

2019 Funding Round 1

MHDC PERMANENT FINANCING & TAX CREDIT APPLICATIONS

Public Hearing Information for St. Louis

**St. Louis, MO
October 30, 2019
6:00 PM**

**Marriott St. Louis Grand
800 Washington Avenue
St. Louis, MO 63101**



St. Louis Public Hearing Area

Development Information

19-020
Benton Park Place
3101 South Jefferson
St. Louis, MO 63118-2411

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

23 - 1 Bedroom: \$600
17 - 2 Bedrooms: \$700

Total Units: 40
Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance \$385,000
MHDC HOME \$575,000

Federal LIHTC Requested: \$818,000

Development Information

19-022
Beverly Emmanuel Place
3634 Gravois Ave.
St. Louis, MO 63116-4728

New Construction

Family

Developer Information

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

Unit/Rent Info

39 - 1 Bedroom: \$700

Total Units: 39
Total Affordable Units: 39

MHDC Loan Request

MHDC HOME \$750,000

Federal LIHTC Requested: \$812,500

Development Information

19-023
Baden School Apartments
8724 Halls Ferry Rd (1100 Veronica Ave)
St. Louis, MO 63147

Acquisition/Rehab

Family

Developer Information

Baden School Developer, LLC (to be formed)
2846 S. Grand Blvd
St. Louis, MO 63118-1033
Christopher Shearman (314) 518-6696

Unit/Rent Info

3 - 1 Bedroom: \$507 - \$595
36 - 2 Bedrooms: \$596 - \$788
11 - 3 Bedrooms: \$693 - \$993

Total Units: 50
Total Affordable Units: 50

MHDC Loan Request

MHDC CHDO \$1,400,000
MHDC Participation \$1,400,000

Federal LIHTC Requested: \$910,000

St. Louis Public Hearing Area

Development Information

Developer Information

19-024
DOORWAYS 2.0
2600 Stoddard
St. Louis, MO 63106-0000

New Construction

Family

DOORWAYS 2.0 Developer, LLC
4385 Maryland Ave.
St. Louis, MO 63108-2703
Opal Jones (314) 535-1919

Unit/Rent Info

MHDC Loan Request

44 - 1 Bedroom: \$640
6 - 2 Bedrooms: \$740

MHDC HOME \$500,000
MHDC Other \$2,600,000

Total Units: 50
Total Affordable Units: 35
Total Market Units: 15

Federal LIHTC Requested: \$625,000

Development Information

Developer Information

19-025
Marquette Homes
4049 California and scattered sites
St. Louis, MO 63118

Acquisition/Rehab

Family

Marquette Homes Developer LLC
1627 Washington Ave
St. Louis, MO 63103-1830
Jess Henry (314) 333-7002

Unit/Rent Info

MHDC Loan Request

10 - 1 Bedroom: \$525
24 - 2 Bedrooms: \$710
12 - 3 Bedrooms: \$840
4 - 4+ Bedrooms: \$920

MHDC Participation \$1,500,000

Total Units: 50
Total Affordable Units: 50

Federal LIHTC Requested: \$810,000

Development Information

Developer Information

19-027
Crossroads Senior Living at Bevo Mill
4914 Gravois Ave
St. Louis, MO 63116

New Construction

Senior 62+

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

Unit/Rent Info

MHDC Loan Request

44 - 1 Bedroom: \$575 - \$650
6 - 2 Bedrooms: \$695 - \$795

MHDC HOME \$1,425,000
MHDC HOME \$1,525,000

Total Units: 50
Total Affordable Units: 50

Federal LIHTC Requested: \$850,000

St. Louis Public Hearing Area

Development Information

19-044
Preservation Square Phase IIA
1410 Hogan St
St. Louis, MO 63106

New Construction

Family

Developer Information

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

Unit/Rent Info

42 - 1 Bedroom: \$700 - \$770
34 - 2 Bedrooms: \$762 - \$900
8 - 3 Bedrooms: \$960 - \$985

