

2020 Funding Round 1

9% TAX CREDIT APPLICATIONS & MHDC PERMANENT FINANCING



Development Information

20-004 Sunset Acres
511 Johnston Parkway
Raymore, MO 64083
Senior 55+

New Construction

Developer Information

MACO Development Company, L.L.C.
111 N Main Street / P.O. Box 68
Clarkton, MO 63837
J. Jason Maddox (573) 448-3000

Unit/Rent Info

60 - 2 Bedrooms: \$450 - \$800

Total Units: 60
Total Affordable Units: 54
Total Market Units: 6

MHDC Loan Request

MHDC Fund Balance \$1,721,500

LIHTC Request

State LIHTC Request: \$547,806
Federal LIHTC Requested: \$782,580

Development Information

20-014 Logan Villas, LP
Near 9540 E 75th Street (N & W of 75th Street and Maple Drive)
Raytown, MO 64138
Senior 55+

New Construction

Developer Information

Raga Properties, LLC
1855 S Ingram Mill Road, Suite 201
Springfield, MO 65804-0000
Rita A Baron (417) 887-9800

Unit/Rent Info

8 - 1 Bedroom: \$235 - \$855
42 - 2 Bedrooms: \$265 - \$1,025

Total Units: 50
Total Affordable Units: 43
Total Market Units: 7

MHDC Loan Request

MHDC HOME \$1,300,000

LIHTC Request

State LIHTC Request: \$447,475
Federal LIHTC Requested: \$639,250

Development Information

20-017 Grant Park Villas, LP
Intersection of Adams Street and Grant Drive
Raymore, MO 64083-8800
Senior 55+

New Construction

Developer Information

Zimmerman Properties, LLC
1329 East Lark Street
Springfield, MO 65804-7351
Justin Zimmerman (417) 883-1632

Unit/Rent Info

20 - 1 Bedroom: \$390 - \$800
28 - 2 Bedrooms: \$460 - \$900

Total Units: 48
Total Affordable Units: 48

MHDC Loan Request

MHDC Participation \$721,649

LIHTC Request

State LIHTC Request: \$419,300
Federal LIHTC Requested: \$599,000

Kansas City Region

Development Information

20-030 Park Villas (Primary application)
13th Street and Goode Ave.
Grandview, MO 64030
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

38 - 2 Bedrooms: \$400 - \$800

Total Units: 38

Total Affordable Units: 32

Total Market Units: 6

MHDC Loan Request

MHDC Fund Balance

\$750,000

LIHTC Request

State LIHTC Request: \$405,300

Federal LIHTC Requested: \$579,000

Development Information

20-033 Harrisonville Villas, Phase II
501 Timber Drive
Harrisonville, MO 64701-0000
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

48 - 2 Bedrooms: \$380 - \$750

Total Units: 48

Total Affordable Units: 43

Total Market Units: 5

MHDC Loan Request

MHDC HOME

\$725,000

LIHTC Request

State LIHTC Request: \$444,500

Federal LIHTC Requested: \$635,000

Development Information

20-038 EPEC Apartments
700 Berkley Parkway
Kansas City, MO 64120
Family

New Construction

Developer Information

EPEC Inc
5829 Troost Ave, Ste B
Kansas City, MO 64110-3143
Natasha Kirsch (816) 214-5376

Unit/Rent Info

8 - 1 Bedroom: \$295 - \$895

33 - 2 Bedrooms: \$305 - \$1,058

4 - 3 Bedrooms: \$333 - \$1,430

Total Units: 45

Total Affordable Units: 40

Total Market Units: 5

LIHTC Request

State LIHTC Request: \$483,000

Federal LIHTC Requested: \$690,000

Kansas City Region

Development Information

20-042 Aspen Trails Senior Living
9701 E. 35th Street S
Independence, MO 64052-0000
Senior 55+

New Construction

Developer Information

Dalmark Development Group, LLC
12220 State Line Road
Leawood, KS 66209-1217
Jim Nichols (816) 861-4070

Unit/Rent Info

12 - 1 Bedroom: \$283 - \$755

20 - 2 Bedrooms: \$334 - \$875

Total Units: 32

Total Affordable Units: 25

Total Market Units: 7

MHDC Loan Request

MHDC Fund Balance

\$505,000

LIHTC Request

State LIHTC Request: \$317,520

Federal LIHTC Requested: \$453,600

Development Information

20-049 NewView Place II
414-16 Garfield Avenue, plus multiple scattered sites
Kansas City, MO 64124
Family

Rehabilitation

Developer Information

FH Northeastview, LLC
12801 North Central Expressway, Suite 1650
Dallas, TX 75243
Simmie Cooper (214) 415-5634

Unit/Rent Info

7 - 1 Bedroom: \$675

41 - 2 Bedrooms: \$775

16 - 3 Bedrooms: \$1,100

5 - 4+ Bedrooms: \$1,250

Total Units: 69

Total Affordable Units: 69

MHDC Loan Request

MHDC Fund Balance

\$2,000,000

MHDC HOME

\$900,000

MHDC Other

\$1,200,000

LIHTC Request

State LIHTC Request: \$399,000

Federal LIHTC Requested: \$570,000

Development Information

20-051 Bodhi Kansas City
3801 Norton, 3840 Jackson, 4100 E. 39th, 4112 E. 39th
Kansas City, MO 64128-2726
Family

New Construction

Developer Information

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

Unit/Rent Info

13 - Studio: \$369 - \$630

25 - 1 Bedroom: \$389 - \$700

15 - 2 Bedrooms: \$460 - \$820

Total Units: 53

Total Affordable Units: 47

Total Market Units: 6

LIHTC Request

State LIHTC Request: \$469,700

Federal LIHTC Requested: \$671,000

Development Information

20-052 Libertad Grandview
Intersection of Lemon Tree Lane and Holly Tree Lane
Grandview, MO 64030-1926
Family New Construction

Developer Information

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

Unit/Rent Info

46 - 1 Bedroom: \$389 - \$799
16 - 2 Bedrooms: \$460

Total Units: 62
Total Affordable Units: 55
Total Market Units: 7

LIHTC Request

State LIHTC Request: \$595,000
Federal LIHTC Requested: \$850,000

Development Information

20-065 Wilshire Hills III
Wilshire Drive
Lee's Summit, MO 64064-1983
Senior 55+ New Construction

Developer Information

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

Unit/Rent Info

18 - 1 Bedroom: \$330 - \$695
32 - 2 Bedrooms: \$385 - \$755

Total Units: 50
Total Affordable Units: 42
Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance \$1,600,000

LIHTC Request

State LIHTC Request: \$527,100
Federal LIHTC Requested: \$753,000

Development Information

20-069 Parker Senior Residences
2203 NW Chipman Rd.
Lee's Summit, MO 64081
Senior 55+ New Construction

Developer Information

MRE Capital, LLC and Entrepreneurs Enterprises, LLC
10777 Barkley St. Ste 140
Overland Park, KS 66211
Daniel Sailler (913) 231-8400

Unit/Rent Info

40 - 2 Bedrooms: \$530 - \$875

Total Units: 40
Total Affordable Units: 31
Total Market Units: 9

MHDC Loan Request

MHDC Fund Balance \$1,700,000

LIHTC Request

State LIHTC Request: \$379,400
Federal LIHTC Requested: \$542,000

Kansas City Region

Development Information

20-071 Tudor Heights Phase 1
25 NW Tudor Road
Lee's Summit, MO 64086-4506
Senior 55+

