

# **FY2018 Funding Round 1**

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

### **Public Hearing Information for Columbia**

**Columbia, MO  
April 26, 2018  
11:00 AM**

**Holiday Inn Executive Center  
2200 I-70 Drive SW  
Columbia, MO 65203**



**Columbia Public Hearing Area**

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**Development Information**

**Developer Information**

18-002  
Providence Walkway  
307 Trinity St. and scattered sites  
Columbia, MO 62503-4181

Rehabilitation  
  
Family

CHA Affordable Housing Development, LLC  
201 Switzler Street  
Columbia, MO 65203-4156  
Phil Steinhaus (573) 554-7000

**Unit/Rent Info**

**MHDC Loan Request**

7 - 1 Bedroom: \$388  
19 - 2 Bedrooms: \$501  
14 - 3 Bedrooms: \$731  
10 - 4+ Bedrooms: \$884

MHDC HOME

\$1,270,000

Federal LIHTC Requested: \$950,000

Total Units: 50  
Total Affordable Units: 50

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**Development Information**

**Developer Information**

18-043  
Laurie Family, LP  
647 Hwy O  
Laurie, MO 65036

Acquisition/Rehab  
  
Family

Cydection Investments, L.L.C.  
1800 N. Westwoods Blvd.  
Poplar Bluff, MO 63901  
Deb Giffin (573) 718-1895

**Unit/Rent Info**

**MHDC Loan Request**

12 - 1 Bedroom: \$460  
12 - 2 Bedrooms: \$530

MHDC Select

\$450,000

Federal LIHTC Requested: \$241,000

Total Units: 24  
Total Affordable Units: 22  
Total Market Units: 2

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**Development Information**

**Developer Information**

18-045  
Westport Village  
911 S Apache Dr.  
Marshall, MO 65340

Acquisition/Rehab  
  
Senior 55+

Missouri Valley Community Action Agency  
1415 S. Odell  
Marshall, MO 65340  
Deb Giffin (660) 886-7476

**Unit/Rent Info**

**MHDC Loan Request**

24 - 1 Bedroom: \$490

MHDC CHDO

\$374,000

Federal LIHTC Requested: \$242,000

Total Units: 24  
Total Affordable Units: 22  
Total Market Units: 2

**Columbia Public Hearing Area**

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**Development Information**

18-046  
Trade Center Apartments  
5011 Old Lohman Rd.  
Jefferson City, MO 65109

New Construction  
  
Family

**Developer Information**

Pointe Royale Development, Inc.  
205 West Walnut Street  
Springfield, MO 65806  
Deb Giffin (427) 447-6303

**Unit/Rent Info**

20 - 2 Bedrooms: \$460 - \$645  
12 - 3 Bedrooms: \$570 - \$795  
  
Total Units: 32  
Total Affordable Units: 25  
Total Market Units: 7

**MHDC Loan Request**

MHDC Fund Balance \$700,000  
MHDC HOME \$859,000

Federal LIHTC Requested: \$489,500

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**Development Information**

18-051  
Versailles Apartments  
700 W 2nd St.  
Versailles, MO 65084

Acquisition/Rehab  
  
Family

**Developer Information**

Southeast Holdings L.L.C.  
P.O. Box 655  
Dexter, MO 63841  
Deb Giffin (573) 421-3116

**Unit/Rent Info**

20 - 1 Bedroom: \$445  
24 - 2 Bedrooms: \$510 - \$560  
  
Total Units: 44  
Total Affordable Units: 42  
Total Market Units: 2

**MHDC Loan Request**

MHDC HOME \$470,000

Federal LIHTC Requested: \$432,000

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**Development Information**

18-063  
Freedom House I  
107 N William St.  
Columbia, MO 65201-7761

New Construction  
  
Family

**Developer Information**

ND Consulting Group, LLC  
1425 S. 18th Street  
St. Louis, MO 63104-2501  
Tracy Perotti (314) 571-7646

**Unit/Rent Info**

9 - 1 Bedroom: \$937  
4 - 2 Bedrooms: \$1,123  
  
Total Units: 13  
Total Affordable Units: 13

**MHDC Loan Request**

MHDC HOME \$500,000

Federal LIHTC Requested: \$0

**Columbia Public Hearing Area**

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**Development Information**

**Developer Information**

18-064  
Tannehill Apartments  
101 N Johnson St.  
Moberly, MO 65270-1303

New + Rehab  
  
Senior 55+

The Siedlund Company  
1425 South 18th Street  
St. Louis, MO 63104-2501  
Kenneth Nuernberger (314) 571-7644

**Unit/Rent Info**

**MHDC Loan Request**

3 - 1 Bedroom: \$455  
39 - 2 Bedrooms: \$505  
  
Total Units: 42  
Total Affordable Units: 42

MHDC HOME  
  
\$900,000

Federal LIHTC Requested: \$890,000

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**Development Information**

**Developer Information**

18-067  
Sunrise Senior Estates  
Extention of 4th St. at Hickory St.  
Camdenton, MO 65020-6891