Total Units: 84
Total Affordable Units: 72
Total Market Units: 12

MHDC Loan Request

MHDC Other \$1,509,300

Federal LIHTC Requested: \$1,500,000

Development Information

19-052
Vandeventer Place II
Northwest Corner of the intersection for Evans Ave and Pende
St. Louis, MO 63113-2744

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$309 - \$630
30 - 2 Bedrooms: \$377 - \$725

Total Units: 42
Total Affordable Units: 42

MHDC Loan Request

MHDC Fund Balance \$725,000

Federal LIHTC Requested: \$938,000

Development Information

19-064
Webster Middle School
2127 N. 11th St.
St. Louis, MO 63106-4204

New + Acquisition/Rehab

Senior 55+

Developer Information

LMAC Holdings, LLC
6350 Garesche Ave.
Jennings, MO 63136-3446
Lewis McKinney (314) 954-1518

Unit/Rent Info

49 - 2 Bedrooms: \$360 - \$575

Total Units: 49
Total Affordable Units: 49

Federal LIHTC Requested: \$806,400

St. Louis Public Hearing Area

Development Information

19-089
Village At Delmar Place Phase II
5515 Cates Ave plus multiple scattered sites
St. Louis, MO 63112

New Construction

Family

Developer Information

Village at Delmar Developer, LLC
5621 Delmar Ave., Suite 104
St. Louis, MO 63112
Yaphett El-Amin (314) 685-8595

Unit/Rent Info

22 - 2 Bedrooms: \$625 - \$670
11 - 3 Bedrooms: \$670 - \$775
7 - 4+ Bedrooms: \$670 - \$880

Total Units: 40

Total Affordable Units: 40

MHDC Loan Request

MHDC Fund Balance \$750,000

Federal LIHTC Requested: \$967,000

Development Information

19-402
Preservation Square Phase IIB
1405 North 16th St
St. Louis, MO 63106

New Construction

Family

Developer Information

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

Unit/Rent Info

48 - 1 Bedroom: \$700 - \$770
71 - 2 Bedrooms: \$762 - \$900
20 - 3 Bedrooms: \$960 - \$985

Total Units: 139

Total Affordable Units: 125

Total Market Units: 14

MHDC Loan Request

MHDC Other \$3,000,000

Federal LIHTC Requested: \$1,120,556

Development Information

19-001
Queensbrooke Village Senior Living Phase 2
411 Elizabeth Dr
St. Peters, MO 63376-7380

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$485 - \$575
36 - 2 Bedrooms: \$540 - \$630

Total Units: 48

Total Affordable Units: 48

MHDC Loan Request

MHDC Fund Balance \$1,375,000

Federal LIHTC Requested: \$882,500

St. Louis Public Hearing Area

Development Information

Developer Information

19-005
Lincoln Square
6815 Robbins Ave
Pagedale, MO 63133-1509

New Construction

Family

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

Unit/Rent Info

MHDC Loan Request

24 - 2 Bedrooms: \$625
13 - 3 Bedrooms: \$750

MHDC Fund Balance \$1,225,000

Federal LIHTC Requested: \$805,000

Total Units: 37
Total Affordable Units: 37

Development Information

Developer Information

19-006
Oak View Village-Phase 3
204 Oak View Circle
Union, MO 63084-2938

New Construction

Senior 55+

Golden Management, Inc.
401 N. Lindbergh Blvd., Ste. 330
St. Louis, MO 63141-7839
Steve Goldenberg (314) 432-3088

Unit/Rent Info

MHDC Loan Request

42 - 2 Bedrooms: \$490 - \$520

Total Units: 42
Total Affordable Units: 42

MHDC HOME \$450,000

Federal LIHTC Requested: \$700,000

Development Information

Developer Information

19-008
Turning Leaf Court
421 Sycamore Rd
Perryville, MO 63775-1054

New Construction

Family

RCH Development, INC.
2201 Walton Drive Suite A
Jackson, MO 63755-3711
Chad Hartle (573) 576-5433