New Construction

Developer Information

Yarco-Devco, L.L.C.
Ward Parkway
Kansas City, MO 00000
Jonathan Cohn (--) ---

Unit/Rent Info

32 - 1 Bedroom: \$695 - \$900
32 - 2 Bedrooms: \$836 - \$1,125

Total Units: 64
Total Affordable Units: 44
Total Market Units: 20

MHDC Loan Request

MHDC Fund Balance \$3,685,000

LIHTC Request

State LIHTC Request: \$478,450
Federal LIHTC Requested: \$683,500

Development Information

20-072 St. Michael's Housing Phase III
3835 Chelsea Drive
Kansas City, MO 64128-0000
Family

New Construction

Developer Information

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

Unit/Rent Info

54 - 1 Bedroom: \$675
8 - 2 Bedrooms: \$825

Total Units: 62
Total Affordable Units: 56
Total Market Units: 6

LIHTC Request

State LIHTC Request: \$586,600
Federal LIHTC Requested: \$838,000

Development Information

20-073 Oak Grove Manor
1401 S. Broadway
Oak Grove, MO 64075
Senior 62+

Rehabilitation

Developer Information

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

Unit/Rent Info

36 - 1 Bedroom: \$765
5 - 2 Bedrooms: \$890

Total Units: 41
Total Affordable Units: 41

LIHTC Request

State LIHTC Request: \$174,300
Federal LIHTC Requested: \$249,000

Kansas City Region

Development Information

20-074 Marlborough Lofts & Townhomes
1300 E 75th St
Kansas City, MO 64131
Family

New + Rehab

Developer Information

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

Unit/Rent Info

21 - 1 Bedroom: \$365 - \$875
24 - 2 Bedrooms: \$425 - \$995
10 - 3 Bedrooms: \$485 - \$1,200

Total Units: 55
Total Affordable Units: 55

LIHTC Request

State LIHTC Request: \$483,000
Federal LIHTC Requested: \$690,000

Development Information

20-077 The Cleveland
5101-5223 Cleveland Avenue, 5100-5234 Mersington and 5201-5231 Mersington
Kansas City, MO 64130
Family

Acquisition/Rehab

Developer Information

Community Builders of Kansas City
4001 Blue Parkway, Suite 301
Kansas City, MO 64130
Emmet Pierson, Jr. (816) 627-2163

Unit/Rent Info

80 - 3 Bedrooms: \$789 - \$941
Total Units: 80
Total Affordable Units: 72
Total Market Units: 8

MHDC Loan Request

MHDC Fund Balance \$2,750,000

LIHTC Request

State LIHTC Request: \$343,000
Federal LIHTC Requested: \$490,000

Development Information

20-086 Remington Place
SW Clark
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
Timothy Schulte (816) 502-4725

Unit/Rent Info

12 - 1 Bedroom: \$345 - \$695
28 - 2 Bedrooms: \$395 - \$785
Total Units: 40
Total Affordable Units: 34
Total Market Units: 6

MHDC Loan Request

MHDC Fund Balance \$975,000

LIHTC Request

State LIHTC Request: \$444,500
Federal LIHTC Requested: \$635,000

Development Information

20-089 The Villages
10101 James A. Reed Road
Kansas City, MO 64134-2183
Family

New + Rehab

Developer Information

The Villages Developer, LLC
900 East LaHarpe
Kirksville, MO 63501-0000
Tom Weber (417) 869-8911

Unit/Rent Info

6 - Studio: \$985
20 - 1 Bedroom: \$350 - \$1,062
4 - 2 Bedrooms: \$600

Total Units: 30
Total Affordable Units: 30

LIHTC Request

State LIHTC Request: \$301,079
Federal LIHTC Requested: \$430,113

Development Information

20-096 MorningStar Senior Apartments Phase II
2709 Wabash Avenue
Kansas City, MO 64109
Senior 62+

New Construction

Developer Information

MorningStar's Development Company, Inc
2411 E 27th Street
Kansas City, MO 64127
Bobbie Stevenson (816) 923-3559

Unit/Rent Info

2 - 1 Bedroom: \$455 - \$525
31 - 2 Bedrooms: \$430 - \$580

Total Units: 33
Total Affordable Units: 28
Total Market Units: 5

MHDC Loan Request

MHDC Other \$500,000

LIHTC Request

State LIHTC Request: \$381,500
Federal LIHTC Requested: \$545,000

Development Information

20-099 Crescendo
2401 Highland Avenue
Kansas City, MO 64108
Family

New Construction

Developer Information

Brinshore Development, LLC
666 Dundee Road Suite 1102
Northbrook, IL 60062-2735
David Brint, R. Sciortino, T. Lieberman (847) 562-9401

Unit/Rent Info

10 - 1 Bedroom: \$350 - \$650
10 - 2 Bedrooms: \$390 - \$825
19 - 3 Bedrooms: \$450 - \$995

Total Units: 39
Total Affordable Units: 30
Total Market Units: 9

MHDC Loan Request

MHDC Other \$250,000

LIHTC Request

State LIHTC Request: \$430,500
Federal LIHTC Requested: \$615,000

Kansas City Region

Development Information

20-100 Sam Rodgers Place
2100 E. 9th Street
Kansas City, MO 64124-0000
Family

New Construction

Developer Information

Brinshore Development, LLC
666 Dundee Road, Suite 1102
Northbrook, IL 60062-2735
Richard Sciortino (847) 562-9400

Unit/Rent Info

18 - 1 Bedroom: \$568 - \$700
15 - 2 Bedrooms: \$692 - \$850
22 - 3 Bedrooms: \$900 - \$1,050
5 - 4+ Bedrooms: \$1,068
2 - 4+ Bedrooms: \$1,227

Total Units: 62
Total Affordable Units: 42
Total Market Units: 20

MHDC Loan Request

MHDC HOME \$190,000
MHDC Other \$1,000,000

LIHTC Request

State LIHTC Request: \$478,800
Federal LIHTC Requested: \$684,000

Development Information

20-106 Legacy at Parade Park Phase I
TBD
Kansas City, MO 64127-2313
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

60 - 1 Bedroom: \$806 - \$975
10 - 2 Bedrooms: \$806 - \$975

Total Units: 70
Total Affordable Units: 70

MHDC Loan Request

MHDC HOME \$2,465,000

LIHTC Request

State LIHTC Request: \$560,000
Federal LIHTC Requested: \$800,000

MSA-Rural Region

Development Information

20-001 Lindenwood Senior Apartments
1105 Linden St.
Cape Girardeau, MO 63701-0000
Senior 62+

Acquisition/Rehab

Developer Information

Cape Area Comm. Housing Dev. Corp. CDC and 1105 Developme
2201 Walton Drive, Suite A
Jackson, MO 63755-3711
Chad Hartle (573) 576-5433

Unit/Rent Info

6 - Studio: \$648
61 - 1 Bedroom: \$648 - \$687

Total Units: 67
Total Affordable Units: 67

MHDC Loan Request

MHDC Other

\$450,000

LIHTC Request

State LIHTC Request: \$375,900
Federal LIHTC Requested: \$537,000

Development Information

20-003 Silver Springs II Apartments
550 N Silver Springs Road
Cape Girardeau, MO 63701
Senior 55+

New Construction

Developer Information

MACO Development Company, L.L.C.
111 N Main Street / P.O. Box 68
Clarkton, MO 63837
J. Jason Maddox (573) 448-3000

Unit/Rent Info

56 - 2 Bedrooms: \$385 - \$700

Total Units: 56
Total Affordable Units: 50
Total Market Units: 6

MHDC Loan Request

MHDC Fund Balance

\$1,000,000

LIHTC Request

State LIHTC Request: \$516,158
Federal LIHTC Requested: \$737,368

Development Information

20-007 Carthage Marble Heights Apartments
Fir Road (final address to be determined)
Carthage, MO 64836-0000
Family

New Construction

Developer Information

Midcontinent Equity Holdings, LLC
107-A West Highway 32 (P.O. Box 248)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

