington, MO 63090-4336
Senior 55+

New Construction

Developer Information

MOCAP Development Company, L.L.C.
P.O. Box 104960
Jefferson City, MO 65110-4960
Curtis Neuenswander (573) 635-2255

Unit/Rent Info

48 - 2 Bedrooms: \$444 - \$705

Total Units: 48

Total Affordable Units: 42

Total Market Units: 6

LIHTC Request

State LIHTC Request: \$622,300

Federal LIHTC Requested: \$889,000

Development Information

21-067 Baden School Apartments
8724 Halls Ferry Rd (1100 Veronica Ave)
St. Louis, MO 63147-1905
Family

Acquisition/Rehab

Developer Information

Baden School Developer, LLC
3100 Chippewa St
St. Louis, Select 63118-3640
Christopher Shearman (314) 518-6696

Unit/Rent Info

17 - 1 Bedroom: \$367 - \$600

23 - 2 Bedrooms: \$443 - \$775

10 - 3 Bedrooms: \$512 - \$900

Total Units: 50

Total Affordable Units: 45

Total Market Units: 5

MHDC Loan Request

MHDC CHDO

\$600,000

LIHTC Request

State LIHTC Request: \$521,500

Federal LIHTC Requested: \$745,000

Development Information

21-068 48 Fields Place at Natural Bridge
4875 Natural Bridge
St. Louis, MO 63115
Senior 62+

New Construction

Developer Information

48 Fields Place Developer, LLC
5621 Delmar Blvd., Suite 104
St. Louis, MO 63112-2657
Yaphett El-Amin (314) 268-2425

Unit/Rent Info

20 - 1 Bedroom: \$395 - \$740

30 - 2 Bedrooms: \$470 - \$840

Total Units: 50

Total Affordable Units: 40

Total Market Units: 10

MHDC Loan Request

MHDC HOME

\$1,600,000

MHDC Other

\$300,000

LIHTC Request

State LIHTC Request: \$595,000

Federal LIHTC Requested: \$850,000

St. Louis Region

Development Information

21-069 Elliott Place
1100 Elliott Ave
St. Louis, MO 63106-2222
Family

New Construction

Developer Information

DOORWAYS 2.0 Developer, LLC
4385 Maryland Ave.
St. Louis, MO 63108-2703
Opal Jones (314) 535-1919

Unit/Rent Info

36 - 1 Bedroom: \$450 - \$720
3 - 2 Bedrooms: \$500 - \$775

MHDC Loan Request

MHDC HOME

\$1,000,000

LIHTC Request

State LIHTC Request: \$322,000
Federal LIHTC Requested: \$460,000

Total Units: 39
Total Affordable Units: 35
Total Market Units: 4

Development Information

21-075 Marquette Homes
3305 Meramec and others
St. Louis, MO 63118
Family

New + Acquisition/Rehab

Developer Information

Marquette Homes Developer LLC
1627 Washington Avenue
St. Louis, MO 63103-1830
Terrell Carter (314) 333-7002

Unit/Rent Info

10 - 1 Bedroom: \$390 - \$575
14 - 2 Bedrooms: \$465 - \$750
36 - 3 Bedrooms: \$535 - \$885

MHDC Loan Request

MHDC HOME

\$750,000

LIHTC Request

State LIHTC Request: \$485,800
Federal LIHTC Requested: \$694,000

Total Units: 60
Total Affordable Units: 60

Development Information

21-081 Hebert Heights
1212-1224 Hebert plus multiple scattered sites
St. Louis, MO 63107
Family

New Construction

Developer Information

Hebert Heights Developer, LLC
5621 Demar Blvd
St. Louis, MO 63112-2657
Yaphett El-Amin (314) 268-2425

Unit/Rent Info

2 - 1 Bedroom: \$293
11 - 2 Bedrooms: \$383 - \$685
12 - 3 Bedrooms: \$795
7 - 4+ Bedrooms: \$905

LIHTC Request

State LIHTC Request: \$433,300
Federal LIHTC Requested: \$619,000

Total Units: 32
Total Affordable Units: 32

St. Louis Region

Development Information

21-085 Rosemont Manor
Union Blvd., South of Lillian Ave.
St. Louis, MO 63115
Senior 55+

New Construction

Developer Information

RR Jennings Developer, LLC
1530 South 2nd St.
St. Louis, MO 36104-4504
Stacy Hastie (314) 341-0900

Unit/Rent Info

12 - 1 Bedroom: \$335 - \$675

30 - 2 Bedrooms: \$395 - \$740

Total Units: 42

Total Affordable Units: 35

Total Market Units: 7

MHDC Loan Request

MHDC Other

\$300,000

LIHTC Request

State LIHTC Request: \$565,600

Federal LIHTC Requested: \$808,000

Development Information

21-086 The Residences at Jennings Place IV
Middle River Road
Jennings, MO 63136-5103
Senior 55+

New Construction

Developer Information

RR Jennings Developer, LLC
1530 South 2nd St.
St. Louis, MO 36104-4504
Stacy Hastie (314) 341-0900

Unit/Rent Info

48 - 2 Bedrooms: \$385 - \$771

Total Units: 48

Total Affordable Units: 43

Total Market Units: 5

MHDC Loan Request

MHDC Other

\$400,000

LIHTC Request

State LIHTC Request: \$609,700

Federal LIHTC Requested: \$871,000

Development Information

21-092 Aurora Estates
Indian Warpath and Lisa Lane
Pacific, MO 63069
Senior 55+

New Construction

Developer Information

Ring Property Company, L.L.C.
14611 Schoettler Manor Court
Chesterfield, MO 63017-8900
Robert Ring (573) 268-4587

Unit/Rent Info

46 - 2 Bedrooms: \$430 - \$730

Total Units: 46

Total Affordable Units: 41

Total Market Units: 5

LIHTC Request

State LIHTC Request: \$582,400

Federal LIHTC Requested: \$832,000

St. Louis Region

Development Information

21-098 Arbor Hill Apartments
145 Apple Avenue
Maryland Heights, MO 63043
Family

New Construction

Developer Information

Arbor Hill Paradigm Inc. (an affiliate of HASLC)
8865 Natural Bridge Road
St. Louis, MO 63121-3933
Shannon Koenig (314) 227-3114

Unit/Rent Info

20 - 2 Bedrooms: \$850
34 - 3 Bedrooms: \$1,050
14 - 4+ Bedrooms: \$1,250

Total Units: 68
Total Affordable Units: 68

LIHTC Request

State LIHTC Request: \$570,500
Federal LIHTC Requested: \$815,000

Development Information

21-099 St. Ann Senior Apartments
10449 St. Charles Rock Road
St. Ann, MO 63074-1806
Senior 62+

New + Rehab

Developer Information

St. Ann Redevelopment, GP
10143 Paget Drive
Creve Coeur, MO 63132
Robert Vatterott (314) 427-4000

Unit/Rent Info

41 - 1 Bedroom: \$330 - \$815
11 - 2 Bedrooms: \$400 - \$960

Total Units: 52
Total Affordable Units: 46
Total Market Units: 6

MHDC Loan Request

MHDC Fund Balance	\$1,300,000
MHDC HOME	\$900,000

LIHTC Request

State LIHTC Request: \$472,500
Federal LIHTC Requested: \$675,000