

FY2018 Funding Round 1

9% TAX CREDIT APPLICATIONS & MHDC PERMANENT FINANCING



Kansas City Region

Development Information

18-007 Oak Ridge Estates
405 N Clark Street
Kearney, MO 64060
Senior 55+

New Construction

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
Senior 55+

New Construction

Developer Information

Gardner Capital Development II, Inc.
4803 S. National Avenue, Suite 200
Springfield, MO 65810-0000
Martin Moore (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

18-013 Red Maple Villas
2607 S. Broadway
Oak Grove, MO 74075
Senior 55+

New Construction

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

Kansas City Region

Development Information

18-020 Granada Senior Apartments, LLC
115 Spring St.
Belton, MO 64012-2364
Senior 62+

Acquisition/Rehab

Developer Information

Wallick-Hendy Development Company, LLC
160 W. Main Street, Suite 200
New Albany, OH 43054-1189
Matthew A. Shoemaker (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

Development Information

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

New Construction

Developer Information

Brinshore Development, LLC
666 Dundee Road, Suite 1102
Northbrook, IL 00000
David Brint or Richard Sciortino (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

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

New Construction

Developer Information

Gallery Lofts Developers, LLC
15050 Antioch Rd #101
Overland Park, KS 66221
Matt Adam (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

Kansas City Region

Development Information

18-036 Grandview Gardens Senior Apartments
Approximately 6300 E 125th St
Grandview, MO 64030-1884
Senior 55+

New Construction

Developer Information

North Star Housing LLC
31711 E Pink Hill Road
Grain Valley, MO 64029-9298
Lela Gruebel (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

Development Information

18-037 Evergreen Terrace
7925 N Spruce Ave.
Kansas City, MO 64119
Senior 55+

New Construction

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

Total Units: 50

Total Affordable Units: 50

MHDC Loan Request

MHDC HOME \$975,000

Federal LIHTC Requested: \$923,727

Development Information

18-038 Somerset Manor
1092 NE Duncan Rd.
Blue Springs, MO 64014
Senior 55+

New Construction

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

Total Units: 42

Total Affordable Units: 42

MHDC Loan Request

MHDC Fund Balance \$1,275,000

Federal LIHTC Requested: \$832,287

Kansas City Region

Development Information

18-041 Traditions Villas
Northeast of the intersection of South Mullen Road and Sycamore Drive
Belton, MO 64012-2426
Senior 55+ New Construction

Developer Information

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

Unit/Rent Info

32 - 2 Bedrooms: \$525 - \$620
Total Units: 32
Total Affordable Units: 32

MHDC Loan Request

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

Federal LIHTC Requested: \$500,300

Development Information

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

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

Development Information

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

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

Kansas City Region

Development Information

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

New Construction

Developer Information

Alhaven Developers, LLC
305 W. Commercial Street
Springfield, MO 65803-2667
Stacy Jurado (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

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

Acquisition/Rehab

Developer Information

Swope Community Builders
4001 Blue Parkway, Suite 270
Kansas City, MO 64130-2350
Mohamed A. Chaudry (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 Brookside Senior Residences at Rockhill Greens Phase II
6710 Troost Ave.
Kansas City, MO 64131-1600
Senior 55+

New Construction

Developer Information

Flint Hills Development Group, LLC or affiliate to be formed single-
1408 W. 12th Street
Kansas City, MO 64101-1305
Tony Krsnich (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

Kansas City Region

Development Information

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

Acquisition/Rehab

Developer Information

Yarco Development
7920 Ward Parkway
Kansas City, MO 64114
Jonathan R. Cohn (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

Development Information

18-087 Vineyard Senior Apartments
4210 E. 45th St.
Kansas City, MO 64130
Senior 62+

Acquisition/Rehab

Developer Information

Yarco-Devco, LLC
7920 Ward Parkway
Kansas City, MO 64114-0000
Jonathan R. Cohn (816) 561-4240