24 - 2 Bedrooms: \$288 - \$680
16 - 3 Bedrooms: \$320 - \$730

Total Units: 40
Total Affordable Units: 33
Total Market Units: 7

MHDC Loan Request

MHDC Fund Balance

\$300,000

MHDC HOME

\$336,997

LIHTC Request

State LIHTC Request: \$371,000
Federal LIHTC Requested: \$530,000

MSA-Rural Region

Development Information

20-023 Frisco Highlands at Edgewater
3100 S. Pike Ave
Bolivar, MO 65613
Family

New Construction

Developer Information

Morelock Builders & Associates, Inc
722-B West Olive St
Springfield, MO 65806
Wayne Morelock (417) 864-6661

Unit/Rent Info

16 - 2 Bedrooms: \$325 - \$550

16 - 3 Bedrooms: \$355 - \$600

Total Units: 32

Total Affordable Units: 25

Total Market Units: 7

LIHTC Request

State LIHTC Request: \$315,000

Federal LIHTC Requested: \$450,000

Development Information

20-031 Maplewood Villas
550 N. Duke Avenue
Springfield, MO 65802-5493
Senior 55+

New Construction

Developer Information

The Kitchen, Inc
1630 N. Jefferson
Springfield, MO 65803-2819
Meleah Spencer (417) 837-1500

Unit/Rent Info

44 - 2 Bedrooms: \$320 - \$475

Total Units: 44

Total Affordable Units: 44

MHDC Loan Request

MHDC CHDO

\$1,000,000

LIHTC Request

State LIHTC Request: \$375,900

Federal LIHTC Requested: \$537,000

Development Information

20-032 Eagle Park Estates
709 N. Gregg Road
Nixa, MO 65714-8539
Family

New Construction

Developer Information

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

Unit/Rent Info

22 - 2 Bedrooms: \$335 - \$630

22 - 3 Bedrooms: \$375 - \$730

Total Units: 44

Total Affordable Units: 36

Total Market Units: 8

MHDC Loan Request

MHDC HOME

\$650,000

LIHTC Request

State LIHTC Request: \$416,500

Federal LIHTC Requested: \$595,000

MSA-Rural Region

Development Information

20-039 Freedom Ridge Homes, LP
2009 W Kingsley St
Springfield, MO 65807
Family
New Construction

Developer Information

Breckenridge Development Services, Inc. w/ BGC Advantage (Mas
1910 Farmerville Highway
Ruston, LA 71270-7150
Holly Knight (318) 224-2997

Unit/Rent Info

37 - 1 Bedroom: \$655

8 - 2 Bedrooms: \$836

Total Units: 45

Total Affordable Units: 45

LIHTC Request

State LIHTC Request: \$605,500

Federal LIHTC Requested: \$865,000

Development Information

20-040 Kinney Point Apartments
1 East Sexton Road & 315-325 & 401-411 Trinity Place
Columbia, MO 65203-4181
Family
New Construction

Developer Information

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

Unit/Rent Info

3 - 1 Bedroom: \$498

9 - 2 Bedrooms: \$613

14 - 3 Bedrooms: \$844

10 - 4+ Bedrooms: \$1,080

Total Units: 36

Total Affordable Units: 36

MHDC Loan Request

MHDC HOME

\$250,000

MHDC Other

\$250,000

LIHTC Request

State LIHTC Request: \$363,650

Federal LIHTC Requested: \$519,500

Development Information

20-047 Cheyenne Trace
Southeast corner of N. Cheyenne Rd. and North St.
Nixa, MO 65714
Senior 55+
New Construction

Developer Information

Ring Property Company, L.L.C.
14611 Schoettler Manor Court
Chesterfield, MO 63017-8900
Robert A. Ring (573) 268-4587

Unit/Rent Info

48 - 2 Bedrooms: \$272 - \$695

Total Units: 48

Total Affordable Units: 43

Total Market Units: 5

MHDC Loan Request

MHDC HOME

\$1,100,000

LIHTC Request

State LIHTC Request: \$497,000

Federal LIHTC Requested: \$710,000

MSA-Rural Region

Development Information

20-054 Dogwood Hills Villas
315 Flora Drive
Jefferson City, MO 65101-1812
Family

New Construction

Developer Information

North Star Housing, LLC
31711 E Pink Hill Road
Grain Valley, MO 64029-9298
Lela Gruebel (816) 392-1406

Unit/Rent Info

32 - 2 Bedrooms: \$318 - \$560
16 - 3 Bedrooms: \$353 - \$700

Total Units: 48

Total Affordable Units: 48

MHDC Loan Request

MHDC HOME

\$300,000

LIHTC Request

State LIHTC Request: \$271,600

Federal LIHTC Requested: \$388,000

Development Information

20-055 Olivia Apartments
320 S. Moffet Avenue
Joplin, MO 64801
Senior 62+

Rehabilitation

Developer Information

To be Formed Olivia Developer, LLC
1710 Fenpark, Suite #4
St Louis, MO 63026
J. David Dodson (314) 808-2480

Unit/Rent Info

22 - 1 Bedroom: \$250 - \$560
18 - 2 Bedrooms: \$295 - \$650

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance

\$384,003

LIHTC Request

State LIHTC Request: \$426,806

Federal LIHTC Requested: \$609,723

Development Information

20-057 Terraces on Cresthaven
2600 North Cresthaven Avenue
Springfield, MO 65803-7706
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

36 - 1 Bedroom: \$300 - \$850
24 - 2 Bedrooms: \$350 - \$950

Total Units: 60

Total Affordable Units: 50

Total Market Units: 10

LIHTC Request

State LIHTC Request: \$409,500

Federal LIHTC Requested: \$585,000

MSA-Rural Region

Development Information

20-058 Miller Court Senior Villas
139 E. Miller Rd.
Republic, MO 65738-2105
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

20 - 1 Bedroom: \$300 - \$600

20 - 2 Bedrooms: \$350 - \$875

Total Units: 40

Total Affordable Units: 36

Total Market Units: 4

LIHTC Request

State LIHTC Request: \$308,000

Federal LIHTC Requested: \$440,000

Development Information

20-060 Cottages at Generations Village
700 Buck Road
Willard, MO 65781-0000
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

36 - 2 Bedrooms: \$365 - \$664

4 - 3 Bedrooms: \$627 - \$750

Total Units: 40

Total Affordable Units: 36

Total Market Units: 4

MHDC Loan Request

MHDC Fund Balance

\$775,000

LIHTC Request

State LIHTC Request: \$404,250

Federal LIHTC Requested: \$577,500

Development Information

20-061 Ashford Place
W. N. St. / N. Main St.
Republic, MO 65738-1014
Family

New Construction

Developer Information

Interfaith Housing and Community Services/Trinity Housing Develc
3556 S. Culpepper, Ste 4
Springfield, MO 65804-4252
Ryan Hamilton (417) 882-1701

Unit/Rent Info

26 - 2 Bedrooms: \$365 - \$806

14 - 3 Bedrooms: \$500 - \$736

Total Units: 40

Total Affordable Units: 36

Total Market Units: 4

MHDC Loan Request

MHDC HOME

\$600,000

LIHTC Request

State LIHTC Request: \$378,000

Federal LIHTC Requested: \$540,000

MSA-Rural Region

Development Information

20-064 Sinclair Estates II
West Southampton Dr. and Sinclair Road
Columbia, MO 65203
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

40 - 2 Bedrooms: \$362 - \$725

Total Units: 40

Total Affordable Units: 34

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$600,000

LIHTC Request

State LIHTC Request: \$465,500

Federal LIHTC Requested: \$665,000

Development Information

20-076 The Chadwick
2200 East Catalpa Street
Springfield, MO 65804-0000
Family

New Construction

Developer Information

The Chadwick Developer, LLC
901 E. Battlefield
Springfield, MO 65807-0000
Trevor Crist (417) 881-6623