New Construction  
  
Senior 55+

Revelation Construction and Development, LLC  
P.O. Box 1509  
Linn Creek, MO 65052-1509  
Matthew P. Breuer (573) 434-6213

**Unit/Rent Info**

**MHDC Loan Request**

6 - 1 Bedroom: \$390  
34 - 2 Bedrooms: \$475  
  
Total Units: 40  
Total Affordable Units: 40

MHDC Fund Balance  
MHDC HOME  
  
\$275,000  
\$400,000

Federal LIHTC Requested: \$635,000

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**Development Information**

**Developer Information**

18-069  
The Crescent at Osage Beach  
Parkwood Circle  
Osage Beach, MO 65065

New Construction  
  
Senior 55+

Capstone Development Group, LLC  
3701 Lindell Blvd  
St Louis, MO 63108-3425  
Jela Dilber (314) 783-2150

**Unit/Rent Info**

**MHDC Loan Request**

6 - Studio: \$384 - \$452  
22 - 1 Bedroom: \$431 - \$507  
12 - 2 Bedrooms: \$485 - \$571  
  
Total Units: 40  
Total Affordable Units: 40

MHDC HOME  
  
\$1,297,000

Federal LIHTC Requested: \$553,537

**Columbia Public Hearing Area**

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**Development Information**

**Developer Information**

18-070  
Capitol Avenue Lofts  
1101 E. Capitol Ave.  
Jefferson City, MO 65101-4046

Acquisition/Rehab  
  
Family

Vecino Group, LLC  
305 W. Commercial Street  
Springfield, MO 65803-2667  
Kim Buche (417) 720-1577

**Unit/Rent Info**

**MHDC Loan Request**

4 - Studio: \$369 - \$435  
35 - 1 Bedroom: \$429 - \$520  
20 - 2 Bedrooms: \$509 - \$599  
10 - 3 Bedrooms: \$594 - \$699

MHDC Fund Balance \$1,350,591

Federal LIHTC Requested: \$836,000

Total Units: 69  
Total Affordable Units: 50  
Total Market Units: 19

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**Development Information**

**Developer Information**

18-096  
Winchester Pointe  
N of 3404 W. 10th St.  
Sedalia, MO 65301

New Construction  
  
Family

Herman & Kittle Properties, Inc.  
500 E. 96th Street, Suite 300  
Indianapolis, IN 46240-3778  
Brenda Haddad (317) 846-3111

**Unit/Rent Info**

**MHDC Loan Request**

18 - 1 Bedroom: \$394 - \$498  
24 - 2 Bedrooms: \$458 - \$582  
8 - 3 Bedrooms: \$650

MHDC Fund Balance \$900,000

Federal LIHTC Requested: \$910,000

Total Units: 50  
Total Affordable Units: 50

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**Development Information**

**Developer Information**

18-104  
Cedar Ridge Apartments  
4904 Charm Ridge Dr.  
Jefferson City, MO 65109

New + Rehab  
  
Family

FLW, LLC  
2111 B Dalton Drive  
Jefferson City, MO 65109  
Eric West (573) 635-8817

**Unit/Rent Info**

**MHDC Loan Request**

40 - 2 Bedrooms: \$279 - \$420  
48 - 3 Bedrooms: \$323 - \$510

MHDC HOME \$725,000

Federal LIHTC Requested: \$770,188

Total Units: 88  
Total Affordable Units: 88

**Columbia Public Hearing Area**

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**Development Information**

18-105  
Maple Pointe Apartments, LP  
Near 1903 AB South Business Highway 54  
Fulton, MO 65251-9998

New Construction  
  
Family

**Developer Information**

Zimmerman Properties, LLC  
1730 E. Republic Road, Suite F  
Springfield, MO 65804-6519  
Jamie McDonald (417) 883-1632

**Unit/Rent Info**

24 - 2 Bedrooms: \$415 - \$490

24 - 3 Bedrooms: \$485 - \$575

Total Units: 48

Total Affordable Units: 48

**MHDC Loan Request**

MHDC Participation

\$425,000

Federal LIHTC Requested: \$710,000

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**Development Information**

18-107  
Lake Villas  
Lot 2 Chauvins KK Commercial Park  
Osage Beach, MO 65065

New Construction  
  
Senior 62+

**Developer Information**

Build for Resilience, LLC  
1339 Magnolia Manor Court  
St. Peters, MO 63303-1231  
Adam Roberts (314) 910-2691

**Unit/Rent Info**

38 - 2 Bedrooms: \$500

Total Units: 38

Total Affordable Units: 38

**MHDC Loan Request**

MHDC Fund Balance

\$850,000

Federal LIHTC Requested: \$710,000