Unit/Rent Info

6 - Studio: \$390 - \$460

32 - 1 Bedroom: \$500 - \$670

6 - 2 Bedrooms: \$650 - \$880

Total Units: 44

Total Affordable Units: 44

MHDC Loan Request

MHDC Fund Balance

\$195,000

Federal LIHTC Requested: \$685,000

Development Information

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

Rehabilitation

Developer Information

Yarco Development
7920 Ward Parkway
Kansas City, MO 64114
Jonathan R. Cohn (816) 561-4240

Unit/Rent Info

24 - 2 Bedrooms: \$818

6 - 3 Bedrooms: \$899

Total Units: 30

Total Affordable Units: 30

MHDC Loan Request

MHDC HOME

\$195,000

Federal LIHTC Requested: \$257,000

Kansas City Region

Development Information

18-089 Legacy Parade Park Homes
1702 Brooklyn Ave.
Kansas City, MO 64127
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

27 - 1 Bedroom: \$575

14 - 2 Bedrooms: \$750

Total Units: 41

Total Affordable Units: 41

MHDC Loan Request

MHDC Fund Balance

\$600,000

Federal LIHTC Requested: \$815,000

Development Information

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

Rehabilitation

Developer Information

DowCon, LLC
3011 East Meyer Blvd.
Kansas City, MO 64132
Samuel Dowdy (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 Prospect Summit
Olive and Prospect Avenue 22nd to 23rd Street
Kansas City, MO 64127
Senior 55+

New Construction

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

Kansas City Region

Development Information

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

New Construction

Developer Information

DowCon, LLC
3011 E. Meyer Blvd.
Kansas City, MO 00000
Samuel Dowdy (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

Development Information

18-095 Maple Ridge Cottages
N. & W. of 75th Street and Maple Dr.
Raytown, MO 64133
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

44 - 1 Bedroom: \$630

12 - 2 Bedrooms: \$730

Total Units: 56

Total Affordable Units: 56

MHDC Loan Request

MHDC Fund Balance

\$1,800,000

Federal LIHTC Requested: \$970,000

Development Information

18-101 Ivanhoe Gateway at 39th - Horace Mann
2008 E 39th St.
Kansas City, MO 64109
Senior 55+

New Construction

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

Kansas City Region

Development Information

18-106 New Life Villas
12404 Byars Rd.
Grandview, MO 64030-1415
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

32 - 2 Bedrooms: \$525

Total Units: 32

Total Affordable Units: 32

MHDC Loan Request

MHDC Fund Balance

\$425,000

Federal LIHTC Requested: \$483,036

Development Information

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

Rehabilitation

Developer Information

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

Unit/Rent Info

4 - 2 Bedrooms: \$817

2 - 3 Bedrooms: \$934

Total Units: 6

Total Affordable Units: 6

MHDC Loan Request

MHDC Fund Balance

\$220,000

Federal LIHTC Requested: \$87,500

Out-State Region

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

28 - 3 Bedrooms: \$555

2 - 4+ Bedrooms: \$665

Total Units: 30

Total Affordable Units: 30

MHDC Loan Request

MHDC Fund Balance

\$445,000

Federal LIHTC Requested: \$595,000

Development Information

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

Rehabilitation

Developer Information

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

Unit/Rent Info

7 - 1 Bedroom: \$388

19 - 2 Bedrooms: \$501

14 - 3 Bedrooms: \$731

10 - 4+ Bedrooms: \$884

Total Units: 50

Total Affordable Units: 50

MHDC Loan Request

MHDC HOME

\$1,270,000

Federal LIHTC Requested: \$950,000

Development Information

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

New Construction

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

Out-State Region

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

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

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

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance \$450,000

MHDC HOME \$1,000,000

Federal LIHTC Requested: \$510,000

Development Information

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

New Construction

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
Family

New Construction

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

Out-State Region

Development Information

18-008 Silver Springs II Apartments
550 N Silver Springs Rd.
Cape Girardeau, MO 63701
Senior 55+