Unit/Rent Info

12 - 1 Bedroom: \$318 - \$634

42 - 2 Bedrooms: \$382 - \$761

6 - 3 Bedrooms: \$437 - \$840

Total Units: 60

Total Affordable Units: 54

Total Market Units: 6

MHDC Loan Request

MHDC Other

\$750,000

LIHTC Request

State LIHTC Request: \$553,425

Federal LIHTC Requested: \$790,607

Development Information

20-084 Scenic Meadows
SE Corner of Scenic Ave and W. Delmar St.
Springfield, MO 65802-5122
Senior 55+

New Construction

Developer Information

Terravest Development Corp.
302 Campusview Dr., Suite 106
Columbia, MO 65203-7506
Jay Burchfield (573) 875-5151

Unit/Rent Info

20 - 1 Bedroom: \$270 - \$650

40 - 2 Bedrooms: \$324 - \$750

Total Units: 60

Total Affordable Units: 54

Total Market Units: 6

LIHTC Request

State LIHTC Request: \$612,500

Federal LIHTC Requested: \$875,000

MSA-Rural Region

Development Information

20-087 Memorial Hills II
SE Corner of S MCCoy Ave and W 27th St.
Joplin, MO 64804-1513
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

54 - 2 Bedrooms: \$212 - \$685

Total Units: 54

Total Affordable Units: 48

Total Market Units: 6

MHDC Loan Request

MHDC Other

\$350,000

LIHTC Request

State LIHTC Request: \$563,500

Federal LIHTC Requested: \$805,000

Development Information

20-088 Frisco Senior Village II
South Oakland Ave. (adjacent to newly constructed phase I property)
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

16 - 1 Bedroom: \$271 - \$595

26 - 2 Bedrooms: \$320 - \$695

Total Units: 42

Total Affordable Units: 36

Total Market Units: 6

MHDC Loan Request

MHDC Other

\$275,000

LIHTC Request

State LIHTC Request: \$413,000

Federal LIHTC Requested: \$590,000

Development Information

20-094 Pioneer Lofts
502 Francis Street (Southeast corner of 5th and Francis)
St. Joseph, MO 64501
Family

New Construction

Developer Information

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

Unit/Rent Info

10 - 1 Bedroom: \$181 - \$695

22 - 2 Bedrooms: \$198 - \$795

10 - 3 Bedrooms: \$194 - \$895

Total Units: 42

Total Affordable Units: 35

Total Market Units: 7

MHDC Loan Request

MHDC Fund Balance

\$750,000

LIHTC Request

State LIHTC Request: \$494,200

Federal LIHTC Requested: \$706,000

MSA-Rural Region

Development Information

20-104 Lakeview Estates
TBB Lakeview (located north of the intersection of Marigold and S. Chapel Road)
Carthage, MO 64836
Family New Construction

Developer Information

Lakeview Estates Developer, LLC
2470 S. County Lane 128
Carthage, MO 64836-7913
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 \$170,000

LIHTC Request

State LIHTC Request: \$371,000
Federal LIHTC Requested: \$530,000

Rural Region

Development Information

20-002 The Meadows Of Fredericktown
TBD Azalea Drive
Fredericktown, MO 63645
Family

New Construction

Developer Information

Madison County Affordable Housing Partnership and RCH Develop
2201 Walton Drive, Suite A
Jackson, MO 63755-3711
Chad Hartle (573) 576-5433

Unit/Rent Info

30 - 2 Bedrooms: \$435 - \$495

10 - 3 Bedrooms: \$525 - \$595

Total Units: 40

Total Affordable Units: 36

Total Market Units: 4

MHDC Loan Request

MHDC Other

\$495,000

LIHTC Request

State LIHTC Request: \$408,100

Federal LIHTC Requested: \$583,000

Development Information

20-005 Monett Homes, LP
Approximately 1540 North Central Ave. Lots 32 & 35
Monett, MO 65708
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

30 - 3 Bedrooms: \$660 - \$730

4 - 4+ Bedrooms: \$695 - \$760

Total Units: 34

Total Affordable Units: 34

LIHTC Request

State LIHTC Request: \$423,500

Federal LIHTC Requested: \$605,000

Development Information

20-006 Butler Meadows, LP
400 S Delaware
Butler, MO 64730-0000
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: \$445

Total Units: 80

Total Affordable Units: 80

LIHTC Request

State LIHTC Request: \$465,500

Federal LIHTC Requested: \$665,000

Rural Region

Development Information

20-008 McCause Place of Mt. Vernon
to be determined
Mt. Vernon, MO 65712-0000
Family

New Construction

Developer Information

Midcontinent Equity Holdings, LLC
107-A West Highway 32 (P.O. Box 248)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

20 - 2 Bedrooms: \$0 - \$630
12 - 3 Bedrooms: \$350 - \$660

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

MHDC Loan Request

MHDC HOME

\$300,098

LIHTC Request

State LIHTC Request: \$322,000
Federal LIHTC Requested: \$460,000

Development Information

20-009 Seminole Apartments
892 S Thayer Ave
West Plains, MO 65775-0000
Family

Rehabilitation

Developer Information

Midcontinent Equity Holdings, LLC
107-A West Highway 32 (P.O. Box 248)
Stockton, MO 65785-0000
J. Bryan Jones (417) 276-5404

Unit/Rent Info

14 - 2 Bedrooms: \$337 - \$533
6 - 3 Bedrooms: \$383 - \$613

Total Units: 20
Total Affordable Units: 17
Total Market Units: 3

LIHTC Request

State LIHTC Request: \$148,400
Federal LIHTC Requested: \$212,000

Development Information

20-011 Branson Manor Apartments
218 S. Old Country Rd.
Branson, MO 65616
Senior 55+

Acquisition/Rehab

Developer Information

Investment Resources Corporation
7701 E. Kellogg Suite 820
Wichita, KS 67207-1712
Santo M. Catanese (316) 652-0616

Unit/Rent Info

72 - 1 Bedroom: \$546
8 - 2 Bedrooms: \$663

Total Units: 80
Total Affordable Units: 80

MHDC Loan Request

MHDC Fund Balance

\$1,010,459

LIHTC Request

State LIHTC Request: \$378,000
Federal LIHTC Requested: \$540,000

Rural Region

Development Information

20-012 Pioneer House Apartments
326 Broadway
Lexington, MO 64067
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

47 - 1 Bedroom: \$657

Total Units: 47

Total Affordable Units: 47

MHDC Loan Request

MHDC Fund Balance

\$1,044,000

LIHTC Request

State LIHTC Request: \$273,000

Federal LIHTC Requested: \$390,000

Development Information

20-016 Bluff View at Fall Creek, LP
102 Triton Drive (approx south of Fall Creek Rd, west of Country Bluff Drive)
Branson, MO 65616-8889
Family

New Construction

Developer Information

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

Unit/Rent Info

7 - 2 Bedrooms: \$310 - \$625

33 - 3 Bedrooms: \$355 - \$780

Total Units: 40

Total Affordable Units: 35

Total Market Units: 5

MHDC Loan Request

MHDC Fund Balance

\$450,000

LIHTC Request

State LIHTC Request: \$399,000

Federal LIHTC Requested: \$570,000

Development Information

20-019 Woodridge Apartments
405 N. Wood St
Brunswick, MO 65236
Family

Acquisition/Rehab

Developer Information

Central Missouri Community Action
807B N. Providence
Columbia, MO 65203
Darin Preis (573) 443-8706

