

**2020 - Approved 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.
20-422	186	Rehab	Family	Yes	Wellington Family Homes	Wellston Community Empowerment Corp. w/BGC Advantage	St. Louis	\$ 1,461,000	\$ 19,350,000
20-423	352	Conv.	Family	No	Historic Northeast	Arnold Development Group LLC	Kansas City	\$ 3,039,862	\$ 65,000,000
20-424	242	Rehab	Senior 62+	Yes	Park Place Apartments	Park Place Senior Housing Developer, LLC	St. Louis	\$ 2,405,792	\$ 35,500,000
20-425	192	Rehab	Family	No	Ridgeview Heights Apartments	EPD Series 3, LLC	Kansas City	\$ 750,609	\$ 10,500,000
20-426	204	Rehab	Family	No	Cloverleaf Apartments	EPD Series 3, LLC	Kansas City	\$ 1,118,579	\$ 17,200,000
20-439	208	Rehab	Senior	No	Meadowglen Apartments	Eagle Point Development-Series 2, LLC.	St. Louis	\$ 950,762	\$ 15,167,470
20-440	197	Rehab	Family	Yes	Jazz Hill Homes	Flaherty & Collins Development LLC	Kansas City	\$ 1,233,950	\$ 17,175,000
20-441	63	Rehab	Family	No	Old North Park East Apartments	Old North Park East Developer LLC	St. Louis	\$ 409,892	\$ 6,450,000
20-442	126	Rehab	Senior 62+	Yes	Gabriel Tower	Millennia Housing Development, Ltd.	Kansas City	\$ 1,003,216	\$ 14,050,000
20-443	232	Rehab	Family	No	Bridgeport Apartments	Overland Property Group, LLC	Kansas City	\$ 1,020,011	\$ 16,725,000
20-444	192	New	Family	Yes	Reserve at Spencer	TWG Development, LLC	St. Peters	\$ 1,693,218	\$ 30,000,000
20-427	146	Rehab	Family	Yes	Standard Stamping Company	Blackline LLC	St. Louis	\$ 1,608,000	\$ 20,119,000

* Rolling Applications are "applications for 4% Credits that do not include a request for other MHDC-administered funds..." (Page 3, MHDC FY2020 Qualified Allocation Plan)

2020 - 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	State 4% Tax Credits	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC Fund Balance - Perm.	National Housing Trust Fund	TCAP	Tax Exempt Bond - Const.
20-404	204	Rehab	Family	No	No	Yes	Parker Square Apartments	CRG Developers LLC	Kansas City	\$ 912,300	\$ 181,768	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 18,600,000
20-419	118	Rehab	Senior 62+	No	No	Yes	Palestine Gardens - Palestine Gardens North	Palestine Gardens / Palestine Gardens, Inc	Kansas City	\$ 384,212	\$ 384,212	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 8,840,000
20-014	50	New	Senior 55+	No	No	Yes	Logan Villas, LP	Raga Properties, LLC	Raytown	N/A	N/A	\$ 638,000	\$ 446,600	\$ 1,200,000	\$ -	\$ -	\$ -	N/A
20-051	53	New	Family	No	Yes	Yes	Bodhi Kansas City	Vecino Group, LLC	Kansas City	N/A	N/A	\$ 671,000	\$ 469,700	\$ 700,000	\$ -	\$ -	\$ -	N/A
20-052	62	New	Family	No	No	Yes	Libertad Grandview	Vecino Group, LLC	Grandview	N/A	N/A	\$ 786,000	\$ 550,200	\$ 1,300,000	\$ -	\$ -	\$ -	N/A
20-077	80	Rehab	Family	Yes	Yes	Yes	The Cleveland	Community Builders of Kansas City	Kansas City	N/A	N/A	\$ 482,000	\$ 337,400	\$ 725,000	\$ 2,100,000	\$ -	\$ -	N/A
20-100	62	New	Family	No	Yes	Yes	Sam Rodgers Place	Brinshore Development, LLC	Kansas City	N/A	N/A	\$ 655,000	\$ 458,500	\$ -	\$ 2,700,000	\$ 1,600,000	\$ -	N/A