New Construction

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: \$278 - \$550

Total Units: 50

Total Affordable Units: 50

MHDC Loan Request

MHDC Fund Balance \$950,000

Federal LIHTC Requested: \$900,000

Development Information

18-009 Walnut Creek Estates
20 Mennemeyer Rd.
Troy, MO 63379
Senior 55+

New Construction

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 Rd.
Bonne Terre, MO 63628-0000
Family

New Construction

Developer Information

Gardner Capital Development II, Inc.
4803 S. National, Suite 200
Springfield, MO 65810-0000
Martin W Moore (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

Out-State Region

Development Information

18-012 Sycamore Villas
402 S. Prewitt
Nevada, MO 64772
Senior 55+

New Construction

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

Development Information

18-014 Woodbine Meadows
102 S. Woodbine Rd.
St. Joseph, MO 64506
Senior 55+

New Construction

Developer Information

JES Dev Co., Inc.
206 Peach Way
Columbia, MO 65203-4905
Will Markel (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

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

New Construction

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

Out-State Region

Development Information

18-019 Stone Ridge Apartments
Turner Rd. and Kimberling City Blvd.
Kimberling City, MO 65686
Senior 55+

New Construction

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

MHDC Loan Request

MHDC Fund Balance \$800,000

Federal LIHTC Requested: \$776,000

Total Units: 40
Total Affordable Units: 40

Development Information

18-022 Scott Manor Apartments
803 Gladys St.
Sikeston, MO 63801-2515
Family

Acquisition/Rehab

Developer Information

Alco Properties, Inc.
35 Union Ave., Suite 200
Memphis, TN 38103-2496
Robert D. Hyde (901) 544-1721

Unit/Rent Info

8 - 1 Bedroom: \$550
48 - 2 Bedrooms: \$626
16 - 3 Bedrooms: \$685

Federal LIHTC Requested: \$435,000

Total Units: 72
Total Affordable Units: 72

Development Information

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

Acquisition/Rehab

Developer Information

Preservation of Affordable Housing, LLC
40 Court Street, Suite 700
Boston, MA 02108-2202
Dena Xifaras (617) 261-9898

Unit/Rent Info

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

Federal LIHTC Requested: \$696,000

Total Units: 98
Total Affordable Units: 98

Out-State Region

Development Information

18-026 Branson Manor Apartments
218 S. Old County Rd.
Branson, MO 65616
Senior 55+

Acquisition/Rehab

Developer Information

Investment Resources Corporation
7701 E. Kellogg #820
Wichita, KS 67207
Santo M. 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

Development Information

18-028 Butler Meadows, LP
400 S Delaware
Butler, MO 64730
Senior 62+

Acquisition/Rehab

Developer Information

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

Unit/Rent Info

80 - 1 Bedroom: \$405

Total Units: 80

Total Affordable Units: 80

Federal LIHTC Requested: \$746,000

Development Information

18-029 The Villas of St. Elizabeth
109 Virginia St.
Hannibal, MO 63401
Senior 55+

Acquisition/Rehab

Developer Information

St. Elizabeth Developers, LLC
222 East Main Street, First Floor
Oklahoma City, MO 73104
Shawn Smith (405) 604-5074

Unit/Rent Info

36 - 1 Bedroom: \$385 - \$455

18 - 2 Bedrooms: \$425 - \$505

Total Units: 54

Total Affordable Units: 54

MHDC Loan Request

MHDC HOME \$520,000

Federal LIHTC Requested: \$710,000

Out-State Region

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

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

MHDC Loan Request

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

Federal LIHTC Requested: \$750,000

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

Development Information

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

Acquisition/Rehab

Developer Information

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

Unit/Rent Info

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

Federal LIHTC Requested: \$2,172,036

Total Units: 228
Total Affordable Units: 228

Development Information

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

Acquisition/Rehab

Developer Information

BGC Advantage, LLC (Master Develop)
192 Bastille Lane, Suite 300
Ruston, LA 71270-7150
Holly Knight (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