Unit/Rent Info

12 - 2 Bedrooms: \$335 - \$550

4 - 3 Bedrooms: \$600

Total Units: 16

Total Affordable Units: 16

MHDC Loan Request

MHDC HOME

\$200,000

LIHTC Request

State LIHTC Request: \$137,900

Federal LIHTC Requested: \$197,000

Rural Region

Development Information

20-020 Carter Groves
220 Carter St
Licking, MO 65542
Family

Rehabilitation

Developer Information

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

Unit/Rent Info

12 - 2 Bedrooms: \$490

6 - 3 Bedrooms: \$570

Total Units: 18

Total Affordable Units: 18

MHDC Loan Request

MHDC Select

\$165,000

MHDC Select

\$86,000

LIHTC Request

State LIHTC Request: \$140,000

Federal LIHTC Requested: \$200,000

Development Information

20-021 Martin Groves
1101 NE 8th Ave
Ava, MO 65608
Family

Rehabilitation

Developer Information

Snider Development, LLC
1911 S. National Ave, Ste 101
Springfield, MO 65804
Greg Snider (417) 771-8646

Unit/Rent Info

16 - 2 Bedrooms: \$330 - \$550

8 - 3 Bedrooms: \$381 - \$580

Total Units: 24

Total Affordable Units: 21

Total Market Units: 3

LIHTC Request

State LIHTC Request: \$149,800

Federal LIHTC Requested: \$214,000

Development Information

20-022 Aurora Senior Villas
125 W. Hadley St
Aurora, MO 65605
Senior 55+

New Construction

Developer Information

Morelock Builder's & Associates, Inc
722-B West Olive Street
Springfield, MO 65806
Wayne Morelock (417) 864-6661

Unit/Rent Info

32 - 2 Bedrooms: \$310 - \$560

Total Units: 32

Total Affordable Units: 27

Total Market Units: 5

LIHTC Request

State LIHTC Request: \$311,500

Federal LIHTC Requested: \$445,000

Rural Region

Development Information

20-024 Arden Groves
101 Arden Lane
Thayer, MO 65791
Family

Rehabilitation

Developer Information

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

Unit/Rent Info

16 - 2 Bedrooms: \$325 - \$550

8 - 3 Bedrooms: \$374 - \$580

Total Units: 24

Total Affordable Units: 21

Total Market Units: 3

MHDC Loan Request

MHDC HOME

\$220,000

LIHTC Request

State LIHTC Request: \$142,800

Federal LIHTC Requested: \$204,000

Development Information

20-025 Senior Villas of St. Robert
near 669 VFW Memorial Drive
St. Robert, MO 65584
Senior 55+

New Construction

Developer Information

Holden Communities, LLC
PO Box 633
Dexter, MO 63841
Ryan Holden (573) 820-2466

Unit/Rent Info

36 - 2 Bedrooms: \$345 - \$560

Total Units: 36

Total Affordable Units: 32

Total Market Units: 4

LIHTC Request

State LIHTC Request: \$362,600

Federal LIHTC Requested: \$518,000

Development Information

20-026 Springridge Highlands
(Properties) 601 W. Clark St (Heights) 615 W. Clark St
Warrensburg, MO 64093
Family

Acquisition/Rehab

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$455

40 - 2 Bedrooms: \$545

Total Units: 52

Total Affordable Units: 52

MHDC Loan Request

MHDC CHDO

\$190,000

LIHTC Request

State LIHTC Request: \$330,400

Federal LIHTC Requested: \$472,000

Rural Region

Development Information

20-027 Highland Groves
316 John R. Blvd
Sikeston, MO 63801
Senior 55+

Select

Developer Information

Delta Area Economic Opportunity Corporation
99 Skyview Rd
Portageville, MO 63873
Joel Evans (573) 379-3851

Unit/Rent Info

16 - 1 Bedroom: \$283 - \$470

4 - 2 Bedrooms: \$520

Total Units: 20

Total Affordable Units: 20

MHDC Loan Request

MHDC CHDO

MHDC HOME

\$388,000

\$1,860,500

Federal LIHTC Requested: \$0

Development Information

20-028 Jemphrey Apartments
850 E. North Street and 600 E. Jemphrey Rd
Eldon, MO 65026
Family

New + Acquisition/Rehab

Developer Information

Holden Communities
PO Box 633
Dexter, MO 63841
Ryan Holden (573) 820-2466

Unit/Rent Info

32 - 1 Bedroom: \$460 - \$525

40 - 2 Bedrooms: \$525

Total Units: 72

Total Affordable Units: 72

MHDC Loan Request

MHDC Select

MHDC Select

\$800,000

\$128,000

LIHTC Request

State LIHTC Request: \$399,000

Federal LIHTC Requested: \$570,000

Development Information

20-029 Country Villas Phase II (Primary)
near 2251 Silva Lane
Moberly, MO 65270
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

38 - 2 Bedrooms: \$300 - \$675

Total Units: 38

Total Affordable Units: 32

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$400,000

LIHTC Request

State LIHTC Request: \$405,300

Federal LIHTC Requested: \$579,000

Rural Region

Development Information

20-037 Cottages at Oak Creek
325 N Wildwood Dr
Branson, MO 65161-0000
Family

New Construction

Developer Information

North Star Housing LLC
31711 E Pink Hill Rd
Grain Valley, MO 64029-0000
Lela Gruebel (816) 392-1406

Unit/Rent Info

20 - 2 Bedrooms: \$295 - \$650

20 - 3 Bedrooms: \$355 - \$850

Total Units: 40

Total Affordable Units: 36

Total Market Units: 4

MHDC Loan Request

MHDC HOME

\$160,000

LIHTC Request

State LIHTC Request: \$333,200

Federal LIHTC Requested: \$476,000

Development Information

20-041 Woodlands II
TBD
Forsyth, MO 65653
Family

New Construction

Developer Information

Affordable Homes Development, Inc.
2659 E. Normandy St., Suite 100
Springfield, MO 65804
Marie Carmichael (417) 685-3321

Unit/Rent Info

4 - 1 Bedroom: \$225 - \$395

24 - 2 Bedrooms: \$265 - \$565

11 - 3 Bedrooms: \$535 - \$620

Total Units: 39

Total Affordable Units: 32

Total Market Units: 7

MHDC Loan Request

MHDC Fund Balance

\$425,000

MHDC Other

\$800,000

LIHTC Request

State LIHTC Request: \$395,500

Federal LIHTC Requested: \$565,000

Development Information

20-043 Villas at Cedar Ridge
810 Lynn Street (approximate)
Lebanon, MO 65536-3832
Senior 62+

New Construction

Developer Information

Dover Development, LLC
300 Hunter Avenue, Suite 200
St. Louis, MO 63124-2013
Jordan Dorsey (314) 254-8354

Unit/Rent Info

20 - 1 Bedroom: \$450 - \$475

30 - 2 Bedrooms: \$500 - \$525

Total Units: 50

Total Affordable Units: 45

Total Market Units: 5

MHDC Loan Request

MHDC HOME

\$600,000

LIHTC Request

State LIHTC Request: \$488,950

Federal LIHTC Requested: \$698,500

Rural Region

Development Information

20-046 Tannehill Apartments
101 N Johnson Street
Moberly, MO 66270-1303
Senior 55+

New + Acquisition/Rehab

Developer Information

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

Unit/Rent Info

10 - 1 Bedroom: \$233 - \$515
38 - 2 Bedrooms: \$550 - \$650

MHDC Loan Request

MHDC HOME

\$910,000

LIHTC Request

State LIHTC Request: \$471,275
Federal LIHTC Requested: \$673,250

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

Development Information

20-053 The Brunswick
868 S. Brunswick Avenue
Marshall, MO 65340-2769
Family

New Construction

Developer Information

Nash Group, LLC 51% and Vecino Group, LLC 49%, Jointly
305 W. Commercial Street
Springfield, MO 65803-2667
Kim Buche (417) 720-1577

