

FY2018 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Public Hearing Information for Kansas City

**Kansas City, MO
April 30, 2018
6:00 PM**

**Kansas City Public Library
14 West 10th Street
Kansas City, MO 64105**



Kansas City Public Hearing Area

Development Information

18-007
Oak Ridge Estates
405 N Clark Street
Kearney, MO 64060

New Construction

Senior 55+

Developer Information

MACO Development Company, L.L.C.
111 N. Main Street
Clarkton, MO 63837-0068
J. Jason Maddox (573) 448-3000

Unit/Rent Info

44 - 2 Bedrooms: \$360 - \$500

Total Units: 44

Total Affordable Units: 44

MHDC Loan Request

MHDC Fund Balance \$350,000

Federal LIHTC Requested: \$790,300

Development Information

18-011
The Reserves at Grove Terrace
Intersection of Lawrence St. and North Grove Terrace
Kearney, MO 64060-0000

New Construction

Senior 55+

Developer Information

Gardner Capital Development II, Inc.
4803 S. National Avenue, Suite 200
Springfield, MO 65810-0000
Michael Williams - Brenda Brand (417) 447-1800

Unit/Rent Info

12 - 1 Bedroom: \$409 - \$655

38 - 2 Bedrooms: \$486 - \$780

Total Units: 50

Total Affordable Units: 50

MHDC Loan Request

MHDC Fund Balance \$1,500,000

Federal LIHTC Requested: \$910,000

Development Information

18-012
Sycamore Villas
402 S. Prewitt
Nevada, MO 64772

New Construction

Senior 55+

Developer Information

MBL Development Co
9237 Ward Parkway Suite 310
Kansas City, MO 64114
D. Kim Lingle (816) 569-6420

Unit/Rent Info

32 - 2 Bedrooms: \$475

Total Units: 32

Total Affordable Units: 32

MHDC Loan Request

MHDC HOME \$1,050,000

Federal LIHTC Requested: \$535,000

Kansas City Public Hearing Area

Development Information

18-013
Red Maple Villas
2607 S. Broadway
Oak Grove, MO 74075

New Construction
Senior 55+

Developer Information

MBL Development Co
9237 Ward Parkway Suite 310
Kansas City, MO 64114
D. Kim Lingle (816) 569-6420

Unit/Rent Info

40 - 2 Bedrooms: \$595 - \$725

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance \$1,400,000

Federal LIHTC Requested: \$639,000

Development Information

18-014
Woodbine Meadows
102 S. Woodbine Rd.
St. Joseph, MO 64506

New Construction
Senior 55+

Developer Information

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

Unit/Rent Info

14 - 1 Bedroom: \$156 - \$674

34 - 2 Bedrooms: \$182 - \$759

Total Units: 48

Total Affordable Units: 46

Total Market Units: 2

MHDC Loan Request

MHDC HOME \$1,050,000

Federal LIHTC Requested: \$956,894

Development Information

18-020
Granada Senior Apartments, LLC
115 Spring St.
Belton, MO 64012-2364

Acquisition/Rehab
Senior 62+

Developer Information

Wallick-Hendy Development Company, LLC
160 W. Main Street, Suite 200
New Albany, OH 43054-1189
Matthew A. Shoemacher (614) 552-5626

Unit/Rent Info

42 - 1 Bedroom: \$640

Total Units: 42

Total Affordable Units: 42

MHDC Loan Request

MHDC HOME \$350,000

Federal LIHTC Requested: \$599,358

Kansas City Public Hearing Area

Development Information

18-023
Former Chick School Intergenerational Housing Development
5316 Jackson
Kansas City, MO 64130

New Construction

Family

Developer Information

Brinshore Development, LLC
666 Dundee Road, Suite 1102
Northbrook, IL 00000
Todd Lieberman (224) 927-5061

Unit/Rent Info

16 - 1 Bedroom: \$550 - \$650
23 - 2 Bedrooms: \$650 - \$750
5 - 3 Bedrooms: \$775 - \$875

Total Units: 44
Total Affordable Units: 38
Total Market Units: 6

MHDC Loan Request

MHDC HOME \$300,000

Federal LIHTC Requested: \$915,000

Development Information

18-028
Butler Meadows, LP
400 S Delaware
Butler, MO 64730

Acquisition/Rehab

Senior 62+

Developer Information

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

Unit/Rent Info

80 - 1 Bedroom: \$405

Total Units: 80
Total Affordable Units: 80

Federal LIHTC Requested: \$746,000

Development Information

18-030
GardenWalk at Magnolia Ridge
East Cooper Blvd. and South of Hawthorne Blvd.
Warrensburg, MO 64093