St. Louis 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	State 4% Tax Credits	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC Fund Balance - Perm.	National Housing Trust Fund	TCAP	Tax Exempt Bond - Const.
20-402	112	Rehab	Senior 62+	No	No	Yes	Winter Garden Apartments	Winter Garden Senior Housing Developer, LLC	St. Louis	\$ 664,506	\$ 640,000	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
20-408	155	Rehab	Senior 62+	No	No	Yes	Covenant Place III	Community Housing Management Corp.	St. Louis	\$ 865,885	\$ 620,000	N/A	N/A	\$ 500,000	\$ -	\$ -	\$ -	\$ 17,052,309
20-413	88	Rehab	Family	No	No	Yes	Etzel Place VI Apartments	K-M Housing, LLC	St. Louis	\$ 424,515	\$ 350,000	N/A	N/A	\$ 860,000	\$ -	\$ -	\$ -	\$ 7,445,000
20-013	137	New	Family	No	No	Yes	Preservation Square Phase IIA	McCormack Baron Salazar, Inc.	St. Louis	N/A	N/A	\$ 1,575,000	\$ 1,102,500	\$ -	\$ -	\$ 2,274,000	\$ -	N/A
20-045	60	New	Senior 55+	No	No	Yes	Sunridge Meadows	Ring Property Company, L.L.C.	Festus	N/A	N/A	\$ 790,000	\$ 553,000	\$ 970,000	\$ 1,500,000	\$ -	\$ -	N/A
20-050	60	New	Family	No	No	Yes	Alumnus Gardens	Nash Group, LLC 51% and Vecino Group, LLC 49%, Jointly	St. Louis	N/A	N/A	\$ 775,000	\$ 542,500	\$ 500,000	\$ -	\$ -	\$ -	N/A
20-075	50	New	Senior 55+	No	Yes	Yes	Scott Manor II Senior Apartments	Scott Manor II Developer LLC	St. Louis	N/A	N/A	\$ 688,500	\$ 481,950	\$ 817,000	\$ -	\$ -	\$ -	N/A
20-079	23	Rehab	Family	No	No	Yes	Francies Place	Gateway Housing First, Inc.	St. Louis	N/A	N/A	\$ -	\$ -	\$ -	\$ 1,650,000	\$ -	\$ 455,000	N/A
20-083	50	New	Senior 55+	No	Yes	Yes	Elm Ridge Senior Apartments	Elm Ridge Developer LLC	Hazelwood	N/A	N/A	\$ 689,000	\$ 482,300	\$ 820,000	\$ -	\$ -	\$ -	N/A
20-098	42	New	Senior 55+	No	No	Yes	Vandeventer Place II	RR Jennings Developer, L.L.C.	St. Louis	N/A	N/A	\$ 704,000	\$ 492,800	\$ -	\$ -	\$ 500,000	\$ -	N/A