Unit/Rent Info

21 - 1 Bedroom: \$276 - \$606
18 - 2 Bedrooms: \$326 - \$724
6 - 3 Bedrooms: \$370 - \$828

LIHTC Request

State LIHTC Request: \$525,000
Federal LIHTC Requested: \$750,000

Total Units: 45
Total Affordable Units: 40
Total Market Units: 5

Development Information

20-059 Allison 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: \$486
8 - 2 Bedrooms: \$549
4 - 3 Bedrooms: \$651

MHDC Loan Request

MHDC Other

\$400,000

LIHTC Request

State LIHTC Request: \$213,920
Federal LIHTC Requested: \$305,600

Total Units: 32
Total Affordable Units: 32

Rural Region

Development Information

20-062 Ridgeview Apartments
300 S 6th Street
Branson, MO 65616
Senior 55+

New Construction

Developer Information

Ridgeview Developers, LLC (To Be Formed)
600 E 103rd Street, Suite 200
Kansas City, MO 64131
Thomas Cole (816) 674-0789

Unit/Rent Info

23 - 1 Bedroom: \$285 - \$625

18 - 2 Bedrooms: \$335 - \$675

Total Units: 41

Total Affordable Units: 41

LIHTC Request

State LIHTC Request: \$444,500

Federal LIHTC Requested: \$635,000

Development Information

20-070 Hilltop Senior Residences
216 State Hwy O
Laurie, MO 65037
Senior 55+

New Construction

Developer Information

MRE Capital, LLC and Entrepreneurs Enterprises
10777 Barkley St. Ste 140
Overland Park, KS 66211
Daniel Sailler (913) 231-8400

Unit/Rent Info

40 - 2 Bedrooms: \$348 - \$660

Total Units: 40

Total Affordable Units: 31

Total Market Units: 9

MHDC Loan Request

MHDC Fund Balance

\$800,000

LIHTC Request

State LIHTC Request: \$396,900

Federal LIHTC Requested: \$567,000

Development Information

20-078 Tower Village East
623 Tower Rd
Lebanon, MO 65536
Senior 55+

New Construction

Developer Information

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

Unit/Rent Info

8 - 1 Bedroom: \$260 - \$550

24 - 2 Bedrooms: \$300 - \$595

Total Units: 32

Total Affordable Units: 28

Total Market Units: 4

MHDC Loan Request

MHDC Fund Balance

\$300,000

LIHTC Request

State LIHTC Request: \$299,600

Federal LIHTC Requested: \$428,000

Rural Region

Development Information

20-080 Mountaintop Homes
600 N Main St.
Mt. Vernon, MO 65712
Family

New + Rehab

Developer Information

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

Unit/Rent Info

20 - 2 Bedrooms: \$300 - \$650
20 - 3 Bedrooms: \$338 - \$750

MHDC Loan Request

MHDC HOME

\$750,000

LIHTC Request

State LIHTC Request: \$420,000
Federal LIHTC Requested: \$600,000

Total Units: 40
Total Affordable Units: 33
Total Market Units: 7

Development Information

20-082 Timber Creek Estates II
Timbercreek Drive
Lebanon, MO 65536
Family

New Construction

Developer Information

MOCAP Development LLC
PO Box 104960
Jefferson City, MO 65110
Curtis Neuenswander (573) 635-2255

Unit/Rent Info

16 - 2 Bedrooms: \$239 - \$650
16 - 3 Bedrooms: \$278 - \$700

MHDC Loan Request

MHDC HOME

\$900,000

LIHTC Request

State LIHTC Request: \$308,700
Federal LIHTC Requested: \$441,000

Total Units: 32
Total Affordable Units: 26
Total Market Units: 6

Development Information

20-085 Parkview Terrace
South Side of East Mill St.
Kirksville, MO 63501
Family

New Construction

Developer Information

Terravest Development Corp.
302 Campusview Dr., Suite 106
Columbia, MO 65203-7506
Jay Burchfield (573) 875-5151

Unit/Rent Info

12 - 2 Bedrooms: \$255 - \$655
24 - 3 Bedrooms: \$284 - \$725
12 - 4+ Bedrooms: \$300 - \$785

MHDC Loan Request

MHDC Other

\$350,000

LIHTC Request

State LIHTC Request: \$579,600
Federal LIHTC Requested: \$828,000

Total Units: 48
Total Affordable Units: 43
Total Market Units: 5

Rural Region

Development Information

20-090 Stone Creek Manor
110 West Main Cross Street
Palmyra, MO 63461-1527
Senior 55+

New Construction

Developer Information

North East Community Action Agency
16 North Court Street
Bowling Green, MO 63334-0000
Donald D. Patrick (573) 324-2231

Unit/Rent Info

17 - 1 Bedroom: \$330 - \$485

23 - 2 Bedrooms: \$393 - \$550

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC HOME

\$467,720

LIHTC Request

State LIHTC Request: \$419,300

Federal LIHTC Requested: \$599,000

Development Information

20-091 Halls of Brookfield
SE Corner of Main Street and Dake Street
Brookfield, MO 64628
Senior 55+

New Construction

Developer Information

Turnberry Developers, L.L.C.
1526 Grand Boulevard, Suite 2011
Kansas City, MO 64108-1408
Donald E. Rosemann (816) 728-2450

Unit/Rent Info

12 - 1 Bedroom: \$226 - \$565

28 - 2 Bedrooms: \$261 - \$665

Total Units: 40

Total Affordable Units: 36

Total Market Units: 4

MHDC Loan Request

MHDC Other

\$500,000

LIHTC Request

State LIHTC Request: \$451,360

Federal LIHTC Requested: \$644,800

Development Information

20-092 Weatherby Ridge
809 E Briggs Dr
Macon, MO 63552-1908
Senior 55+

New Construction

Developer Information

Turnberry Developers, L.L.C.
1526 Grand Boulevard, Suite 2011
Kansas City, MO 64108-1408
Donald E. Rosemann (816) 728-2450

Unit/Rent Info

10 - 1 Bedroom: \$196 - \$585

26 - 2 Bedrooms: \$220 - \$685

Total Units: 36

Total Affordable Units: 30

Total Market Units: 6

MHDC Loan Request

MHDC Other

\$250,000

LIHTC Request

State LIHTC Request: \$367,500

Federal LIHTC Requested: \$525,000

Rural Region

Development Information

20-095 Vernon Heights
550 Harwood Ave & 207 N Madison Avenue
Lebanon, MO 65536
Senior 55+

Acquisition/Rehab

Developer Information

Missouri Housing Partners
220 NW Executive Way
Lee's Summit, MO 64063
Matt Fulson (816) 246-9220

Unit/Rent Info

7 - Studio: \$614
58 - 1 Bedroom: \$652 - \$697

Total Units: 65
Total Affordable Units: 65

MHDC Loan Request

MHDC Select

\$450,000

LIHTC Request

State LIHTC Request: \$327,600
Federal LIHTC Requested: \$468,000

Development Information

20-102 Alice Place of Warrensburg
Lot 6, Hawthorne, will be renumbered
Warrensburg, MO 64093
Senior 55+

New Construction

Developer Information

MCC Development of Wisconsin, LLC
1621 Progressive Pkwy
Platteville, Select 53818
Brian Fritz (608) 348-7755

Unit/Rent Info

17 - 1 Bedroom: \$435 - \$500
31 - 2 Bedrooms: \$485 - \$525

Total Units: 48
Total Affordable Units: 48

MHDC Loan Request

MHDC HOME

\$550,000

LIHTC Request

State LIHTC Request: \$542,500
Federal LIHTC Requested: \$775,000

Development Information

20-103 Harbor East Villas
TBD Commercial Avenue
Warsaw, MO 65355
Senior 55+

New Construction

Developer Information

Harbor East Developer, LLC
18889 Cedar Gate
Warsaw, MO 65355-4122
Benjamin Luke Beaman (660) 438-7228