Federal LIHTC Requested: \$589,940

Total Units: 48
Total Affordable Units: 48

Out-State Region

Development Information

18-034 Saint Charles Place
3240 Pear Street
St. Joseph, MO 64503-0000
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

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

MHDC Loan Request

MHDC CHDO

\$1,385,000

Federal LIHTC Requested: \$550,000

Total Units: 38

Total Affordable Units: 38

Development Information

18-035 Cedar Ridge Apartments
300 W Hauser St.
Marceline, MO 64658-1723
Family

Acquisition/Rehab

Developer Information

Housing Authority of the City of Marceline
229 W. Hauser St.
Marceline, MO 64658-2102
Patrick Dorrell (660) 376-3101

Unit/Rent Info

20 - 1 Bedroom: \$465
8 - 2 Bedrooms: \$525
4 - 3 Bedrooms: \$615 - \$625

Federal LIHTC Requested: \$530,000

Total Units: 32

Total Affordable Units: 32

Development Information

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

New Construction

Developer Information

BAJCMR, LLC
P.O. Box 658
Bolivar, MO 65613-0658
Martin T. Porter, Jr. (417) 770-0059

Unit/Rent Info

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

MHDC Loan Request

MHDC Fund Balance

\$700,000

MHDC HOME

\$900,000

Federal LIHTC Requested: \$469,400

Total Units: 32

Total Affordable Units: 24

Total Market Units: 8

Out-State Region

Development Information

18-040 Star Vue Apartments
SE of the intersection of N Kingshighway and Starview Ct.
Cape Girardeau, MO 63701
Family

New Construction

Developer Information

Starview Development, LLC
1927 North Kingshighway Street
Cape Girardeau, MO 63701-2125
Bradley J. Schlosser (573) 450-0107

Unit/Rent Info

16 - 2 Bedrooms: \$450 - \$625

16 - 3 Bedrooms: \$540 - \$750

Total Units: 32

Total Affordable Units: 24

Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance \$800,000

MHDC HOME \$800,000

Federal LIHTC Requested: \$477,000

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

24 - 2 Bedrooms: \$425 - \$590

12 - 3 Bedrooms: \$500 - \$695

Total Units: 36

Total Affordable Units: 28

Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance \$700,000

MHDC HOME \$850,000

Federal LIHTC Requested: \$529,000

Development Information

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

Acquisition/Rehab

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$460

12 - 2 Bedrooms: \$530

Total Units: 24

Total Affordable Units: 22

Total Market Units: 2

MHDC Loan Request

MHDC Select \$450,000

Federal LIHTC Requested: \$241,000

Out-State Region

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
Senior 55+

New Construction

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

MHDC Loan Request

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

Federal LIHTC Requested: \$539,000

Total Units: 36
Total Affordable Units: 36

Development Information

18-045 Westport Village
911 S Apache Dr.
Marshall, MO 65340
Senior 55+

Acquisition/Rehab

Developer Information

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

Unit/Rent Info

24 - 1 Bedroom: \$490

MHDC Loan Request

MHDC CHDO \$374,000

Federal LIHTC Requested: \$242,000

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

Development Information

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

New Construction

Developer Information

Pointe Royale Development, Inc.
205 West Walnut Street
Springfield, MO 65806
Thomas J. Carlson (427) 447-6303

Unit/Rent Info

20 - 2 Bedrooms: \$460 - \$645
12 - 3 Bedrooms: \$570 - \$795

MHDC Loan Request

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

Federal LIHTC Requested: \$489,500

Total Units: 32
Total Affordable Units: 25
Total Market Units: 7

Out-State Region

Development Information

18-047 The Villas at Robert
West side of VFW Memorial Drive near the intersection of VFW Memorial Dr. and Missouri Ave.
St. Robert, MO 65584-4790
Senior 55+ New Construction

