

# **2022 Funding Round 1**

## **4% TAX CREDIT APPLICATIONS & MHDC PERMANENT FINANCING**



# Kansas City Region

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## Development Information

22-402 New Construction  
Oak Park Townhomes  
3801 Prospect Ave Family  
Kansas City, MO 64128-2456

### Unit/Rent Info

7 - 1 Bedroom: \$700 - \$900  
28 - 3 Bedrooms: \$900 - \$1,300  
  
Total Units: 35  
Total Affordable Units: 35

## Developer Information

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

### LIHTC Request

State LIHTC Request: \$238,000  
Federal LIHTC Requested: \$750,000

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## Development Information

22-403 Acquisition/Rehab  
Woodcrest Apartments  
1315 E 89th St Family  
Kansas City, MO 64131-3112

### Unit/Rent Info

32 - 1 Bedroom: \$694 - \$695  
50 - 2 Bedrooms: \$829 - \$833  
26 - 3 Bedrooms: \$931 - \$1,001  
  
Total Units: 108  
Total Affordable Units: 108

## Developer Information

Preservation of Affordable Housing, LLC  
2 Oliver Street, Suite 500  
Boston, MA 00000  
Dena Xifaras (617) 261-9898

### LIHTC Request

Federal LIHTC Requested: \$895,183  
State LIHTC Request: \$895,183

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## Development Information

22-405 New Construction  
Trails at Bannister Apartment Homes  
6200 E Bannister Rd Family  
Kansas City, MO 64138-3724

### Unit/Rent Info

60 - 1 Bedroom: \$630 - \$1,035  
114 - 2 Bedrooms: \$746 - \$1,265  
42 - 3 Bedrooms: \$852 - \$1,610  
  
Total Units: 216  
Total Affordable Units: 216

### MHDC Loan Request

MHDC HOME \$2,000,000

## Developer Information

Pedcor Investments, A Limited Liability Company  
770 3rd Avenue Southwest  
Carmel, IN 46032-2036  
Thomas G. Crowe (317) 705-7971

### LIHTC Request

State LIHTC Request: \$600,000  
Federal LIHTC Requested: \$2,928,872

# Kansas City Region

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## Development Information

22-406 Acquisition/Rehab  
Plaza Apartments  
7777 Holmes Rd Senior 62+  
Kansas City, MO 64131-2000

### Unit/Rent Info

16 - Studio: \$1,155  
169 - 1 Bedroom: \$0 - \$1,320  
6 - 2 Bedrooms: \$1,650  
  
Total Units: 191  
Total Affordable Units: 190  
Total Market Units: 1

## Developer Information

Plaza MO Developer, LLC  
c/o Related Affordable, 30 Hudson Yards, 72nd Floor  
New York, NY 10001-2170  
David Pearson (212) 801-3738

### LIHTC Request

State LIHTC Request: \$450,000  
Federal LIHTC Requested: \$1,676,084

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## Development Information

22-409 Acquisition/Rehab  
Cardinal Ridge Multifamily  
14220 E 49th Terr Family  
Kansas City, MO 64136

### Unit/Rent Info

34 - 2 Bedrooms: \$797 - \$887  
36 - 3 Bedrooms: \$990 - \$1,201  
  
Total Units: 70  
Total Affordable Units: 70

### MHDC Loan Request

MHDC Other \$500,000

## Developer Information

The NHP Foundation  
122 E 42nd Street Suite 4900  
New York, NY 10168  
Mansur Abdul-Malik (646) 336-4940

### LIHTC Request

State LIHTC Request: \$777,338  
Federal LIHTC Requested: \$818,250

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## Development Information

22-410 Acquisition/Rehab  
Cardinal Ridge Senior Apartments  
14200 E 49th St Senior 62+  
Kansas City, MO 64136

### Unit/Rent Info

73 - 1 Bedroom: \$669 - \$735  
17 - 2 Bedrooms: \$797 - \$865  
  
Total Units: 90  
Total Affordable Units: 90

### MHDC Loan Request

MHDC Other \$500,000

## Developer Information

The NHP Foundation  
122 E 42nd Street Suite 4900  
New York, NY 10168  
Mansur Abdul-Malik (646) 336-4940

### LIHTC Request

State LIHTC Request: \$625,100  
Federal LIHTC Requested: \$658,000

# Kansas City Region

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## Development Information

22-412  
Cleveland Manor & Villas  
5501 Cleveland Ave  
Kansas City, MO 64103

New + Acquisition/Rehab  
  
Family

## Developer Information

Cleveland Housing Partners, LLC  
4741 Central Street #407  
Kansas City, MO 64112  
Nick Lusk (913) 485-8906