Unit/Rent Info

12 - 1 Bedroom: \$406 - \$480
24 - 2 Bedrooms: \$448 - \$535

Total Units: 36
Total Affordable Units: 32
Total Market Units: 4

LIHTC Request

State LIHTC Request: \$362,600
Federal LIHTC Requested: \$518,000

St. Louis Region

Development Information

20-010 Crossroads Senior Living at Bevo Mill
4900 Gravois Avenue
St. Louis, MO 63116
Senior 62+

New Construction

Developer Information

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

Unit/Rent Info

46 - 1 Bedroom: \$450 - \$750

7 - 2 Bedrooms: \$700 - \$925

Total Units: 53

Total Affordable Units: 42

Total Market Units: 11

MHDC Loan Request

MHDC HOME

MHDC Other

\$1,472,500

\$1,000,000

LIHTC Request

State LIHTC Request: \$385,000

Federal LIHTC Requested: \$550,000

Development Information

20-013 Preservation Square Phase IIA
1410 Hogan Street
St. Louis, MO 63106-4733
Family

New Construction

Developer Information

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

Unit/Rent Info

54 - 1 Bedroom: \$715 - \$791

65 - 2 Bedrooms: \$793 - \$900

18 - 3 Bedrooms: \$941 - \$1,000

Total Units: 137

Total Affordable Units: 77

Total Market Units: 60

MHDC Loan Request

MHDC Other

\$2,984,826

LIHTC Request

State LIHTC Request: \$1,120,000

Federal LIHTC Requested: \$1,600,000

Development Information

20-015 Reserve at Spencer
NE Corner of Spencer Rd & Executive Center Pkwy
St Peters, MO 63376
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

44 - 1 Bedroom: \$377 - \$750

16 - 2 Bedrooms: \$450 - \$850

Total Units: 60

Total Affordable Units: 60

MHDC Loan Request

MHDC Fund Balance

\$1,000,000

LIHTC Request

State LIHTC Request: \$454,384

Federal LIHTC Requested: \$649,120

St. Louis Region

Development Information

20-018 Festus Senior Villas
approx. 110 Brandon Wallace Way
Festus, MO 63028
Senior 55+ New Construction

Unit/Rent Info

36 - 2 Bedrooms: \$475 - \$550

Total Units: 36

Total Affordable Units: 32

Total Market Units: 4

Developer Information

Snider Development, LLC
1911 S. National Ave, Ste 101
Springfield, MO 65804
Greg Snider (417) 771-8646

LIHTC Request

State LIHTC Request: \$350,000

Federal LIHTC Requested: \$500,000

Development Information

20-034 South Jennings Homes
5422 Hodiadmont Avenue plus multiple scattered sites
Jennings, MO 63136-3417
Family New Construction

Unit/Rent Info

30 - 3 Bedrooms: \$380 - \$735

Total Units: 30

Total Affordable Units: 30

MHDC Loan Request

MHDC Fund Balance

\$875,000

LIHTC Request

State LIHTC Request: \$336,000

Federal LIHTC Requested: \$480,000

Developer Information

LMAC Holdings, LLC
6350 Garesche Avenue
St. Louis, MO 63136-3446
Lewis McKinney (314) 930-2229

Development Information

20-035 Hawk Ridge Senior Living
Northwest Corner of Hawk Ridge Circle and Freymuth Road
Lake St. Louis, MO 63367-1816
Senior 62+ New Construction

Unit/Rent Info

12 - 1 Bedroom: \$377 - \$596

36 - 2 Bedrooms: \$449 - \$651

Total Units: 48

Total Affordable Units: 48

Developer Information

Iceberg Development Group, LLC
7152 Eldorado Point
West Des Moines, IA 50266-9034
James N. Bergman (563) 355-0790

LIHTC Request

State LIHTC Request: \$506,450

Federal LIHTC Requested: \$723,500

St. Louis Region

Development Information

20-036 Queensbrooke Village Senior Living Phase 2
411 Elizabeth Drive
St. Peters, MO 63376-7380
Senior 55+ New Construction

Unit/Rent Info

12 - 1 Bedroom: \$377 - \$596
36 - 2 Bedrooms: \$449 - \$651

Total Units: 48
Total Affordable Units: 48

Developer Information

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

LIHTC Request

State LIHTC Request: \$437,850
Federal LIHTC Requested: \$625,500

Development Information

20-044 Benton Park Place
3101 South Jefferson
St. Louis, MO 63118-2411
Senior 55+ New Construction

Unit/Rent Info

29 - 1 Bedroom: \$600 - \$720
20 - 2 Bedrooms: \$700 - \$840

Total Units: 49
Total Affordable Units: 44
Total Market Units: 5

Developer Information

DeSales Community Development
2759 Russell Blvd.
St. Louis, MO 63104-2137
Thomas Pickel (314) 776-5444

LIHTC Request

State LIHTC Request: \$459,200
Federal LIHTC Requested: \$656,000

Development Information

20-045 Sunridge Meadows
Brandon Wallace Way
Festus, MO 63028-1361
Senior 55+ New Construction

Unit/Rent Info

24 - 1 Bedroom: \$361 - \$725
36 - 2 Bedrooms: \$431 - \$775

Total Units: 60
Total Affordable Units: 51
Total Market Units: 9

Developer Information

Ring Property Company, L.L.C.
14611 Schoettler Manor Court
Chesterfield, MO 63017-8900
Robert A. Ring (573) 268-4587

LIHTC Request

State LIHTC Request: \$590,100
Federal LIHTC Requested: \$843,000

St. Louis Region

Development Information

20-048 Normandie Hall
2794 Normandy Drive
Bel-Nor, MO 63121-4705
Senior 62+

Acquisition/Rehab

Developer Information

ND Consulting Group, LLC
1425 S. 18th Street
Saint Louis, MO 63104-2501
Ken Nuernberger (314) 609-9180

Unit/Rent Info

4 - Studio: \$550
18 - 1 Bedroom: \$625
31 - 2 Bedrooms: \$725 - \$900

Total Units: 53
Total Affordable Units: 47
Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$600,000

LIHTC Request

State LIHTC Request: \$536,200
Federal LIHTC Requested: \$766,000

Development Information

20-050 Alumnus Gardens
4409-47 St. Louis Avenue
St. Louis, MO 63115-2610
Family

New Construction

Developer Information

Nash Group, LLC 51% and Vecino Group, LLC 49%, Jointly
305 W. Commercial Street
Springfield, MO 65803-2667
Kim Buche (417) 720-1577

Unit/Rent Info

47 - 1 Bedroom: \$380 - \$658
13 - 2 Bedrooms: \$456 - \$768

Total Units: 60
Total Affordable Units: 54
Total Market Units: 6

LIHTC Request

State LIHTC Request: \$559,930
Federal LIHTC Requested: \$799,900

Development Information

20-056 Diamond Senior Apartments of University City
1301 Partridge Ave.
University City, MO 00000
Senior 62+

New Construction

Developer Information

3 Diamond Development, LLC
6677 N. Lincoln Avenue, Suite 400
Lincolnwood, IL 60712
Ben Porush (847) 677-7206

Unit/Rent Info

36 - 1 Bedroom: \$315 - \$825
24 - 2 Bedrooms: \$385 - \$1,025

Total Units: 60
Total Affordable Units: 54
Total Market Units: 6

MHDC Loan Request

MHDC Fund Balance
MHDC HOME

\$2,000,000
\$400,000

LIHTC Request

State LIHTC Request: \$468,300
Federal LIHTC Requested: \$669,000

St. Louis Region

Development Information

20-063 Meadowood Estates II
TR Hughes Boulevard and Meadowland Estates Lane
O'Fallon, MO 63366
Senior 55+
New Construction

