

FY2018 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Public Hearing Information for Springfield

Springfield, MO

May 3, 2018

11:00 AM

**Holiday Inn Hotel and Suites
2720 North Glenstone Avenue
Springfield, MO 65803**



Springfield Public Hearing Area

Development Information

Developer Information

18-001
Carl Junction Estates II
Monroe Circle and Sophia Ln.
Carl Junction, MO 64834-0000

New Construction

Family

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

Unit/Rent Info

MHDC Loan Request

28 - 3 Bedrooms: \$555

2 - 4+ Bedrooms: \$665

Total Units: 30

Total Affordable Units: 30

MHDC Fund Balance

\$445,000

Federal LIHTC Requested: \$595,000

Development Information

Developer Information

18-003
McCance Place of Mt. Vernon
Near 1600 S Hickory St.
Mt. Vernon, MO 65712-0000

New Construction

Family

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

Unit/Rent Info

MHDC Loan Request

20 - 2 Bedrooms: \$430 - \$550

12 - 3 Bedrooms: \$530 - \$690

Total Units: 32

Total Affordable Units: 32

MHDC Fund Balance

\$350,000

MHDC HOME

\$900,000

Federal LIHTC Requested: \$466,000

Development Information

Developer Information

18-004
McCance Place of Mt. Vernon
Near 1600 S Hickory St.
Mt. Vernon, MO 65712-0000

New Construction

Family

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

Unit/Rent Info

MHDC Loan Request

26 - 2 Bedrooms: \$430 - \$690

14 - 3 Bedrooms: \$530 - \$690

Total Units: 40

Total Affordable Units: 40

MHDC Fund Balance

\$450,000

MHDC HOME

\$1,000,000

Federal LIHTC Requested: \$510,000

Springfield Public Hearing Area

Development Information

18-005
Cassville Heights Apartments Phase II
101 Cassville Heights Rd.
Cassville, MO 65625-0000

New Construction

Family

Developer Information

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

Unit/Rent Info

20 - 2 Bedrooms: \$430 - \$550

12 - 3 Bedrooms: \$530 - \$690

Total Units: 32

Total Affordable Units: 32

MHDC Loan Request

MHDC Fund Balance \$350,000
MHDC HOME \$900,000

Federal LIHTC Requested: \$466,000

Development Information

18-006
Spring Hill Estates
Near 901 S Grand Ave.
El Dorado Springs, MO 64744-0000

New Construction

Family

Developer Information

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

Unit/Rent Info

20 - 2 Bedrooms: \$430 - \$550

12 - 3 Bedrooms: \$530 - \$690

Total Units: 32

Total Affordable Units: 32

MHDC Loan Request

MHDC Fund Balance \$350,000
MHDC HOME \$900,000

Federal LIHTC Requested: \$466,000

Development Information

18-017
Green Mountain Village
Green Mountain Dr.
Branson, MO 65616

New Construction

Family

Developer Information

Ring Property Company, LLC
14611 Schoettler Manor Court
Chesterfield, MO 63017
Robert A. Ring (573) 268-4587

Unit/Rent Info

10 - 2 Bedrooms: \$395 - \$495

32 - 3 Bedrooms: \$475 - \$575

Total Units: 42

Total Affordable Units: 42

MHDC Loan Request

MHDC Fund Balance \$675,000

Federal LIHTC Requested: \$1,084,732

Springfield Public Hearing Area

Development Information

18-019
Stone Ridge Apartments
Turner Rd. and Kimberling City Blvd.
Kimberling City, MO 65686

New Construction

Senior 55+

Developer Information

MRE Capital, LLC
10777 Barkley Street, Suite 140
Overland Park, KS 66211
Jacob Mooney (913) 638-2500

Unit/Rent Info

8 - 1 Bedroom: \$360 - \$425
32 - 2 Bedrooms: \$420 - \$495

Total Units: 40
Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance \$800,000

Federal LIHTC Requested: \$776,000

Development Information

18-025
Country Club Village
1515 Wildan Ave.
Springfield, MO 65804

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

42 - 1 Bedroom: \$495 - \$655
48 - 2 Bedrooms: \$576 - \$792
8 - 3 Bedrooms: \$928