New Construction

Family

Developer Information

Belmont Development Company, LLC
222 E. Main, First Floor
Oklahoma City, OK 73104-4225
Greg Rodewald (405) 604-5074

Unit/Rent Info

8 - 1 Bedroom: \$425 - \$635
22 - 2 Bedrooms: \$530 - \$780
30 - 3 Bedrooms: \$635 - \$960

Total Units: 60
Total Affordable Units: 45
Total Market Units: 15

MHDC Loan Request

MHDC Fund Balance \$2,750,000
MHDC HOME \$400,000

Federal LIHTC Requested: \$750,000

Kansas City Public Hearing Area

Development Information

18-031
Gallery Lofts
1007 Armour Rd.
North Kansas City, MO 64116-3621

New Construction

Family

Developer Information

Gallery Lofts Developers, LLC
15050 Antioch Rd #101
Overland Park, KS 66221
Ryan Tull (785) 550-1683

Unit/Rent Info

30 - 1 Bedroom: \$531 - \$985
16 - 2 Bedrooms: \$681 - \$1,300
2 - 3 Bedrooms: \$779 - \$916

Total Units: 48
Total Affordable Units: 32
Total Market Units: 16

MHDC Loan Request

MHDC Fund Balance \$2,200,000
MHDC TCAP \$1,100,000

Federal LIHTC Requested: \$660,000

Development Information

18-034
Saint Charles Place
3240 Pear Street
St. Joseph, MO 64503-0000

New Construction

Senior 62+

Developer Information

Catholic Charities of Kansas City - St Joseph
4001 Blue Parkway Ste 250
Kansas City, MO 64130-0000
Jarrod Sanderson (816) 221-4377

Unit/Rent Info

4 - 1 Bedroom: \$157 - \$325
34 - 2 Bedrooms: \$182 - \$525

Total Units: 38
Total Affordable Units: 38

MHDC Loan Request

MHDC CHDO \$1,385,000

Federal LIHTC Requested: \$550,000

Development Information

18-036
Grandview Gardens Senior Apartments
Approximately 6300 E 125th St
Grandview, MO 64030-1884

New Construction

Senior 55+

Developer Information

North Star Housing LLC
31711 E Pink Hill Road
Grain Valley, MO 64029-9298
Andrew Danner (816) 612-5191

Unit/Rent Info

12 - 1 Bedroom: \$485 - \$650
26 - 2 Bedrooms: \$570 - \$820

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

MHDC Loan Request

MHDC Fund Balance \$1,200,000
MHDC HOME \$400,000

Federal LIHTC Requested: \$665,000

Kansas City Public Hearing Area

Development Information

18-037
Evergreen Terrace
7925 N Spruce Ave.
Kansas City, MO 64119

New Construction
Senior 55+

Developer Information

DLS Historic Developer IV, LLC
4510 Belleview Ave. Suite 300
Kansas City, MO 64111-3538
Dale Schulte (816) 502-4725

Unit/Rent Info

36 - 1 Bedroom: \$210 - \$605
14 - 2 Bedrooms: \$231 - \$715

MHDC Loan Request

MHDC HOME \$975,000

Federal LIHTC Requested: \$923,727

Total Units: 50
Total Affordable Units: 50

Development Information

18-038
Somerset Manor
1092 NE Duncan Rd.
Blue Springs, MO 64014

New Construction
Senior 55+

Developer Information

DLS Historic Developer IV, LLC
4510 Belleview Ave. Suite 300
Kansas City, MO 64111-3538
Dale Schulte (816) 502-4725

Unit/Rent Info

14 - 1 Bedroom: \$515 - \$625
28 - 2 Bedrooms: \$575 - \$685

MHDC Loan Request

MHDC Fund Balance \$1,275,000

Federal LIHTC Requested: \$832,287

Total Units: 42
Total Affordable Units: 42

Development Information

18-041
Traditions Villas
Northeast of the intersection of South Mullen Road and Sycam
Belton, MO 64012-2426

New Construction
Senior 55+

Developer Information

Sallee Real Estate Investments, LLC
3730 NE Troon Drive
Belton, MO 64064-1988
Deb Giffin (816) 525-2891