### Unit/Rent Info

28 - Studio: \$515  
9 - 1 Bedroom: \$550  
6 - 2 Bedrooms: \$595  
18 - 4+ Bedrooms: \$1,100

Total Units: 61  
Total Affordable Units: 61

### LIHTC Request

State LIHTC Request: \$400,952  
Federal LIHTC Requested: \$535,556

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## Development Information

22-414  
Walnut Grove Apartments  
3121 NE 37th St  
Kansas City, MO 64117-2255

Acquisition/Rehab  
  
Family

## Developer Information

Walnut Grove Developer LLC  
13520 Deakins Lane  
Darnestown, MD 20874-3308  
Robert S. Salomon III (301) 455-8615

### Unit/Rent Info

52 - 1 Bedroom: \$885  
84 - 2 Bedrooms: \$1,025  
48 - 3 Bedrooms: \$1,200

Total Units: 184  
Total Affordable Units: 184

### MHDC Loan Request

MHDC HOME	\$500,000
MHDC Other	\$1,500,000

### LIHTC Request

State LIHTC Request: \$699,500  
Federal LIHTC Requested: \$1,321,151

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## Development Information

22-418  
Villas of Autumn Bend  
1620 SW 9th St  
Blue Springs, MO 64015-5437

Acquisition/Rehab  
  
Family

## Developer Information

Dalmark Development Group, LLC  
12220 State Line Road  
Leawood, KS 66209-1217  
Jim Nichols (816) 285-4619

### Unit/Rent Info

58 - 2 Bedrooms: \$786 - \$1,050  
79 - 3 Bedrooms: \$845 - \$1,150  
13 - 4+ Bedrooms: \$905 - \$1,400

Total Units: 150  
Total Affordable Units: 150

### LIHTC Request

State LIHTC Request: \$399,750  
Federal LIHTC Requested: \$836,692

# Kansas City Region

## Development Information

22-419  
The Mabion  
2732 Forest Ave  
Kansas City, MO 64109

New Construction  
  
Family

## 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

11 - 1 Bedroom: \$815 - \$909  
32 - 2 Bedrooms: \$971 - \$1,045  
14 - 3 Bedrooms: \$1,114 - \$1,386

### MHDC Loan Request

MHDC HOME \$2,000,000

### LIHTC Request

State LIHTC Request: \$450,000  
Federal LIHTC Requested: \$1,015,586

Total Units: 57  
Total Affordable Units: 57

## Development Information

22-421  
Ivanhoe Gardens Apartments  
2021 E 38th St  
Kansas City, MO 64109

Acquisition/Rehab  
  
Family

## Developer Information

Community Builders of Kanas City  
4001 Dr. Martin Luther King, Jr. Boulevard, Suite 301  
Kansas City, MO 64130  
Emmet Pierson, Jr. (816) 627-2163

### Unit/Rent Info

25 - 1 Bedroom: \$800  
41 - 2 Bedrooms: \$975  
14 - 3 Bedrooms: \$1,100

### MHDC Loan Request

MHDC Fund Balance \$2,700,000  
MHDC HOME \$1,054,000

### LIHTC Request

State LIHTC Request: \$423,115  
Federal LIHTC Requested: \$529,000

Total Units: 80  
Total Affordable Units: 80

## Development Information

22-422  
Douglas Station Apartments  
1141 NW Sloan  
Lee's Summit, MO 64086-0000

New Construction  
  
Family

## Developer Information

Cave State Development, LLC  
569 Melville Avenue, Suite 208  
St. Louis, MO 63130-0000  
Jacob Engle (314) 818-2686

### Unit/Rent Info

116 - 2 Bedrooms: \$446 - \$1,552  
32 - 3 Bedrooms: \$524 - \$1,783

### MHDC Loan Request

MHDC Other \$2,700,000

### LIHTC Request

State LIHTC Request: \$1,011,290  
Federal LIHTC Requested: \$1,351,748

Total Units: 148  
Total Affordable Units: 148

# MSA-Rural Region

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## Development Information

22-404 Acquisition/Rehab  
Highland Acres and Meadows  
520 E Airport Dr Senior 62+  
Carthage, MO 64836

### Unit/Rent Info

79 - 1 Bedroom: \$626 - \$660  
Total Units: 79  
Total Affordable Units: 79

## Developer Information

Preservation of Affordable Housing, LLC  
2 Oliver Street, Suite 500  
Boston, MA 02109-4937  
Dena Xifaras (617) 261-9898

### LIHTC Request

Federal LIHTC Requested: \$365,683  
State LIHTC Request: \$365,683

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## Development Information

22-411 Acquisition/Rehab  
Columbia Square  
1715 W Worley St & 1715 W Worley St #D Family  
Columbia, MO 65203