Total Units: 98
Total Affordable Units: 98

Federal LIHTC Requested: \$696,000

Development Information

18-026
Branson Manor Apartments
218 S. Old County Rd.
Branson, MO 65616

Acquisition/Rehab

Senior 55+

Developer Information

Investment Resources Corporation
7701 E. Kellogg #820
Wichita, KS 67207
Matthew C. Catanese (316) 652-0616

Unit/Rent Info

72 - 1 Bedroom: \$515
8 - 2 Bedrooms: \$626

Total Units: 80
Total Affordable Units: 80

MHDC Loan Request

MHDC Fund Balance \$2,020,000

Federal LIHTC Requested: \$597,500

Springfield Public Hearing Area

Development Information

18-032 Acquisition/Rehab
Oakmont Hills
421 W Madison and 515 W Mount Vernon
Springfield, MO 65803
Family

Developer Information

BGC Advantage, LLC (Master Developer)
192 Bastille Lane, Suite 300
Ruston, LA 71270-7150
Ashley Wilson (318) 224-2997

Unit/Rent Info

227 - 1 Bedroom: \$432
1 - 2 Bedrooms: \$526

Total Units: 228
Total Affordable Units: 228

Federal LIHTC Requested: \$2,172,036

Development Information

18-033 Acquisition/Rehab
Keystone Family Homes
2336 N. Bolivar Rd.
Springfield, MO 65803-1304
Family

Developer Information

BGC Advantage, LLC (Master Develop)
192 Bastille Lane, Suite 300
Ruston, LA 71270-7150
Ashley Wilson (318) 224-2997

Unit/Rent Info

18 - 1 Bedroom: \$348
20 - 2 Bedrooms: \$458
7 - 3 Bedrooms: \$667
2 - 4+ Bedrooms: \$683
1 - 4+ Bedrooms: \$772

Total Units: 48
Total Affordable Units: 48

Federal LIHTC Requested: \$589,940

Development Information

18-039 New Construction
Frisco Highlands at Edgewater
NE of the intersection of Frisco Highline Trail and Morman's Rc
Bolivar, MO 65613-2980
Family

Developer Information

BAJCMR, LLC
P.O. Box 658
Bolivar, MO 65613-0658
Tony Porter/Deb Giffin (417) 770-0059

Unit/Rent Info

16 - 2 Bedrooms: \$429 - \$595
16 - 3 Bedrooms: \$505 - \$700

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

MHDC Loan Request

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

Federal LIHTC Requested: \$469,400

Springfield Public Hearing Area

Development Information

18-042
Grand Court Apartments
SE of the intersection of Grand Ave. and E Fir Rd.
Carthage, MO 64836-7803

New Construction

Family

Developer Information

Holden Communities, LLC
P.O. Box 397, 718 West Business Hwy 60, Suite C
Dexter, MO 63841-1005
Deb Giffin (573) 820-2466

Unit/Rent Info

24 - 2 Bedrooms: \$425 - \$590
12 - 3 Bedrooms: \$500 - \$695

MHDC Loan Request

MHDC Fund Balance \$700,000
MHDC HOME \$850,000

Federal LIHTC Requested: \$529,000

Total Units: 36
Total Affordable Units: 28
Total Market Units: 8

Development Information

18-047
The Villas at Robert
West side of VFW Memorial Drive near the intersection of VFW
St. Robert, MO 65584-4790

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

40 - 2 Bedrooms: \$425 - \$530

Total Units: 40
Total Affordable Units: 40

MHDC Loan Request

MHDC HOME \$300,000
MHDC HOME \$1,400,000

Federal LIHTC Requested: \$571,000

Development Information

18-048
Keeth Village
309 W. Keeth St.
Crocker, MO 65452

Acquisition/Rehab

Family

Developer Information

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

Unit/Rent Info

8 - 1 Bedroom: \$440
8 - 2 Bedrooms: \$520

MHDC Loan Request

MHDC HOME \$290,000

Federal LIHTC Requested: \$190,000

Total Units: 16
Total Affordable Units: 16

Springfield Public Hearing Area

Development Information

Developer Information

18-050
Aurora Senior Villas
125 W Hadley St.
Aurora, MO 65605

New Construction

Senior 55+

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

Unit/Rent Info

MHDC Loan Request

24 - 2 Bedrooms: \$426 - \$515

MHDC HOME

\$1,050,000

Total Units: 24

Total Affordable Units: 24

Federal LIHTC Requested: \$354,000

Development Information

Developer Information

18-053
Kodiak Village
NW of Kodiak Rd. and Laura Ln.
Neosho, MO 64850-6841

New Construction

Family

Holden Communities, LLC
P.O. Box 397, 718 West Business Hwy 60, Suite C
Dexter, MO 63841-1005
Deb Giffin (573) 820-2466