Developer Information

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

Unit/Rent Info

18 - 1 Bedroom: \$330 - \$710
36 - 2 Bedrooms: \$384 - \$825

Total Units: 54
Total Affordable Units: 45
Total Market Units: 9

LIHTC Request

State LIHTC Request: \$559,650
Federal LIHTC Requested: \$799,500

Development Information

20-066 Baden School Apartments
8724 Halls Ferry Rd (1100 Veronica Ave)
St. Louis, MO 63147
Family
Acquisition/Rehab

Developer Information

Baden School Developer, LLC (to be formed)
3100 Chippewa St
St. Louis, MO 63118-3640
Christopher Shearman (314) 518-6696

Unit/Rent Info

17 - 1 Bedroom: \$441 - \$600
22 - 2 Bedrooms: \$517 - \$785
11 - 3 Bedrooms: \$683 - \$900

Total Units: 50
Total Affordable Units: 42
Total Market Units: 8

MHDC Loan Request

MHDC CHDO	\$700,000
MHDC Participation	\$1,200,000

LIHTC Request

State LIHTC Request: \$325,500
Federal LIHTC Requested: \$465,000

Development Information

20-067 Fairview Village II
2100 Switzer
Jennings, 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

31 - 1 Bedroom: \$368 - \$660
3 - 2 Bedrooms: \$455 - \$745

Total Units: 34
Total Affordable Units: 28
Total Market Units: 6

LIHTC Request

State LIHTC Request: \$402,500
Federal LIHTC Requested: \$575,000

St. Louis Region

Development Information

20-068 Marquette Homes
3305 Meramec and others
St. Louis, MO 63118
Family

New + Acquisition/Rehab

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$400 - \$535
12 - 2 Bedrooms: \$550 - \$725
28 - 3 Bedrooms: \$650 - \$860
4 - 4+ Bedrooms: \$875 - \$935

Total Units: 56

Total Affordable Units: 56

MHDC Loan Request

MHDC Participation \$2,200,000

LIHTC Request

State LIHTC Request: \$402,500
Federal LIHTC Requested: \$575,000

Development Information

20-075 Scott Manor II Senior Apartments
2111 Chambers Road
St. Louis, MO 63136-4309
Senior 55+

New Construction

Developer Information

Scott Manor II Developer LLC
7717 Natural Bridge Road
Saint Louis, MO 63121-4913
Michael Duffy (314) 382-7653

Unit/Rent Info

14 - 1 Bedroom: \$373 - \$651
36 - 2 Bedrooms: \$455 - \$788

Total Units: 50

Total Affordable Units: 45

Total Market Units: 5

MHDC Loan Request

MHDC Other \$817,250

LIHTC Request

State LIHTC Request: \$482,999
Federal LIHTC Requested: \$689,999

Development Information

20-079 Francies Place
3600 S. Jefferson (plus 4336-4340 Choteau and 3851-3853 Shenandoah)
St. Louis, MO 63118-3926
Family

Acquisition/Rehab

Developer Information

Gateway Housing First, Inc.
1425 S. 18th Street
St. Louis, MO 63104-2501
Cynthia Duffe (314) 609-2915

Unit/Rent Info

15 - Studio: \$250 - \$1,157
8 - 2 Bedrooms: \$1,404

Total Units: 23

Total Affordable Units: 23

MHDC Loan Request

MHDC Fund Balance \$1,250,000
MHDC HOME \$450,000
MHDC Other \$450,000

Federal LIHTC Requested: \$0

St. Louis Region

Development Information

20-081 Riverbend Estates III
High St.
Washington, MO 63090-4336
Senior 55+

New Construction

Developer Information

MOCAP Development Company, L.L.C.
P.O. Box 104960
Jefferson City, MO 65110-4960
Curtis Neuenswander (573) 635-2255

Unit/Rent Info

16 - 1 Bedroom: \$367 - \$610

32 - 2 Bedrooms: \$432 - \$695

Total Units: 48

Total Affordable Units: 40

Total Market Units: 8

LIHTC Request

State LIHTC Request: \$542,500

Federal LIHTC Requested: \$775,000

Development Information

20-083 Elm Ridge Senior Apartments
3746 Dunn Road
Hazelwood, MO 63042-1204
Senior 55+

New Construction

Developer Information

Elm Ridge Developer LLC
7717 Natural Bridge Road
Saint Louis, MO 63121-4913
Marvin Steele (314) 382-7653

Unit/Rent Info

14 - 1 Bedroom: \$373 - \$651

36 - 2 Bedrooms: \$455 - \$788

Total Units: 50

Total Affordable Units: 45

Total Market Units: 5

MHDC Loan Request

MHDC Other

\$750,000

LIHTC Request

State LIHTC Request: \$482,999

Federal LIHTC Requested: \$689,999

Development Information

20-093 Village at Delmar Place Phase II
5515 Cates Ave plus multiple scattered sites
St.Louis, MO 63112
Family

New Construction

Developer Information

Village at Delmar Developer 2, LLC
5621 Delmar Ave, Suite 104
St. Louis, MO 63112
Yaphett El-Amin (314) 268-2425

Unit/Rent Info

1 - 1 Bedroom: \$600

22 - 2 Bedrooms: \$428 - \$725

16 - 3 Bedrooms: \$476 - \$800

7 - 4+ Bedrooms: \$509 - \$860

Total Units: 46

Total Affordable Units: 46

MHDC Loan Request

MHDC Select

\$500,000

LIHTC Request

State LIHTC Request: \$503,300

Federal LIHTC Requested: \$719,000

St. Louis Region

Development Information

20-097 The Residences at Jennings Place IV
Middle River Road
Jennings, MO 63136-5103
Senior 55+ New Construction

Developer Information

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

Unit/Rent Info

20 - 1 Bedroom: \$317 - \$625
34 - 2 Bedrooms: \$362 - \$725

Total Units: 54
Total Affordable Units: 45
Total Market Units: 9

LIHTC Request

State LIHTC Request: \$596,400
Federal LIHTC Requested: \$852,000

Development Information

20-098 Vandeventer Place II
Northwest Corner of the Intersection of Evans Ave. & Pendleton Ave.
St. Louis, MO 63113-2744
Senior 55+ New Construction

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$317 - \$640
30 - 2 Bedrooms: \$362 - \$735

Total Units: 42
Total Affordable Units: 35
Total Market Units: 7

LIHTC Request

State LIHTC Request: \$528,500
Federal LIHTC Requested: \$755,000

Development Information

20-101 Arbor Hill Apartments
145 Apple Avenue
Maryland Heights, MO 63043
Family New Construction

Developer Information

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

Unit/Rent Info

20 - 2 Bedrooms: \$850
34 - 3 Bedrooms: \$1,050
14 - 4+ Bedrooms: \$1,250

Total Units: 68
Total Affordable Units: 68

LIHTC Request

State LIHTC Request: \$528,500
Federal LIHTC Requested: \$755,000

St. Louis Region

Development Information

20-105 Lincoln Square
6815 Robbins Avenue
Pagedale, MO 63133-1509
Family

New Construction

Developer Information

Beyond Housing, Inc.
6506 Wright Way
St. Louis, MO 63121-3209
Chris Krehmeyer (314) 533-0600

Unit/Rent Info

24 - 2 Bedrooms: \$450 - \$600

16 - 3 Bedrooms: \$500 - \$700

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance

\$1,130,000

LIHTC Request

State LIHTC Request: \$415,000

Federal LIHTC Requested: \$595,000