

FY2018 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Public Hearing Information for St. Louis

St. Louis, MO

April 23, 2018

6:00 PM

Renaissance St. Louis Airport Hotel

9801 Natural Bridge Road

St. Louis, MO 63134



St. Louis Public Hearing Area

Development Information

18-009
Walnut Creek Estates
20 Mennemeyer 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

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

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

St. Louis Public Hearing Area

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

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

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

St. Louis Public Hearing Area

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

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

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

St. Louis Public Hearing Area

Development Information

18-056 Rehabilitation
Fairview Village II
2100 Switzer Ave. Senior 62+
St. Louis, MO 63136

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

Development Information

18-057 New Construction
Hancock Place Senior Living
9800 S Broadway Senior 62+
St. Louis, MO 63125

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

Development Information

18-058 New Construction
The Bluffs at Charles Park
1610 S Florissant Rd. Senior 55+
St. Louis, MO 63121-1130

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

St. Louis Public Hearing Area

Development Information

Developer Information

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

New Construction

Family

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

Unit/Rent Info

MHDC Loan Request

30 - 3 Bedrooms: \$650

MHDC Fund Balance

\$690,000

Total Units: 30

Federal LIHTC Requested: \$680,000

Total Affordable Units: 30

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

MHDC HOME

\$1,500,000

Federal LIHTC Requested: \$645,000

Total Units: 50

Total Affordable Units: 40

Total Market Units: 10

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

MHDC Fund Balance

\$2,288,167

Federal LIHTC Requested: \$875,553

Total Units: 50

Total Affordable Units: 42

Total Market Units: 8

St. Louis Public Hearing Area

Development Information

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

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

41 - 2 Bedrooms: \$625

Total Units: 41
Total Affordable Units: 41

MHDC Loan Request

MHDC Fund Balance \$1,200,000
MHDC HOME \$600,000

Federal LIHTC Requested: \$683,500

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

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

St. Louis Public Hearing Area

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

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

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

St. Louis Public Hearing Area

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

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

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

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

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