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
Family Acquisition/Rehab

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

Total Units: 16

Total Affordable Units: 16

MHDC Loan Request

MHDC HOME \$290,000

Federal LIHTC Requested: \$190,000

Development Information

18-049 Diamond Senior Apartments of Potosi
Proposed intersection of Memorial Dr. and Jokerst Dr.
Potosi, MO 63664
Senior 55+ New Construction

Developer Information

3 Diamond Development, LLC
6677 N. Lincoln Ave., Suite 400
Lincolnwood, IL 60712-3619
Ben Porush (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

Out-State Region

Development Information

18-050 Aurora Senior Villas
125 W Hadley St.
Aurora, MO 65605
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

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

Total Units: 24

Total Affordable Units: 24

MHDC Loan Request

MHDC HOME

\$1,050,000

Federal LIHTC Requested: \$354,000

Development Information

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

Acquisition/Rehab

Developer Information

Southeast Holdings L.L.C.
P.O. Box 655
Dexter, MO 63841
Matt Mills (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

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

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

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

Total Units: 36

Total Affordable Units: 28

Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance

\$800,000

MHDC HOME

\$750,000

Federal LIHTC Requested: \$551,000

Out-State Region

Development Information

18-054 Sierra Villas
East of 402 E. Evergreen
Cameron, MO 64429
Senior 55+

New Construction

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

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

New Construction

Developer Information

ND Consulting Group, LLC
1425 S. 18th Street
St. Louis, MO 63104-2501
Ken Nuernberger (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

Development Information

18-064 Tannehill Apartments
101 N Johnson St.
Moberly, MO 65270-1303
Senior 55+

New + Rehab

Developer Information

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

Unit/Rent Info

3 - 1 Bedroom: \$455

39 - 2 Bedrooms: \$505

Total Units: 42

Total Affordable Units: 42

MHDC Loan Request

MHDC HOME \$900,000

Federal LIHTC Requested: \$890,000

Out-State Region

Development Information

18-065 Tallgrass Square
2nd and Gulf St.
Lamar, MO 64759
Family

New Construction

Developer Information

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

Unit/Rent Info

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

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

Total Units: 24

Total Affordable Units: 24

WITHDRAWN

Federal LIHTC Requested: \$410,873

Development Information

18-067 Sunrise Senior Estates
Extension of 4th St. at Hickory St.
Camdenton, MO 65020-6891
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

6 - 1 Bedroom: \$390

34 - 2 Bedrooms: \$475

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance

\$275,000

MHDC HOME

\$400,000

Federal LIHTC Requested: \$635,000

Development Information

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

New Construction

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

Total Units: 39

Total Affordable Units: 38

Total Market Units: 1

MHDC Loan Request

MHDC HOME

\$600,000

MHDC Other

\$350,000

Federal LIHTC Requested: \$745,000

Out-State Region

Development Information

18-069 The Crescent at Osage Beach
Parkwood Circle
Osage Beach, MO 65065
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

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

MHDC Loan Request

MHDC HOME \$1,297,000

Federal LIHTC Requested: \$553,537

Total Units: 40
Total Affordable Units: 40

Development Information

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

Acquisition/Rehab

Developer Information

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

Unit/Rent Info

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

MHDC Loan Request

MHDC Fund Balance \$1,350,591

Federal LIHTC Requested: \$836,000

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

Development Information

18-072 Scenic Meadows
SE Corner of S Scenic Ave. and W Delmar St.
Springfield, MO 65802
Senior 62+

