

# **FY2018 Funding Round 1**

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

### **Public Hearing Information for St. Louis**

**St. Louis, MO  
April 24, 2018  
6:00 PM**

**St. Louis Union Station Hotel  
1820 Market Street  
St. Louis, MO 63103**



**St. Louis Public Hearing Area**

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**Development Information**

**Developer Information**

18-024  
Preservation Square Phase 1  
1405 North 16th St.  
St. Louis, MO 63106

New + Rehab  
  
Family

McCormack Baron Salazar, Inc.  
720 Olive Street, Suite 2500  
St. Louis, MO 63101-2313  
Emily Bernstein (314) 621-3400

**Unit/Rent Info**

**MHDC Loan Request**

31 - 1 Bedroom: \$575 - \$770  
83 - 2 Bedrooms: \$598 - \$900  
17 - 3 Bedrooms: \$762 - \$985

MHDC HOME

\$1,500,000

Federal LIHTC Requested: \$1,375,000

Total Units: 131  
Total Affordable Units: 94  
Total Market Units: 37

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**Development Information**

**Developer Information**

18-055  
Marquette Homes  
4021 California and scattered sites  
St. Louis, MO 63118

Acquisition/Rehab  
  
Family

Marquette Homes Developer LLC  
1627 Washington Avenue  
St. Louis, MO 63103-1830  
Carrick Reddin (314) 333-7002

**Unit/Rent Info**

5 - 1 Bedroom: \$465 - \$550  
21 - 2 Bedrooms: \$580 - \$685  
20 - 3 Bedrooms: \$685 - \$810  
4 - 4+ Bedrooms: \$765 - \$900

Federal LIHTC Requested: \$734,000

Total Units: 50  
Total Affordable Units: 50

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**Development Information**

**Developer Information**

18-059  
Crossroads Senior Living at Bevo Mill  
4914 Gravois Ave.  
St. Louis, MO 63116

New Construction  
  
Senior 62+

Tower Grove Neighborhoods Community Development Corporation  
2337 South Kingshighway Avenue  
Saint Louis, MO 63110  
Sean Spencer (314) 865-5530

**Unit/Rent Info**

**MHDC Loan Request**

25 - 1 Bedroom: \$575 - \$650  
25 - 2 Bedrooms: \$695 - \$795

MHDC Fund Balance  
MHDC HOME

\$750,000  
\$1,900,000

Federal LIHTC Requested: \$992,500

Total Units: 50  
Total Affordable Units: 50

**St. Louis Public Hearing Area**

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**Development Information**

18-062  
Grand Oaks Preservation  
3716 Garfield and scattered sites  
St. Louis, MO 63113-3627

Acquisition/Rehab  
  
Family

**Developer Information**

Gateway Housing First, Inc.  
1425 S. 18th Street  
St. Louis, MO 63104-2501  
Cynthia Duffe (314) 571-7660

**Unit/Rent Info**

14 - 2 Bedrooms: \$403 - \$562  
16 - 3 Bedrooms: \$528 - \$742  
9 - 4+ Bedrooms: \$514 - \$944

Total Units: 39  
Total Affordable Units: 39

**MHDC Loan Request**

MHDC HOME \$520,000

Federal LIHTC Requested: \$333,566

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**Development Information**

18-080  
STAR Residences, Phase II  
6327 Lalite Ave.  
St. Louis, MO 63136-4726

New Construction  
  
Senior 55+

**Developer Information**

LMAC Holdings, LLC  
6350 Garesche Avenue  
St. Louis, MO 63136-3446  
Lewis McKinney (314) 383-1577

**Unit/Rent Info**

30 - 2 Bedrooms: \$615

Total Units: 30  
Total Affordable Units: 30

**MHDC Loan Request**

MHDC Fund Balance \$1,200,000

Federal LIHTC Requested: \$510,000

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**Development Information**

18-009  
Walnut Creek Estates  
20 Menemeyer Rd.  
Troy, MO 63379

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**

50 - 2 Bedrooms: \$360 - \$550

Total Units: 50  
Total Affordable Units: 50

**MHDC Loan Request**

MHDC Fund Balance \$1,000,000

Federal LIHTC Requested: \$867,525

**St. Louis Public Hearing Area**

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**Development Information**

18-010  
The Orchards Apartments  
Old Orchard Road near intersection of Stormy Ln.  
Bonne Terre, MO 63628-0000

