

2026 Federal 4% LIHTC
Application Approvals
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/Rehab	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	

*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