Unit/Rent Info

32 - 2 Bedrooms: \$525 - \$620

MHDC Loan Request

MHDC Fund Balance \$700,000
MHDC HOME \$900,000

Federal LIHTC Requested: \$500,300

Total Units: 32
Total Affordable Units: 32

Kansas City Public Hearing Area

Development Information

18-044
Trail Ridge Villas
200 yds east of US Hwy 169 and 300 yards north of Pickett Rd
St. Joseph, MO 64503-1643

New Construction

Senior 55+

Developer Information

O'Reilly Development Company, LLC
5051 S. National Ave, Suite 4-100
Springfield, MO 65810-2878
Denise Heintz (417) 893-6006

Unit/Rent Info

8 - 1 Bedroom: \$408 - \$480
28 - 2 Bedrooms: \$510 - \$600

Total Units: 36
Total Affordable Units: 36

MHDC Loan Request

MHDC HOME \$750,000
MHDC HOME \$900,000

Federal LIHTC Requested: \$539,000

Development Information

18-054
Sierra Villas
East of 402 E. Evergreen
Cameron, MO 64429

New Construction

Senior 55+

Developer Information

HRM Development, LLC (WBE)
16284 Westwoods Business Park
Ellisville, MO 63021
Debra Giffin (636) 527-2003

Unit/Rent Info

32 - 2 Bedrooms: \$400 - \$590

Total Units: 32
Total Affordable Units: 32

MHDC Loan Request

MHDC Fund Balance \$646,000
MHDC HOME \$900,000

Federal LIHTC Requested: \$478,000

Development Information

18-061
Cornerstone Apartments
985 Riverfront Road
Kansas City, MO 64120

New Construction

Family

Developer Information

Cornerstone Associates, LLC
209 S 19th St., Suite 100
Omaha, NE 68102
Bobbi Lucas (402) 341-0888

Unit/Rent Info

22 - 1 Bedroom: \$448 - \$729
31 - 2 Bedrooms: \$524 - \$861
7 - 3 Bedrooms: \$594 - \$983

Total Units: 60
Total Affordable Units: 60

MHDC Loan Request

MHDC Fund Balance \$4,000,000

Federal LIHTC Requested: \$855,000

Kansas City Public Hearing Area

Development Information

18-066
Linwood Gardens
3218 Michigan Ave.
Kansas City, MO 64109

New Construction

Family

Developer Information

Prairie Fire Development Group, LLC
770 E 5th Street
Kansas City, MO 64106
Kelley Hrabe (816) 686-2416

Unit/Rent Info

11 - 1 Bedroom: \$575
12 - 2 Bedrooms: \$675
8 - 3 Bedrooms: \$775
1 - 4+ Bedrooms: \$850

Total Units: 32
Total Affordable Units: 32

Federal LIHTC Requested: \$658,000

Development Information

18-071
Alhaven Kansas City
3112 Harrison St.
Kansas City, MO 64109-0000

New Construction

Family

Developer Information

Alhaven Developers, LLC
305 W. Commercial Street
Springfield, MO 65803-2667
Blaine Proctor (417) 720-1577

Unit/Rent Info

12 - Studio: \$539
27 - 1 Bedroom: \$585 - \$600
11 - 2 Bedrooms: \$679 - \$719

Total Units: 50
Total Affordable Units: 50

MHDC Loan Request

MHDC Fund Balance \$1,130,837

Federal LIHTC Requested: \$806,400

Development Information

18-079
Cameron Senior Patio Homes
South West St.
Cameron, MO 64429

New Construction

Senior 55+

Developer Information

Missouri National Guard Foundation
2302 Militia Drive
Jefferson City, MO 65101-1203
Lela Gruebel (573) 819-1353

Unit/Rent Info

34 - 2 Bedrooms: \$285 - \$550

Total Units: 34
Total Affordable Units: 34

MHDC Loan Request

MHDC Fund Balance \$800,000
MHDC HOME \$400,000

Federal LIHTC Requested: \$498,000

Kansas City Public Hearing Area

Development Information

18-081 Acquisition/Rehab
Mt. Cleveland Homes
5101-5233 Cleveland, 5100-5234 Mersington and 5201-5231 Family
Kansas City, MO 64130

Developer Information

Swope Community Builders
4001 Blue Parkway, Suite 270
Kansas City, MO 64130-2350
Shannon Hesterberg (816) 627-2163