New Construction

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

Out-State Region

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

18 - 1 Bedroom: \$415 - \$620

23 - 2 Bedrooms: \$525 - \$740

Total Units: 41

Total Affordable Units: 38

Total Market Units: 3

MHDC Loan Request

MHDC Fund Balance

\$590,000

Federal LIHTC Requested: \$617,500

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

32 - 2 Bedrooms: \$600 - \$700

16 - 3 Bedrooms: \$700 - \$800

Total Units: 48

Total Affordable Units: 38

Total Market Units: 10

MHDC Loan Request

MHDC Fund Balance

\$2,500,000

Federal LIHTC Requested: \$710,000

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

32 - 2 Bedrooms: \$480 - \$600

16 - 3 Bedrooms: \$545 - \$700

Total Units: 48

Total Affordable Units: 40

Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance

\$1,900,000

Federal LIHTC Requested: \$770,000

Out-State Region

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

24 - 2 Bedrooms: \$500 - \$700

24 - 3 Bedrooms: \$620 - \$800

Total Units: 48

Total Affordable Units: 38

Total Market Units: 10

MHDC Loan Request

MHDC Fund Balance

\$2,160,000

Federal LIHTC Requested: \$749,155

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

22 - 2 Bedrooms: \$500 - \$630

22 - 3 Bedrooms: \$620 - \$730

Total Units: 44

Total Affordable Units: 34

Total Market Units: 10

MHDC Loan Request

MHDC Fund Balance

\$1,000,000

MHDC HOME

\$815,000

Federal LIHTC Requested: \$687,000

Development Information

18-079 Cameron Senior Patio Homes
South West St.
Cameron, MO 64429
Senior 55+

New Construction

Developer Information

Missouri National Guard Foundation
2302 Militia Drive
Jefferson City, MO 65101-1203
Joel Denney (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

Out-State Region

Development Information

18-084 Spring Hill Villas
500 N Pinecrest St.
Buffalo, MO 65622-7100
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

32 - 2 Bedrooms: \$475 - \$545
Total Units: 32
Total Affordable Units: 32

MHDC Loan Request

MHDC Fund Balance	\$825,000	
MHDC HOME	\$525,000	Federal LIHTC Requested: \$521,000

Development Information

18-090 Hickory Hills Apartments, LLC
607 High St.
Marble Hill, MO 63764-9746
Senior 62+

Acquisition/Rehab

Developer Information

Ventura Industries LLC
597 Vail Drive
Jackson, MO 63755-3296
Zachariah Ventura (573) 837-5055

Unit/Rent Info

48 - 1 Bedroom: \$325
Total Units: 48
Total Affordable Units: 48

MHDC Loan Request

MHDC HOME	\$300,000	Federal LIHTC Requested: \$510,000
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Development Information

18-091 Liberty Apartments
835 Beaudéan Ave.
Cape Girardeau, MO 63702
Family

New Construction

Developer Information

RCH Development, INC. and Cape Area Housing Development Cc
2201 Walton Dr.
Jackson, MO 63755-2300
Chad Hartle (573) 576-5433

Unit/Rent Info

40 - 2 Bedrooms: \$450 - \$607
Total Units: 40
Total Affordable Units: 40

MHDC Loan Request

MHDC HOME	\$709,000	
MHDC Other	\$405,000	Federal LIHTC Requested: \$698,000

Out-State Region

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

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

Total Units: 50
Total Affordable Units: 50

MHDC Loan Request

MHDC Fund Balance \$900,000

Federal LIHTC Requested: \$910,000

Development Information

18-099 Doling School Senior Apartments
1423 W. Atlantic
Springfield, MO 65803
Senior 62+

New + Rehab

Developer Information

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

Unit/Rent Info

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

Total Units: 48
Total Affordable Units: 48

MHDC Loan Request

MHDC HOME \$950,000

Federal LIHTC Requested: \$920,000

Development Information

18-100 Frisco Senior Village
300 S Oakland Ave.
Bolivar, MO 65613
Senior 55+

New Construction

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

Total Units: 42
Total Affordable Units: 42

MHDC Loan Request

MHDC HOME \$350,000

Federal LIHTC Requested: \$858,470

Out-State Region

Development Information

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

Developer Information

Missouri Housing Partners, LLC
220 NW Executive Way
Lees Summit, MO 64063
Matt Fulson (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

