

2019 - 4% & 9% Rental Production Approved Applications

Kansas City Region

Project #	Units	New Rehab	Senior / Family	HOME CHDO Set-aside	Non-profit TC Set-aside	Set-Aside Preference / Service Enriched / Veteran's Services	Development Name	Developer	City	Federal 4% Tax Credits	Federal 9% Tax Credits	HOME	MHDC Fund Balance - Perm.	National Housing Trust Fund	TCAP	Tax Exempt Bond - Const.
19-403	120	Rehab	Family	No	No	No	Villa De Sol	McCormack Baron Salazar, Inc	Kansas City	\$ 384,514	N/A	\$ -	\$ -	\$ -	\$ -	\$ 8,000,000
19-404	23	New	Senior 55+	No	Yes	Yes	Prospect Summit	Taliaferro & Browne Real Estate 22nd & 23rd Street LLC	Kansas City	\$ 208,034	N/A	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 2,900,000
19-014	44	New	Senior 55+	No	No	Yes	Oak Ridge Estates	MACO Development Company, L.L.C.	Kearney	N/A	\$ 802,000	\$ -	\$ 600,000	\$ -	\$ -	N/A
19-029	66	Rehab	Family	No	No	Yes	NewView Place I	FH Northeastview, LLC	Kansas City	N/A	\$ 590,000	\$ 900,000	\$ 2,500,000	\$ 1,200,000	\$ -	N/A
19-072	30	Rehab	Family	No	No	No	Wornall Estates	Yarco Development	Kansas City	N/A	\$ 255,000	\$ -	\$ 1,375,000	\$ -	\$ -	N/A
19-073	48	New	Family	No	No	Yes	Gallery Lofts	Yarco Development	Kansas City	N/A	\$ 593,000	\$ -	\$ 1,925,000	\$ -	\$ 600,000	N/A
19-082	66	New	Family	No	Yes	Yes	43 Antioch	Brinshore Development, LLC	Kansas City	N/A	\$ 935,000	\$ -	\$ -	\$ 1,000,000	\$ -	N/A

St. Louis Region

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19-402	139	Rehab	Family	No	Yes	Yes	Preservation Square Phase IIB	McCormack Baron Salazar, Inc.	St. Louis	\$ 1,108,172	N/A	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 17,350,000
19-006	42	New	Senior 55+	No	No	Yes	Oak View Village - Phase III	Golden Management, Inc.	Union	N/A	\$ 700,000	\$ 450,000	\$ -	\$ -	\$ -	N/A
19-024	50	New	Family	No	Yes	Yes	Doorways 2.0	DOORWAYS 2.0 Developer, LLC	St. Louis	N/A	\$ 628,000	\$ 1,890,000	\$ -	\$ 1,390,000	\$ -	N/A
19-047	60	New	Senior 55+	No	No	Yes	Meadowood Estates	JES Dev Co, Inc.	O'Fallon	N/A	\$ 900,000	\$ 1,300,000	\$ 2,200,000	\$ -	\$ -	N/A
19-059	42	New	Senior 62+	No	No	Yes	Riverbend Estates II	MOCAP Development Company, LLC	Washington	N/A	\$ 855,000	\$ 1,500,000	\$ -	\$ -	\$ -	N/A
19-064	49	Rehab	Senior 55+	No	No	Yes	Webster Middle School	LMAC Holdings, LLC	St. Louis	N/A	\$ 806,400	\$ -	\$ -	\$ -	\$ -	N/A
19-087	52	New	Senior 62+	No	Yes	Yes	Crown Center for Senior Living Phase I	Council Apartments, Inc	St. Louis	N/A	\$ 897,000	\$ -	\$ -	\$ -	\$ -	N/A
19-090	44	New	Senior 62+	No	Yes	No	Urban League Sr Housing at Dellwood	Gardner Capital Investment Fund, LLC	Dellwood	N/A	\$ 615,000	\$ -	\$ 1,300,000	\$ -	\$ -	N/A