New Construction  
  
Family

**Developer Information**

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

**Unit/Rent Info**

8 - 1 Bedroom: \$390 - \$575  
16 - 2 Bedrooms: \$470 - \$675  
16 - 3 Bedrooms: \$537 - \$775  
8 - 4+ Bedrooms: \$596 - \$731

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

**MHDC Loan Request**

MHDC Fund Balance \$1,785,144

Federal LIHTC Requested: \$879,000

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**Development Information**

18-015  
Meadowood Estates  
SW Corner of TR Hughes Blvd. and Meadowland Estates Ln.  
O'Fallon, MO 63366

New Construction  
  
Senior 62+

**Developer Information**

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

**Unit/Rent Info**

36 - 1 Bedroom: \$495 - \$595  
18 - 2 Bedrooms: \$585 - \$695

Total Units: 54  
Total Affordable Units: 54

**MHDC Loan Request**

MHDC HOME \$795,000

Federal LIHTC Requested: \$948,885

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**Development Information**

18-016  
The Residences at Jennings Place III  
Middle River Rd.  
Jennings, MO 63136

New Construction  
  
Senior 62+

**Developer Information**

RR Jennings Developer, L.L.C.  
1530 South 2nd St.  
St. Louis, MO 63104-4504  
Tom Bene (314) 341-0900

**Unit/Rent Info**

18 - 1 Bedroom: \$450 - \$535  
36 - 2 Bedrooms: \$535 - \$630

Total Units: 54  
Total Affordable Units: 54

**MHDC Loan Request**

MHDC HOME \$675,000

Federal LIHTC Requested: \$1,190,000

**St. Louis Public Hearing Area**

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**Development Information**

18-018  
Elm Ridge Senior  
3746 Dunn Rd.  
Hazelwood, MO 63042-1204

New Construction  
Senior 55+

**Developer Information**

Green Street Development Group, LLC  
8451 Maryland Avenue  
Clayton, MO 63105-3646  
Joel Oliver (314) 726-2500

**Unit/Rent Info**

32 - 2 Bedrooms: \$801

Total Units: 32

Total Affordable Units: 32

Federal LIHTC Requested: \$560,000

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**Development Information**

18-021  
Riverbend Estates II  
1498 High St.  
Washington, MO 63090-4336

New Construction  
Senior 62+

**Developer Information**

MOCAP Development Company, LLC  
P.O. Box 104960  
Jefferson City, MO 65110-4960  
Curt H. Neuenswander (573) 635-2255

**Unit/Rent Info**

12 - 1 Bedroom: \$425 - \$535  
30 - 2 Bedrooms: \$525 - \$620

Total Units: 42

Total Affordable Units: 42

**MHDC Loan Request**

MHDC HOME

\$750,000

Federal LIHTC Requested: \$899,999

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**Development Information**

18-027  
West Clay Senior Living Phase 2  
2800 W Clay Valley Dr.  
St. Charles, MO 63301-2541

New Construction  
Senior 55+

**Developer Information**

Phoenix Real Estate Services, LLC  
2451 Executive Drive, Suite 203  
St. Charles, MO 63303-5606  
Chris Record (314) 503-5060

**Unit/Rent Info**

6 - 1 Bedroom: \$415 - \$495  
32 - 2 Bedrooms: \$525 - \$625

Total Units: 38

Total Affordable Units: 38

Federal LIHTC Requested: \$688,000

**St. Louis Public Hearing Area**

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**Development Information**

18-049  
Diamond Senior Apartments of Potosi  
Proposed intersection of Memorial Dr. and Jokerst Dr.  
Potosi, MO 63664

New Construction  
  
Senior 55+

**Developer Information**

3 Diamond Development, LLC  
6677 N. Lincoln Ave., Suite 400  
Lincolnwood, IL 60712-3619  
Deb Giffin (847) 677-7206

**Unit/Rent Info**

32 - 2 Bedrooms: \$467 - \$550  
  
Total Units: 32  
Total Affordable Units: 32

**MHDC Loan Request**

MHDC Fund Balance \$500,000  
MHDC HOME \$900,000

Federal LIHTC Requested: \$457,000

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**Development Information**

18-052  
Diamond Senior Apartments of Festus  
Brandon Wallace Way near N. Truman Blvd.  
Festus, MO 63028-1361