Unit/Rent Info

80 - 3 Bedrooms: \$690 - \$860

Total Units: 80

Total Affordable Units: 71

Total Market Units: 9

MHDC Loan Request

MHDC Participation \$2,200,000

Federal LIHTC Requested: \$599,500

Development Information

18-085 New Construction
Brookside Senior Residences at Rockhill Greens Phase II
6710 Troost Ave. Senior 55+
Kansas City, MO 64131-1600

Developer Information

Flint Hills Development Group, LLC or affiliate to be formed single-
1408 W. 12th Street
Kansas City, MO 64101-1305
Tim Schulte (913) 904-6747

Unit/Rent Info

31 - 1 Bedroom: \$435 - \$625

15 - 2 Bedrooms: \$520 - \$830

Total Units: 46

Total Affordable Units: 41

Total Market Units: 5

MHDC Loan Request

MHDC Fund Balance \$800,000

MHDC HOME \$575,000

Federal LIHTC Requested: \$825,000

Development Information

18-086 Acquisition/Rehab
Ridgewood Hills Apartments
300 Ridgewood Ct. Senior 62+
Harrisonville, MO 64701-0000

Developer Information

Yarco Development
7920 Ward Parkway
Kansas City, MO 64114
Michael T. Grube (816) 561-4240

Unit/Rent Info

36 - 1 Bedroom: \$764

Total Units: 36

Total Affordable Units: 36

MHDC Loan Request

MHDC HOME \$195,000

Federal LIHTC Requested: \$290,000

Kansas City Public Hearing Area

Development Information

Developer Information

18-087
Vineyard Senior Apartments
4210 E. 45th St.
Kansas City, MO 64130

Acquisition/Rehab

Senior 62+

Yarco-Devco, LLC
7920 Ward Parkway
Kansas City, MO 64114-0000
Matthew Coates (816) 561-4240

Unit/Rent Info

MHDC Loan Request

6 - Studio: \$390 - \$460
32 - 1 Bedroom: \$500 - \$670
6 - 2 Bedrooms: \$650 - \$880

Total Units: 44
Total Affordable Units: 44

MHDC Fund Balance \$195,000

Federal LIHTC Requested: \$685,000

Development Information

Developer Information

18-088
Wornall Estates
13215 Wornall Rd.
Kansas City, MO 64145

Rehabilitation

Family

Yarco Development
7920 Ward Parkway
Kansas City, MO 64114
Michael T. Grube (816) 561-4240

Unit/Rent Info

MHDC Loan Request

24 - 2 Bedrooms: \$818
6 - 3 Bedrooms: \$899

Total Units: 30
Total Affordable Units: 30

MHDC HOME \$195,000

Federal LIHTC Requested: \$257,000

Development Information

Developer Information

18-089
Legacy Parade Park Homes
1702 Brooklyn Ave.
Kansas City, MO 64127

New Construction

Senior 55+

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

Unit/Rent Info

MHDC Loan Request

27 - 1 Bedroom: \$575
14 - 2 Bedrooms: \$750

Total Units: 41
Total Affordable Units: 41

MHDC Fund Balance \$600,000

Federal LIHTC Requested: \$815,000

Kansas City Public Hearing Area

Development Information

18-092 Rehabilitation
Ogelsby Hotel Apartments
3930 Troost Ave. Family
Kansas City, MO 64110

Developer Information

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

Unit/Rent Info

25 - 1 Bedroom: \$500 - \$575

Total Units: 25

Total Affordable Units: 25

Federal LIHTC Requested: \$350,000

Development Information

18-093 New Construction
Prospect Summit
Olive and Prospect Avenue 22nd to 23rd Street Senior 55+
Kansas City, MO 64127

Developer Information

Taliaferro & Browne Real Estate 22nd & 23rd Street LLC
1020 East 8th Street
Kansas City, MO 64106
Leonard Graham (816) 283-3456

Unit/Rent Info

23 - 2 Bedrooms: \$800

Total Units: 23

Total Affordable Units: 23

Federal LIHTC Requested: \$536,000

Development Information

18-094 New Construction
Oak Park Townhomes
3801 Prospect Ave. Family
Kansas City, MO 64127

Developer Information

DowCon, LLC
3011 E. Meyer Blvd.
Kansas City, MO 00000
Dolph Woodman (417) 695-2100