### Unit/Rent Info

9 - 1 Bedroom: \$700  
96 - 2 Bedrooms: \$525 - \$1,040  
70 - 3 Bedrooms: \$750 - \$1,180

Total Units: 175  
Total Affordable Units: 175

### MHDC Loan Request

MHDC Fund Balance	\$1,672,354
MHDC Other	\$750,000

## Developer Information

LIH Columbia Square GP, LLC  
1200 5th Avenue Suite 1825  
Seattle, WA 98101  
Jacob Levy (818) 696-3320

### LIHTC Request

State LIHTC Request: \$530,279  
Federal LIHTC Requested: \$1,178,399

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## Development Information

22-413 Acquisition/Rehab  
Gene Field Apartments  
3515 Gene Field Rd Family  
St. Joseph, MO 64506-1804

### Unit/Rent Info

3 - Studio: \$678  
36 - 1 Bedroom: \$722 - \$875  
49 - 2 Bedrooms: \$373 - \$1,025  
19 - 3 Bedrooms: \$426 - \$1,300

Total Units: 107  
Total Affordable Units: 96  
Total Market Units: 11

### MHDC Loan Request

MHDC HOME	\$650,000
MHDC Other	\$2,000,000

## Developer Information

Gene Field Development LLC  
320 W Wyatt Earp Blvd., Suite C  
Dodge City, KS 67801-4366  
Ryan Deutsch (620) 789-7368

### LIHTC Request

Federal LIHTC Requested: \$534,659  
State LIHTC Request: \$534,659

## MSA-Rural Region

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### Development Information

22-417 Acquisition/Rehab  
Pinnacle on the Park  
525 S Campbell Ave and 770 South Ave  
Springfield, MO 65806 Family

### Developer Information

Breckenrdige Development Services, Inc. w/ BGC Advanta  
1910 Farmerville Highway  
Ruston, LA 71270  
Holly Knight (318) 224-2997

### Unit/Rent Info

63 - Studio: \$528 - \$744  
162 - 1 Bedroom: \$609  
1 - 2 Bedrooms: \$793  
  
Total Units: 226  
Total Affordable Units: 226

### MHDC Loan Request

MHDC HOME \$1,000,000

### LIHTC Request

State LIHTC Request: \$601,210  
Federal LIHTC Requested: \$1,336,040

## Rural Region

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### Development Information

22-424 Acquisition/Rehab  
Parkview Gardens  
411 E North St  
Warrensburg, MO 64093 Senior 55+

### Developer Information

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

### Unit/Rent Info

104 - 1 Bedroom: \$540 - \$648  
4 - 2 Bedrooms: \$773  
  
Total Units: 108  
Total Affordable Units: 108

### MHDC Loan Request

MHDC HOME \$1,650,000

### LIHTC Request

Federal LIHTC Requested: \$735,817  
State LIHTC Request: \$735,817

### Development Information

22-425 Acquisition/Rehab  
Brookfield Village Apartments  
638 S Clinton St  
Brookfield, MO 64628 Family

### 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

### MHDC Loan Request

MHDC Other \$855,000

### LIHTC Request

Federal LIHTC Requested: \$381,763  
State LIHTC Request: \$381,763

## St. Louis Region

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### Development Information

22-401 Acquisition/Rehab  
McCormack House at Forest Park Southeast  
4575 Cadet Ave Senior 62+  
St. Louis, MO 63110-1500

### Developer Information

McCormack Baron Salazar, Inc  
100 North Broadway, Suite 100  
Saint Louis, MO 63102-2775  
Hillary Zimmerman (314) 621-3400

### Unit/Rent Info

85 - 1 Bedroom: \$663 - \$1,124  
4 - 2 Bedrooms: \$1,220 - \$1,313

### MHDC Loan Request

MHDC HOME \$2,300,000

### LIHTC Request

State LIHTC Request: \$481,928  
Federal LIHTC Requested: \$688,468

Total Units: 89  
Total Affordable Units: 85  
Total Market Units: 4

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### Development Information

22-407 Acquisition/Rehab  
King Louis Square Apartments  
1524 S 13th St Family  
St. Louis, MO 63104

### Developer Information

DeSales KLS Group LLC  
7717 Natural Bridge Road  
St. Louis, MO 63121-4913  
Michael Duffy (314) 382-7717

### Unit/Rent Info

40 - 1 Bedroom: \$539 - \$725  
90 - 2 Bedrooms: \$691 - \$1,090  
20 - 3 Bedrooms: \$902 - \$1,300  
2 - 4+ Bedrooms: \$1,061