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Outstate Region

Project #	Units	New Rehab	Senior / Family	HOME CHDO Set-aside	Non-profit TC Set-aside	Set-Aside Preference / Service Enriched / Veteran's Services	Development Name	Developer	City	Federal 4% Tax Credits	Federal 9% Tax Credits	HOME	MHDC Fund Balance - Perm.	National Housing Trust Fund	TCAP	Tax Exempt Bond - Const.
19-401	80	Rehab	Family	No	No	No	Diamond Apts (fka Oak Tree Apts)	3 Diamond Development, LLC	Rolla	\$ 243,546	N/A	\$ 700,000	\$ -	\$ -	\$ -	\$ 5,020,000
19-405	98	Rehab	Family	No	No	Yes	Museum Hills Homes	Missouri Housing Partners	St. Joseph	\$ 378,512	N/A	\$ 2,700,000	\$ -	\$ -	\$ -	\$ 7,000,000
19-002	24	New	Family	No	No	Yes	Doling Landing, LP	Raga Properties, LLC/Baron Design & Associates	Springfield	N/A	\$ 483,000	\$ -	\$ 1,300,000	\$ -	\$ -	N/A
19-007	38	New	Senior 55+	No	No	Yes	Deer Brook Villas Phase III	MBL Development Co.	Sedalia	N/A	\$ 675,000	\$ 1,300,000	\$ -	\$ -	\$ -	N/A
19-017	32	New	Family	No	No	Yes	Cassville Heights Apts Phase II	Midcontinent Equity Holdings, LLC	Cassville	N/A	\$ 518,000	\$ 1,430,000	\$ -	\$ -	\$ -	N/A
19-018	20	New	Family	No	No	No	Rivercrest Homes	Ventura Industries LLC	Doniphan	N/A	\$ 300,000	\$ -	\$ -	\$ -	\$ -	N/A
19-030	24	New	Senior 55+	Yes	Yes	Yes	Pine Ridge II	East Missouri Action Agency	Farmington	N/A	\$ 300,000	\$ 1,600,000	\$ -	\$ -	\$ -	N/A
19-032	32	New	Family	No	No	Yes	STAR Vue Apts	Starview Development, LLC	Cape Girardeau	N/A	\$ 500,000	\$ 1,100,000	\$ 500,000	\$ -	\$ -	N/A
19-033	36	New	Family	No	No	Yes	Kodiak Village	Holden Communities, LLC	Neosho	N/A	\$ 390,000	\$ -	\$ -	\$ -	\$ -	N/A
19-034	24	Rehab	Family	No	No	No	Laurie Family	Cydection Investments, LLC	Laurie	N/A	\$ 242,000	\$ 335,000	\$ -	\$ -	\$ -	N/A
19-035	44	Rehab	Family	No	No	No	Versailles Apts	Cydection Investments, LLC	Versailles	N/A	\$ 467,000	\$ 350,000	\$ -	\$ -	\$ -	N/A
19-036	28	New	Family	No	No	Yes	Pirates Cove	Southeast Holdings, LLC	Perryville	N/A	\$ 458,000	\$ 975,000	\$ 440,000	\$ -	\$ -	N/A
19-037	39	New	Family	No	No	Yes	Logan West Living	Morelock Builders & Associates, Inc.	Rogersville	N/A	\$ 615,000	\$ 1,300,000	\$ 600,000	\$ -	\$ -	N/A
19-039	56	Rehab	Family	No	No	Yes	Springridge Bend Apts	Snider Development, LLC	Warrensburg	N/A	\$ 609,000	\$ -	\$ -	\$ -	\$ -	N/A
19-040	32	New	Senior 55+	No	No	Yes	Diamond Senior Apartments of Potosi	3 Diamond Development, LLC	Potosi	N/A	\$ 592,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -
19-041	40	New	Family	No	No	Yes	Fall Creek Townhomes	Creason Development, LLC	Branson	N/A	\$ 215,000	\$ -	\$ 615,000	\$ -	\$ -	N/A
19-056	36	New	Senior 55+	No	No	Yes	Stone Ridge Apts	MRE Capital, LLC & Entrepreneurs Enterprises, LLC	Kimberling City	N/A	\$ 585,000	\$ 900,000	\$ 700,000	\$ -	\$ -	N/A
19-057	40	New	Family	No	No	Yes	Forest Park North	O'Reilly Development Company	Joplin	N/A	\$ 730,000	\$ 860,000	\$ -	\$ -	\$ -	\$ -
19-062	40	New	Family	No	No	Yes	Webster Groves	Housing Plus, LLC	West Plains	N/A	\$ 370,000	\$ -	\$ -	\$ -	\$ -	N/A