Development Information

18-104 Cedar Ridge Apartments
4904 Charm Ridge Dr.
Jefferson City, MO 65109
Family New + Rehab

Developer Information

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

Unit/Rent Info

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

Total Units: 88
Total Affordable Units: 88

MHDC Loan Request

MHDC HOME \$725,000

Federal LIHTC Requested: \$770,188

Development Information

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

Developer Information

Zimmerman Properties, LLC
1730 E. Republic Road, Suite F
Springfield, MO 65804-6519
Justin Zimmerman (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

Out-State Region

Development Information

18-107 Lake Villas
Lot 2 Chauvins KK Commercial Park
Osage Beach, MO 65065
Senior 62+

New Construction

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

Development Information

18-108 Churchill Commons
1331 Highway 72
Rolla, MO 65401
Senior 62+

New Construction

Developer Information

Lizar Botogi Investments, LLC
2601 North Bishop Avenue
Rolla, MO 65401-8381
Lawrence West Jr. (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: \$700,000

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

20 - 3 Bedrooms: \$550

11 - 4+ Bedrooms: \$700

Total Units: 31

Total Affordable Units: 31

MHDC Loan Request

MHDC HOME

\$80,000

MHDC HOME

\$80,000

Federal LIHTC Requested: \$710,000

Out-State Region

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

12 - 2 Bedrooms: \$599
16 - 3 Bedrooms: \$725
12 - 4+ Bedrooms: \$800

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance	\$850,000
MHDC HOME	\$650,000

Federal LIHTC Requested: \$745,000

St. Louis Region

Development Information

18-015 Meadowood Estates
SW Corner of TR Hughes Blvd. and Meadowland Estates Ln.
O'Fallon, MO 63366
Senior 62+
New Construction

Developer Information

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

Unit/Rent Info

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

MHDC Loan Request

MHDC HOME \$795,000

Federal LIHTC Requested: \$948,885

Total Units: 54
Total Affordable Units: 54

Development Information

18-016 The Residences at Jennings Place III
Middle River Rd.
Jennings, MO 63136
Senior 62+
New Construction

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

MHDC Loan Request

MHDC HOME \$675,000

Federal LIHTC Requested: \$1,190,000

Total Units: 54
Total Affordable Units: 54

Development Information

18-018 Elm Ridge Senior
3746 Dunn Rd.
Hazelwood, MO 63042-1204
Senior 55+
New Construction

Developer Information

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

Unit/Rent Info

32 - 2 Bedrooms: \$801

Total Units: 32
Total Affordable Units: 32

Federal LIHTC Requested: \$560,000

St. Louis Region

Development Information

18-021 Riverbend Estates II
1498 High St.
Washington, MO 63090-4336
Senior 62+

New Construction

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

Development Information

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

New + Rehab

Developer Information

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

Unit/Rent Info

31 - 1 Bedroom: \$575 - \$770

83 - 2 Bedrooms: \$598 - \$900

17 - 3 Bedrooms: \$762 - \$985

Total Units: 131

Total Affordable Units: 94

Total Market Units: 37

MHDC Loan Request

MHDC HOME

\$1,500,000

Federal LIHTC Requested: \$1,375,000

Development Information

18-027 West Clay Senior Living Phase 2
2800 W Clay Valley Dr.
St. Charles, MO 63301-2541
Senior 55+

New Construction

Developer Information

Phoenix Real Estate Services, LLC
2451 Executive Drive, Suite 203
St. Charles, MO 63303-5606
Daniel J. Barnard (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 Region

Development Information

18-052 Diamond Senior Apartments of Festus
Brandon Wallace Way near N. Truman Blvd.
Festus, MO 63028-1361
Senior 55+

New Construction

Developer Information

3 Diamond Development, LLC
6677 N. Lincoln Ave., Suite 400
Lincolnwood, IL 60712-3619
Ben Porush (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