### MHDC Loan Request

MHDC Fund Balance \$6,799,000  
MHDC Other \$275,000

### LIHTC Request

State LIHTC Request: \$755,382  
Federal LIHTC Requested: \$888,684

Total Units: 152  
Total Affordable Units: 106  
Total Market Units: 46

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### Development Information

22-408 Acquisition/Rehab  
Roosevelt Town Apartments  
711 N Euclid Ave Family  
St. Louis, MO 63108-0000

### Developer Information

LIH Roosevelt Towne SLP, LLC  
1200 5th Avenue. Suite 1825  
Seattle, WA 98101-1127  
Jacob Levy (206) 809-3181

### Unit/Rent Info

135 - 1 Bedroom: \$841  
19 - 2 Bedrooms: \$1,035

### MHDC Loan Request

MHDC Other \$250,000

### LIHTC Request

State LIHTC Request: \$591,858  
Federal LIHTC Requested: \$1,315,240

Total Units: 154  
Total Affordable Units: 154



## St. Louis Region

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### Development Information

22-415  
Crossroads Senior Living at Bevo Mill  
4912-14 Gravois Ave  
St. Louis, MO 63116

New Construction  
  
Senior 62+

### Developer Information

Crossroads Living LIHTC GP, LLC  
2337 South Kingshighway Avenue  
St. Louis, MO 63110  
Janice Drake (314) 865-5530

### Unit/Rent Info

52 - 1 Bedroom: \$725 - \$950  
12 - 2 Bedrooms: \$880 - \$1,200

### MHDC Loan Request

MHDC Other \$1,800,000

### LIHTC Request

State LIHTC Request: \$580,000  
Federal LIHTC Requested: \$739,400

Total Units: 64  
Total Affordable Units: 57  
Total Market Units: 7

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### Development Information

22-416  
Fanning School Apartments  
6417 Grace Ave  
St. Louis, MO 63116

Acquisition/Rehab  
  
Family

### Developer Information

Screaming Eagle Development, LLC  
1401 S. Brentwood Blvd. Suite 625  
St. Louis, MO 63144  
Matthew Masiel (314) 920-9051

### Unit/Rent Info

36 - 1 Bedroom: \$401 - \$1,425  
26 - 2 Bedrooms: \$485 - \$1,515

### LIHTC Request

State LIHTC Request: \$300,000  
Federal LIHTC Requested: \$336,883

Total Units: 62  
Total Affordable Units: 31  
Total Market Units: 31

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### Development Information

22-420  
Northside Heights, LP  
5500 Natural Bridge Ave & additional scattered sites  
St. Louis, MO 63120-1627

Acquisition/Rehab  
  
Family

### Developer Information

Northside Community Housing, Inc.  
4067 Lincoln Ave  
St. Louis, MO 63113-3221  
Michael Burns (314) 531-0056

### Unit/Rent Info

13 - 1 Bedroom: \$444 - \$540  
38 - 2 Bedrooms: \$494 - \$710  
14 - 3 Bedrooms: \$551 - \$841

### MHDC Loan Request

MHDC CHDO \$900,000  
MHDC HOME \$900,000  
MHDC Other \$400,000

### LIHTC Request

State LIHTC Request: \$480,000  
Federal LIHTC Requested: \$623,104

Total Units: 65  
Total Affordable Units: 65

## St. Louis Region

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### Development Information

22-423 Acquisition/Rehab  
Tower Village Senior Apartments  
5050 Highland Avenue Senior 55+  
St. Louis, MO 63113

### Developer Information

Tower Village Developer, LLC (to be formed)  
1710 Fenpark, Suite #4  
St Louis, MO 63026-0000  
J. David Dodson (314) 304-2440

### Unit/Rent Info

97 - 1 Bedroom: \$809

1 - 2 Bedrooms: \$949

Total Units: 98

Total Affordable Units: 98

### MHDC Loan Request

MHDC Other \$900,000

### LIHTC Request

State LIHTC Request: \$450,000

Federal LIHTC Requested: \$756,143

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### Development Information

22-426 Acquisition/Rehab  
AmberStones at Old North  
1514 N Market Street & multiple scattered sites Family  
St. Louis, MO 63106

### Developer Information

AmberStones Developers, LLC  
5621 Delmar Blvd. Suite 104  
St. Louis, MO 63112  
Yaphett El-Amin (314) 807-7590

### Unit/Rent Info

1 - 1 Bedroom: \$727

19 - 2 Bedrooms: \$845

31 - 3 Bedrooms: \$0 - \$1,065

12 - 4+ Bedrooms: \$1,171

5 - 4+ Bedrooms: \$1,297

Total Units: 68

Total Affordable Units: 68

### MHDC Loan Request

MHDC Fund Balance \$1,800,000

MHDC HOME \$680,000

MHDC Other \$780,000

### LIHTC Request

State LIHTC Request: \$575,446

Federal LIHTC Requested: \$618,765