Unit/Rent Info

7 - 1 Bedroom: \$575

22 - 3 Bedrooms: \$820

Total Units: 29

Total Affordable Units: 29

MHDC Loan Request

MHDC Fund Balance \$1,100,000

Federal LIHTC Requested: \$750,000

Kansas City Public Hearing Area

Development Information

18-095
Maple Ridge Cottages
N. & W. of 75th Street and Maple Dr.
Raytown, MO 64133

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

44 - 1 Bedroom: \$630
12 - 2 Bedrooms: \$730

MHDC Loan Request

MHDC Fund Balance \$1,800,000

Federal LIHTC Requested: \$970,000

Total Units: 56
Total Affordable Units: 56

Development Information

18-101
Ivanhoe Gateway at 39th - Horace Mann
2008 E 39th St.
Kansas City, MO 64109

New Construction

Senior 55+

Developer Information

Ivanhoe Neighborhood Council
3700 Woodland Avenue
Kansas City, MO 64109
Karen Boyd (816) 921-6611

Unit/Rent Info

40 - 2 Bedrooms: \$505 - \$580

Total Units: 40
Total Affordable Units: 38
Total Market Units: 2

MHDC Loan Request

MHDC Fund Balance \$300,000

Federal LIHTC Requested: \$965,000

Development Information

18-103
Museum Hill Homes (formerly Oakridge Apartments)
1205 Angelique St.
St. Joseph, MO 64501

Acquisition/Rehab

Family

Developer Information

Missouri Housing Partners, LLC
220 NW Executive Way
Lees Summit, MO 64063
Lea Akert (816) 246-9220

Unit/Rent Info

14 - 1 Bedroom: \$552
21 - 2 Bedrooms: \$636
50 - 3 Bedrooms: \$753
13 - 4+ Bedrooms: \$809

Total Units: 98
Total Affordable Units: 98

Federal LIHTC Requested: \$905,000

Kansas City Public Hearing Area

Development Information

Developer Information

18-106
New Life Villas
12404 Byars Rd.
Grandview, MO 64030-1415

New Construction

Senior 55+

New Life Community Development Corporation
12401 Byard Road
Grandview, MO 64030
Rick Bell (816) 966-8989

Unit/Rent Info

MHDC Loan Request

32 - 2 Bedrooms: \$525

MHDC Fund Balance

\$425,000

Total Units: 32

Federal LIHTC Requested: \$483,036

Total Affordable Units: 32

Development Information

Developer Information

18-111
Warrensburg Family Apartments
Lot 6, Hawthorne
Warrensburg, MO 64093

New Construction

Family

Iceberg Development (under a to-be-formed developer entity)
2205 Kimberly Road
Bettendorf, IA 52722
Kurt Schulte (563) 355-0794

Unit/Rent Info

MHDC Loan Request

12 - 2 Bedrooms: \$599

MHDC Fund Balance

\$850,000

16 - 3 Bedrooms: \$725

MHDC HOME

\$650,000

12 - 4+ Bedrooms: \$800

Federal LIHTC Requested: \$745,000

Total Units: 40

Total Affordable Units: 40

Development Information

Developer Information

18-113
Madison Lofts
2645 Madison Ave.
Kansas City, MO 64108

Rehabilitation

Family

Entrepreneurs Enterprises, LLC
4741 Central St. #407
Kansas City, MO 64112
Maximillian Howell (913) 485-8906

Unit/Rent Info

MHDC Loan Request

4 - 2 Bedrooms: \$817

MHDC Fund Balance

\$220,000

2 - 3 Bedrooms: \$934

Federal LIHTC Requested: \$87,500

Total Units: 6

Total Affordable Units: 6

Kansas City Public Hearing Area

Development Information

18-401
Hawthorne Place Apartments
16995 E Dover Ln.
Independence, MO 64056-1591

Acquisition/Rehab

Family

Developer Information

Preservation of Affordable Housing, LLC
40 Court Street, Suite 700
Boston, MA 02108-2202
Josh Barrett/Kevin Baptista (617) 261-9898

Unit/Rent Info

112 - 1 Bedroom: \$579 - \$637
356 - 2 Bedrooms: \$637 - \$835
277 - 3 Bedrooms: \$835 - \$958

MHDC Loan Request

MHDC HOME	\$750,000
MHDC Other	\$750,000

Federal LIHTC Requested: \$2,075,382

Total Units: 745
Total Affordable Units: 745