Unit/Rent Info

MHDC Loan Request

40 - 2 Bedrooms: \$292 - \$625

Total Units: 40
Total Affordable Units: 40

MHDC HOME \$1,055,000
MHDC Other \$350,000

Federal LIHTC Requested: \$680,000

St. Louis Public Hearing Area

Development Information

19-009
Jay Bird Court
Jay Bird Crt
Montgomery City, MO 63361

New Construction

Family

Developer Information

North East Community Action Corporation
16 N Court, PO Box 470
Bowling Green, MO 63334-0470
Carla Potts (573) 324-2231

Unit/Rent Info

9 - 3 Bedrooms: \$420

Total Units: 9

Total Affordable Units: 9

MHDC Loan Request

MHDC HOME

\$3,029,329

Federal LIHTC Requested: \$0

Development Information

19-010
Creekside Apartments
101 Creekside Dr
Bowling Green, MO 63334

New + Acquisition/Rehab

Family

Developer Information

North East Community Action Corporation (NECAC)
16 North Court Street, P.O. Box 470
Bowling Green, MO 63334-0470
Carla Potts (573) 324-2231

Unit/Rent Info

16 - 2 Bedrooms: \$425 - \$490

24 - 3 Bedrooms: \$500 - \$575

Total Units: 40

Total Affordable Units: 30

Total Market Units: 10

MHDC Loan Request

MHDC Fund Balance

\$850,000

Federal LIHTC Requested: \$833,953

Development Information

19-030
Pine Ridge II
South of West Pine St and East of Vandergiff St
Farmington, MO 63640

New Construction

Senior 55+

Developer Information

East Missouri Action Agency
PO Box 308
Park Hills, MO 63601
Keri McCrorey (573) 431-5191

Unit/Rent Info

24 - 2 Bedrooms: \$325 - \$520

Total Units: 24

Total Affordable Units: 24

MHDC Loan Request

MHDC CHDO

\$876,000

Federal LIHTC Requested: \$395,000

St. Louis Public Hearing Area

Development Information

Developer Information

19-036
Pirates Cove
Alma Ave
Perryville, MO 63775

New Construction

Family

Southeast Holdings, LLC
P.O. Box 639
Dexter, MO 63841
Matt Mills (573) 624-8901

Unit/Rent Info

MHDC Loan Request

20 - 2 Bedrooms: \$370 - \$600

8 - 3 Bedrooms: \$430 - \$700

Total Units: 28

Total Affordable Units: 28

MHDC Fund Balance \$450,000
MHDC HOME \$975,000

Federal LIHTC Requested: \$467,000

Development Information

Developer Information

19-040
Diamond Senior Apartments of Potosi
Intersection of Memorial Dr and Jokers Dr
Potosi, MO 63664

New Construction

Senior 55+

3 Diamond Development, LLC
6677 N. Lincoln Ave., Ste 400
Lincolnwood, IL 60712-3619
Ben Porush (847) 677-7206

Unit/Rent Info

MHDC Loan Request

32 - 2 Bedrooms: \$310 - \$525

Total Units: 32

Total Affordable Units: 32

MHDC HOME \$395,000

Federal LIHTC Requested: \$613,000

Development Information

Developer Information

19-042
Reserve at Spencer
NE corner of Spencer Rd and Executive Center Pkwy
St. Peters, MO 63376

New Construction

Senior 55+

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

Unit/Rent Info

MHDC Loan Request

50 - 1 Bedroom: \$365 - \$925

14 - 2 Bedrooms: \$436 - \$1,000

Total Units: 64

Total Affordable Units: 64

MHDC Fund Balance \$1,250,000

Federal LIHTC Requested: \$835,000

St. Louis Public Hearing Area

Development Information

19-043
University Crossing
a portion of 4300 N. Hanley Road
St. Louis, MO 63121

New Construction

Family

Developer Information

Bywater Development Group, LLC
1710 Fenpark, Suite #4
St Louis, MO 63026
J. David Dodson (314) 304-2440