Development Information

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

Acquisition/Rehab

Developer Information

Marquette Homes Developer LLC
1627 Washington Avenue
St. Louis, MO 63103-1830
Stephen Acree (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

Total Units: 50

Total Affordable Units: 50

Federal LIHTC Requested: \$734,000

Development Information

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

Rehabilitation

Developer Information

Rise Community Development
1627 Washington Avenue
Saint Louis, MO 63103-1830
Stephen Acree (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 Region

Development Information

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

New Construction

Developer Information

Hancock Place Developer, L.L.C. (to be formed)
1627 Washington Avenue
St. Louis, MO 03-1830
Stephen Acree (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 The Bluffs at Charles Park
1610 S Florissant Rd.
St. Louis, MO 63121-1130
Senior 55+

New Construction

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

Development Information

18-059 Crossroads Senior Living at Bevo Mill
4914 Gravois Ave.
St. Louis, MO 63116
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

25 - 1 Bedroom: \$575 - \$650

25 - 2 Bedrooms: \$695 - \$795

Total Units: 50

Total Affordable Units: 50

MHDC Loan Request

MHDC Fund Balance

\$750,000

MHDC HOME

\$1,900,000

Federal LIHTC Requested: \$992,500

St. Louis Region

Development Information

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

New Construction

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

Development Information

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

Acquisition/Rehab

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

18-074 Reserve at Spencer
SW corner of Spencer Rd. and Executive Centre Pkwy.
St. Peters, MO 00000
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

38 - 1 Bedroom: \$573 - \$850

12 - 2 Bedrooms: \$658 - \$950

Total Units: 50

Total Affordable Units: 40

Total Market Units: 10

MHDC Loan Request

MHDC HOME

\$1,500,000

Federal LIHTC Requested: \$645,000

St. Louis Region

Development Information

18-080 STAR Residences, Phase II
6327 Lalite Ave.
St. Louis, MO 63136-4726
Senior 55+

New Construction

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

Development Information

18-082 Ferguson Senior Living
800 Block of S Florissant
Ferguson, MO 63135
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

43 - 1 Bedroom: \$734 - \$900

7 - 2 Bedrooms: \$734 - \$1,065

Total Units: 50

Total Affordable Units: 42

Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance \$2,288,167

Federal LIHTC Requested: \$875,553

Development Information

18-083 Bellefontaine Villas
10700 Bellefontaine Rd.
St. Louis, MO 63137-2314
Senior 55+

New Construction

Developer Information

Housing Plus, LLC
1525 E. Republic Road, Suite B100
Springfield, MO 65804-6583
Becky Selle (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

St. Louis Region

Development Information

18-097 Cottages on Gravois
8363 Gravois Rd. and a part of 8430 Gravois Rd.
St. Louis, MO 63123
Senior 55+

New Construction

Developer Information

Herman & Kittle Properties, Inc
500 East 96th Street, Suite 300
Indianapolis, IN 46240-3778
Jeffrey L. Kittle (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
Senior 62+

New Construction

Developer Information

Sylvan Springs Developer, LLC (to be formed)
1710 Fenpark, Suite #4
St Louis, MO 63026
F. Aaron Burnett (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
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Federal LIHTC Requested: \$826,500

Development Information

18-102 Crown Center Phase 1
8350 Decrest Dr.
St. Louis, MO 63124
Senior 62+

New Construction

Developer Information

Council Apartments, Inc
8350 Delcrest Drive
St. Louis, MO 63124
Keith Cohen (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 Region

Development Information

18-110 Maryland Heights Senior
2225 Rule Ave.
Maryland Heights, MO 63043
Senior 55+

New Construction

Developer Information

Laborers' Home Development Corporation
1 N. Old State Capitol Plaza, Suite 525
Springfield, IL 62701-1375
Michael Goetz (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
Family

New Construction

Developer Information

Housing Authority of St. Louis County
8865 Natural Bridge
St. Louis, MO 63121-3933
Susan Rollins (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