New Construction  
  
Senior 55+

**Developer Information**

3 Diamond Development, LLC  
6677 N. Lincoln Ave., Suite 400  
Lincolnwood, IL 60712-3619  
Deb Giffin (847) 677-7206

**Unit/Rent Info**

36 - 2 Bedrooms: \$510 - \$600  
  
Total Units: 36  
Total Affordable Units: 36

**MHDC Loan Request**

MHDC Fund Balance \$800,000  
MHDC HOME \$900,000

Federal LIHTC Requested: \$542,300

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**Development Information**

18-056  
Fairview Village II  
2100 Switzer Ave.  
St. Louis, MO 63136

Rehabilitation  
  
Senior 62+

**Developer Information**

Rise Community Development  
1627 Washington Avenue  
Saint Louis, MO 63103-1830  
Mark Stroker (314) 333-7005

**Unit/Rent Info**

3 - Studio: \$465 - \$515  
28 - 1 Bedroom: \$530 - \$550  
3 - 2 Bedrooms: \$585 - \$665  
  
Total Units: 34  
Total Affordable Units: 34

Federal LIHTC Requested: \$808,000

**St. Louis Public Hearing Area**

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**Development Information**

18-057  
Hancock Place Senior Living  
9800 S Broadway  
St. Louis, MO 63125

New Construction  
  
Senior 62+

**Developer Information**

Hancock Place Developer, L.L.C. (to be formed)  
1627 Washington Avenue  
St. Louis, MO 03-1830  
Mark Stroker (314) 333-7001

**Unit/Rent Info**

46 - 1 Bedroom: \$550  
4 - 2 Bedrooms: \$650

Total Units: 50  
Total Affordable Units: 50

**MHDC Loan Request**

MHDC HOME \$500,000

Federal LIHTC Requested: \$1,025,000

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**Development Information**

18-058  
The Bluffs at Charles Park  
1610 S Florissant Rd.  
St. Louis, MO 63121-1130

New Construction  
  
Senior 55+

**Developer Information**

Tim Person & Associates, LLC  
6125 South Grand  
St. Louis, MO 63111-2317  
Tim Person (314) 832-3580

**Unit/Rent Info**

8 - 1 Bedroom: \$595  
37 - 2 Bedrooms: \$650

Total Units: 45  
Total Affordable Units: 45

**MHDC Loan Request**

MHDC Fund Balance \$600,000  
MHDC HOME \$435,000

Federal LIHTC Requested: \$941,500

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**Development Information**

18-060  
Affordable Homes of Berkeley  
Scattered sites  
Berkeley, MO 63134

New Construction  
  
Family

**Developer Information**

Rubicon Corporation  
2174 Englewood Terrace  
Chesterfield, MO 63017  
Jerry Meyer (314) 315-6443

**Unit/Rent Info**

30 - 3 Bedrooms: \$650

Total Units: 30  
Total Affordable Units: 30

**MHDC Loan Request**

MHDC Fund Balance \$690,000

Federal LIHTC Requested: \$680,000

**St. Louis Public Hearing Area**

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**Development Information**

**Developer Information**

18-074  
Reserve at Spencer  
SW corner of Spencer Rd. and Executive Centre Pkwy.  
St. Peters, MO 00000

New Construction  
  
Senior 55+

TWG Development, LLC  
333 N Pennsylvania St, Ste 100  
Indianapolis, IN 46204-3360  
Ryan Kelly (317) 559-7009

**Unit/Rent Info**

**MHDC Loan Request**

38 - 1 Bedroom: \$573 - \$850  
12 - 2 Bedrooms: \$658 - \$950  
  
Total Units: 50  
Total Affordable Units: 40  
Total Market Units: 10

MHDC HOME

\$1,500,000

Federal LIHTC Requested: \$645,000

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**Development Information**

**Developer Information**

18-082  
Ferguson Senior Living  
800 Block of S Florissant  
Ferguson, MO 63135

New Construction  
  
Senior 62+

Gardner Capital Development II, Inc  
4803 S. National Avenue, Suite 200  
Springfield, MO 65810-0000  
Ronald Roberts (314) 561-5900