Unit/Rent Info

MHDC Loan Request

22 - 2 Bedrooms: \$425 - \$590

MHDC Fund Balance

\$800,000

14 - 3 Bedrooms: \$505 - \$700

MHDC HOME

\$750,000

Total Units: 36

Total Affordable Units: 28

Total Market Units: 8

Federal LIHTC Requested: \$551,000

Development Information

Developer Information

18-065
WITHDRAWN (Tallgrass Square)
2nd and Gulf Street
Lamar, MO 64759

New Construction

Family

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

Unit/Rent Info

16 - 2 Bedrooms: \$580 - \$610

8 - 3 Bedrooms: \$635 - \$675

Total Units: 24

Total Affordable Units: 24

Federal LIHTC Requested: \$410,873

Springfield Public Hearing Area

Development Information

18-068
Nicholas Court
1300 W Snyder Blvd.
Nixa, MO 65714

New Construction

Family

Developer Information

Affordable Homes Development, Inc.
2659 E. Normandy St., Suite 100
Springfield, MO 65804
Marie Carmichael (417) 865-3321

Unit/Rent Info

4 - 1 Bedroom: \$261 - \$395
24 - 2 Bedrooms: \$308 - \$525
11 - 3 Bedrooms: \$570

MHDC Loan Request

MHDC HOME \$600,000
MHDC Other \$350,000

Federal LIHTC Requested: \$745,000

Total Units: 39
Total Affordable Units: 38
Total Market Units: 1

Development Information

18-072
Scenic Meadows
SE Corner of S Scenic Ave. and W Delmar St.
Springfield, MO 65802

New Construction

Senior 62+

Developer Information

TerraVest Development Corp.
302 Campusview Dr. Suite 211
Columbia, MO 65203
Jay Burchfield (573) 875-5151

Unit/Rent Info

36 - 1 Bedroom: \$425 - \$525
18 - 2 Bedrooms: \$515 - \$625

Federal LIHTC Requested: \$999,518

Total Units: 54
Total Affordable Units: 54

Development Information

18-073
Y Gardens
On east side of lot of 730 N National Ave. at E Chestnut Expy./
Springfield, MO 65802-3626

New Construction

Family

Developer Information

Creason Development, LLC
1900 E Lark Lane
Nixa, MO 65714-7366
Tammi Creason (417) 224-3035

Unit/Rent Info

18 - 1 Bedroom: \$415 - \$620
23 - 2 Bedrooms: \$525 - \$740

MHDC Loan Request

MHDC Fund Balance \$590,000

Federal LIHTC Requested: \$617,500

Total Units: 41
Total Affordable Units: 38
Total Market Units: 3

Springfield Public Hearing Area

Development Information

18-075
Freedom Trails
Intersecton of Zeigenbein & Phillips
St. Robert, MO 65584

New Construction

Family

Developer Information

Four Corners Development, LLC
3556 S. Culpepper, Suite 4
Springfield, MO 65804-4252
Adam Horton (417) 882-1701

Unit/Rent Info

32 - 2 Bedrooms: \$600 - \$700
16 - 3 Bedrooms: \$700 - \$800

MHDC Loan Request

MHDC Fund Balance \$2,500,000

Federal LIHTC Requested: \$710,000

Total Units: 48
Total Affordable Units: 38
Total Market Units: 10

Development Information

18-076
Dogwood Trails
MO Hwy 39 and Todd Ln.
Mt. Vernon, MO 65712

New Construction

Family

Developer Information

Four Corners Development, LLC
3556 S. Culpepper Circle, Suite 4
Springfield, MO 65804-4252
Adam Horton (417) 882-1701