Unit/Rent Info

10 - 1 Bedroom: \$295 - \$800
37 - 2 Bedrooms: \$350 - \$900
13 - 3 Bedrooms: \$395 - \$1,000

Total Units: 60
Total Affordable Units: 60

MHDC Loan Request

MHDC Fund Balance \$2,200,000

Federal LIHTC Requested: \$1,169,131

Development Information

19-047
Meadowood Estates
Southwest Corner of TR Hughes Blvd and Meadowland Estate
O'Fallon, MO 63366

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

36 - 1 Bedroom: \$332 - \$695
24 - 2 Bedrooms: \$389 - \$800

Total Units: 60
Total Affordable Units: 60

Federal LIHTC Requested: \$1,125,000

Development Information

19-049
Sunridge Meadows
Near the corner of Brandon Wallace Way and Commercial Blvd
Festus, MO 63028-1361

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

21 - 1 Bedroom: \$361 - \$710
33 - 2 Bedrooms: \$432 - \$745

Total Units: 54
Total Affordable Units: 54

Federal LIHTC Requested: \$1,150,000

St. Louis Public Hearing Area

Development Information

19-051
The Residences at Jennings Place IV
Middle River Rd
Jennings, MO 63136-5103

New Construction
Senior 55+

Developer Information

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

Unit/Rent Info

20 - 1 Bedroom: \$278 - \$625
34 - 2 Bedrooms: \$339 - \$725

Total Units: 54
Total Affordable Units: 54

Federal LIHTC Requested: \$1,170,000

Development Information

19-059
Riverbend Estates II
1498 High St
Washington, MO 63090-4336

New Construction
Senior 62+

Developer Information

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

Unit/Rent Info

12 - 1 Bedroom: \$361 - \$600
30 - 2 Bedrooms: \$432 - \$715

Total Units: 42
Total Affordable Units: 42

MHDC Loan Request

MHDC HOME \$535,000

Federal LIHTC Requested: \$1,009,000

Development Information

19-061
South Jennings Homes
5320 Hodiamont Avenue plus multiple scattered sites
Jennings, MO 63136-3417

New Construction
Family

Developer Information

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

Unit/Rent Info

30 - 3 Bedrooms: \$650 - \$750

Total Units: 30
Total Affordable Units: 30

MHDC Loan Request

MHDC Fund Balance \$1,100,000

Federal LIHTC Requested: \$630,000

St. Louis Public Hearing Area

Development Information

19-066
Elm Ridge Senior Apartments
3746 Dunn Rd
Hazelwood, MO 63042-1204

New Construction

Senior 55+

Developer Information

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

Unit/Rent Info

32 - 2 Bedrooms: \$585 - \$695

Total Units: 32

Total Affordable Units: 32

MHDC Loan Request

MHDC HOME

\$300,000

Federal LIHTC Requested: \$615,000

Development Information

19-087
Crown Center Phase 1
8350 Delcrest Drive
St. Louis, MO 63124

New Construction

Senior 62+

Developer Information

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

Unit/Rent Info

42 - 1 Bedroom: \$838 - \$1,250

10 - 2 Bedrooms: \$1,006 - \$1,350

Total Units: 52

Total Affordable Units: 44

Total Market Units: 8

Federal LIHTC Requested: \$910,000

Development Information

19-090
Urban League Senior Housing at Dellwood
9901 Florissant Rd
Dellwood, MO 63136

New Construction

Senior 62+

Developer Information

Gardner Capital Investment Fund, LLC
8000 Maryland Avenue, Suite 1300
Clayton, MO 63105
Amy Dosen (314) 561-5900

Unit/Rent Info

40 - 1 Bedroom: \$635 - \$665

4 - 2 Bedrooms: \$775

Total Units: 44

Total Affordable Units: 39

Total Market Units: 5

Federal LIHTC Requested: \$595,000