**Unit/Rent Info**

**MHDC Loan Request**

43 - 1 Bedroom: \$734 - \$900  
7 - 2 Bedrooms: \$734 - \$1,065  
  
Total Units: 50  
Total Affordable Units: 42  
Total Market Units: 8

MHDC Fund Balance

\$2,288,167

Federal LIHTC Requested: \$875,553

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**Development Information**

**Developer Information**

18-083  
Bellefontaine Villas  
10700 Bellefontaine Rd.  
St. Louis, MO 63137-2314

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**

41 - 2 Bedrooms: \$625  
  
Total Units: 41  
Total Affordable Units: 41

MHDC Fund Balance  
MHDC HOME

\$1,200,000  
\$600,000

Federal LIHTC Requested: \$683,500



**St. Louis Public Hearing Area**

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**Development Information**

18-097  
Cottages on Gravois  
8363 Gravois Rd. and a part of 8430 Gravois Rd.  
St. Louis, MO 63123

New Construction  
Senior 55+

**Developer Information**

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

**Unit/Rent Info**

38 - 1 Bedroom: \$552 - \$692  
16 - 2 Bedrooms: \$659 - \$1,000  
  
Total Units: 54  
Total Affordable Units: 50  
Total Market Units: 4

**MHDC Loan Request**

MHDC Fund Balance \$2,280,000  
MHDC TCAP \$150,000

Federal LIHTC Requested: \$1,050,000

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**Development Information**

18-098  
Sylvan Springs Senior Apartments  
2845 Telegraph Rd.  
St. Louis, MO 63125

New Construction  
Senior 62+

**Developer Information**

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

**Unit/Rent Info**

40 - 1 Bedroom: \$525 - \$620  
10 - 2 Bedrooms: \$610 - \$720  
  
Total Units: 50  
Total Affordable Units: 50

**MHDC Loan Request**

MHDC Fund Balance \$1,674,520

Federal LIHTC Requested: \$826,500

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**Development Information**

18-102  
Crown Center Phase 1  
8350 Decrest Dr.  
St. Louis, MO 63124

New Construction  
Senior 62+

**Developer Information**

Council Apartments, Inc  
8350 Delcrest Drive  
St. Louis, MO 63124  
Nikki Goldstein (314) 991-2055

**Unit/Rent Info**

42 - 1 Bedroom: \$838 - \$1,250  
10 - 2 Bedrooms: \$1,006 - \$1,300  
  
Total Units: 52  
Total Affordable Units: 47  
Total Market Units: 5

Federal LIHTC Requested: \$890,000

**St. Louis Public Hearing Area**

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**Development Information**

18-110  
Maryland Heights Senior  
2225 Rule Ave.  
Maryland Heights, MO 63043

New Construction  
  
Senior 55+

**Developer Information**

Laborers' Home Development Corporation  
1 N. Old State Capitol Plaza, Suite 525  
Springfield, IL 62701-1375  
Kurt Schulte (217) 789-6994

**Unit/Rent Info**

41 - 2 Bedrooms: \$650  
  
Total Units: 41  
Total Affordable Units: 41

**MHDC Loan Request**

MHDC Fund Balance	\$1,700,000
MHDC HOME	\$400,000

Federal LIHTC Requested: \$765,000

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**Development Information**

18-112  
Arbor Hill  
145 Apple Ave.  
Maryland Heights, MO 63043

New Construction  
  
Family

**Developer Information**

Housing Authority of St. Louis County  
8865 Natural Bridge  
St. Louis, MO 63121-3933  
Tim McDermott (314) 227-3114

**Unit/Rent Info**

18 - 2 Bedrooms: \$740  
32 - 3 Bedrooms: \$875  
16 - 4+ Bedrooms: \$1,100  
  
Total Units: 66  
Total Affordable Units: 66

**MHDC Loan Request**

MHDC Fund Balance	\$5,250,000
MHDC HOME	\$700,000

Federal LIHTC Requested: \$970,000