Unit/Rent Info

32 - 2 Bedrooms: \$480 - \$600
16 - 3 Bedrooms: \$545 - \$700

MHDC Loan Request

MHDC Fund Balance \$1,900,000

Federal LIHTC Requested: \$770,000

Total Units: 48
Total Affordable Units: 40
Total Market Units: 8

Development Information

18-077
Valley Trails
MO Hwy H and E Valley Water Mill Rd.
Springfield, MO 65803

New Construction

Family

Developer Information

Four Corners Development, LLC
3556 S. Culpepper Circle, Suite 4
Springfield, MO 65804-4252
Adam Horton (417) 882-1701

Unit/Rent Info

24 - 2 Bedrooms: \$500 - \$700
24 - 3 Bedrooms: \$620 - \$800

MHDC Loan Request

MHDC Fund Balance \$2,160,000

Federal LIHTC Requested: \$749,155

Total Units: 48
Total Affordable Units: 38
Total Market Units: 10

Springfield Public Hearing Area

Development Information

Developer Information

18-078
Eagle Park Estates
695 N. Gregg Rd.
Nixa, MO 65714-8539

New Construction

Family

Housing Plus, LLC
1525 E. Republic Road, Suite B100
Springfield, MO 65804-6583
Debra Hart (417) 887-6682

Unit/Rent Info

MHDC Loan Request

22 - 2 Bedrooms: \$500 - \$630
22 - 3 Bedrooms: \$620 - \$730

MHDC Fund Balance \$1,000,000
MHDC HOME \$815,000

Total Units: 44
Total Affordable Units: 34
Total Market Units: 10

Federal LIHTC Requested: \$687,000

Development Information

Developer Information

18-084
Spring Hill Villas
500 N Pinecrest St.
Buffalo, MO 65622-7100

New Construction

Senior 55+

Housing Plus, LLC
1525 E. Republic Road, Suite B100
Springfield, MO 65804-6583
Debra Hart (417) 887-6682

Unit/Rent Info

MHDC Loan Request

32 - 2 Bedrooms: \$475 - \$545

MHDC Fund Balance \$825,000
MHDC HOME \$525,000

Total Units: 32
Total Affordable Units: 32

Federal LIHTC Requested: \$521,000

Development Information

Developer Information

18-099
Doling School Senior Apartments
1423 W. Atlantic
Springfield, MO 65803

New + Rehab

Senior 62+

Doling School Developer, LLC (To be formed)
1710 Fenpark, Suite #4
St Louis, MO 63026
J. David Dodson (314) 304-2440

Unit/Rent Info

MHDC Loan Request

37 - 1 Bedroom: \$420 - \$495
11 - 2 Bedrooms: \$510 - \$595

MHDC HOME \$950,000

Total Units: 48
Total Affordable Units: 48

Federal LIHTC Requested: \$920,000

Springfield Public Hearing Area

Development Information

18-100
Frisco Senior Village
300 S Oakland Ave.
Bolivar, MO 65613

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

14 - 1 Bedroom: \$395 - \$505
28 - 2 Bedrooms: \$485 - \$595

MHDC Loan Request

MHDC HOME \$350,000

Federal LIHTC Requested: \$858,470

Total Units: 42
Total Affordable Units: 42

Development Information

18-108
Churchill Commons
1331 Highway 72
Rolla, MO 65401

New Construction

Senior 62+

Developer Information

Lizar Botogi Investments, LLC
2601 North Bishop Avenue
Rolla, MO 65401-8381
Adam Roberts (314) 910-2691

Unit/Rent Info

38 - 2 Bedrooms: \$500

MHDC Loan Request

MHDC Fund Balance \$850,000

Federal LIHTC Requested: \$700,000

Total Units: 38
Total Affordable Units: 38

Development Information

18-109
Lakeview Estates
North of the intersection of Marigold and S Chapel Rd.
Carthage, MO 64836

New Construction

Family

Developer Information

WNN Enterprises, LLC
2470 S. County Lane 128
Carthage, MO 64836
Kurt Schulte (417) 793-0923

Unit/Rent Info

20 - 3 Bedrooms: \$550
11 - 4+ Bedrooms: \$700

MHDC Loan Request

MHDC HOME \$80,000
MHDC HOME \$80,000

Federal LIHTC Requested: \$710,000

Total Units: 31
Total Affordable Units: 31