**2019 - Approved 4% Tax Exempt Bond *Rolling Applications
4% Federal LIHTC**

Project #	Units	New Rehab Conv	Senior / Family	Set-Aside preference / Service Enriched / Veteran's Services	Development Name	Developer	City	Federal 4% Tax Credits	Tax Exempt Bond - Const.
19-406	56	Rehab	Senior	No	Columbus Park Plaza Apartments	SDG Housing Partners LLC	Kansas City	\$ 333,687	\$ 8,090,000
19-407	156	Rehab	Senior	No	Cathedral Square Towers Apartments	SDG Housing Partners LLC	Kansas City	\$ 939,811	\$ 23,500,000
19-408	35	New	Family	Yes	Oak Park Townhomes	DowCon, LLC	Kansas City	\$ 363,088	\$ 5,183,000
19-409	297	Rehab	Family	Yes	Keystone Family Homes	Breckenridge Development Services, Inc. & BGC Advantage, LLC	Springfield	\$ 1,189,000	\$ 18,610,000
19-410	75	Rehab	Family	No	Ashbrooke Townhomes	EPD Series 3, LLC	Lee's Summit	\$ 332,996	\$ 7,957,000
19-411	200	Rehab	Family	No	Hidden Valley Estates	Vitus Development IV, LLC	Wentzville	\$ 1,043,000	\$ 25,000,000

* Rolling Applications are "Applications for 4% Credits that do not include a request for other MHDC-administered Funds." (Page 2, MHDC FY2019 Qualified Allocation Plan)

St. Louis Region

Development Information

Developer Information

19-001 Queensbrooke Village Senior Living Phase 2
411 Elizabeth Dr
St. Peters, MO 63376-7380
Senior 55+

New Construction

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

Unit/Rent Info

MHDC Loan Request

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

MHDC Fund Balance \$1,375,000

Federal LIHTC Requested: \$882,500

Total Units: 48
Total Affordable Units: 48

Development Information

Developer Information

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

New Construction

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
Senior 55+

New Construction

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

MHDC HOME \$450,000 Federal LIHTC Requested: \$700,000

Total Units: 42
Total Affordable Units: 42

St. Louis Region

Development Information

Developer Information

19-042 Reserve at Spencer
NE corner of Spencer Rd and Executive Center Pkwy
St. Peters, MO 63376
Senior 55+

New Construction

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

Unit/Rent Info

MHDC Loan Request

50 - 1 Bedroom: \$365 - \$925
14 - 2 Bedrooms: \$436 - \$1,000

MHDC Fund Balance \$1,250,000

Federal LIHTC Requested: \$835,000

Total Units: 64
Total Affordable Units: 64

Development Information

Developer Information

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

New Construction

Bywater Development Group, LLC
1710 Fenpark, Suite #4
St Louis, MO 63026
F. Aaron Burnett (314) 304-2440

Unit/Rent Info

MHDC Loan Request

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

MHDC Fund Balance \$2,200,000

Federal LIHTC Requested: \$1,169,131

Total Units: 60
Total Affordable Units: 60

Development Information

Developer Information

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

New Construction

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

Unit/Rent Info

MHDC Loan Request

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

MHDC Other \$1,509,300

Federal LIHTC Requested: \$1,500,000

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

St. Louis Region

Development Information

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

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
Senior 55+
New Construction

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

Development Information

19-051 The Residences at Jennings Place IV
Middle River Rd
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
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