2020 - 4% & 9% Rental Production Approved Applications

MSA-Rural 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	State 4% Tax Credits	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC Fund Balance - Perm.	National Housing Trust Fund	TCAP	Tax Exempt Bond - Const.
20-407	13	New	Family	No	No	No	Freedom House I	Mid-Missouri Barrier Free Housing for the Physically Handicapped, Inc.	Columbia	\$ 110,750	\$ 110,750	N/A	N/A	\$ -	\$ -	\$ 1,070,000	\$ -	\$ 1,750,000
20-001	67	Rehab	Senior 62+	No	Yes	Yes	Lindenwood Senior Apartments	Cape Area Comm. Housing Dev. Corp. CDC and 1105 Development Partners, LLC	Cape Girardeau	N/A	N/A	\$ 525,000	\$ 367,500	\$ 450,000	\$ -	\$ -	\$ -	N/A
20-064	40	New	Senior 55+	No	No	Yes	Sinclair Estates II	JES Dev Co, Inc.	Columbia	N/A	N/A	\$ 640,000	\$ 448,000	\$ -	\$ -	\$ 715,000	\$ -	N/A
20-084	60	New	Senior 55+	No	Yes	Yes	Scenic Meadows	Terravest Development Corp.	Springfield	N/A	N/A	\$ 780,000	\$ 546,000	\$ 1,150,000	\$ -	\$ -	\$ -	N/A
20-087	54	New	Senior 55+	No	No	Yes	Memorial Hills II	Parker Development, L.L.C.	Joplin	N/A	N/A	\$ 750,000	\$ 525,000	\$ -	\$ -	\$ 640,000	\$ -	N/A
20-088	42	New	Senior 55+	No	No	Yes	Frisco Senior Village II	Parker Development, L.L.C.	Bolivar	N/A	N/A	\$ 540,000	\$ 378,000	\$ 400,000	\$ -	\$ -	\$ -	N/A

Rural 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	State 4% Tax Credits	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC Fund Balance - Perm.	National Housing Trust Fund	TCAP	Tax Exempt Bond - Const.
20-403	80	Rehab	Family	No	No	Yes	Diamond Apartments (formerly Oak Tree Apartments)	3 Diamond Development, LLC	Rolla	\$ 263,247	\$ 263,247	N/A	N/A	\$ 700,000	\$ -	\$ -	\$ -	\$ 5,879,037
20-410	60	Rehab	Family	No	No	No	Deerfield Village	Preservation of Affordable Housing, LLC	Carthage	\$ 374,784	\$ 374,784	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 6,060,000
20-002	40	New	Family	No	Yes	Yes	The Meadows Of Fredericktown	Madison County Affordable Housing Partnership and RCH Development, INC.	Fredericktown	N/A	N/A	\$ 563,000	\$ 394,100	\$ 700,000	\$ -	\$ -	\$ -	N/A
20-019	16	Rehab	Family	No	Yes	Yes	Woodridge Apartments	Central Missouri Community Action	Brunswick	N/A	N/A	\$ 177,000	\$ 123,900	\$ -	\$ -	\$ -	\$ -	N/A
20-021	24	Rehab	Family	No	No	Yes	Martin Groves	Snider Development, LLC	Ava	N/A	N/A	\$ 207,000	\$ 144,900	\$ -	\$ -	\$ -	\$ -	N/A
20-024	24	Rehab	Family	No	No	Yes	Arden Groves	Cydection Investments, LLC	Thayer	N/A	N/A	\$ 197,000	\$ 137,900	\$ -	\$ -	\$ -	\$ -	N/A
20-026	52	Rehab	Family	Yes	Yes	Yes	Springridge Highlands	Missouri Valley Community Action Agency	Warrensburg	N/A	N/A	\$ 373,000	\$ 261,100	\$ 300,000	\$ -	\$ -	\$ -	N/A
20-027	20	Rehab	Senior 55+	Yes	No	Yes	Highland Groves	Delta Area Economic Opportunity Corporation	Sikeston	N/A	N/A	\$ -	\$ -	\$ 1,845,000	\$ -	\$ -	\$ -	N/A
20-041	39	New	Family	No	No	Yes	Woodlands II	Affordable Homes Development, Inc.	Forsyth	N/A	N/A	\$ 565,000	\$ 395,500	\$ 1,180,000	\$ -	\$ -	\$ -	N/A
20-046	48	Rehab	Senior 55+	Yes	Yes	Yes	Tannehill Apartments	The Siedlund Company, LLC	Moberly	N/A	N/A	\$ 670,000	\$ 469,000	\$ 920,000	\$ -	\$ -	\$ -	N/A
20-085	48	New	Family	No	No	Yes	Parkview Terrace	Terravest Development Corp.	Kirkville	N/A	N/A	\$ 765,000	\$ 535,500	\$ 970,000	\$ -	\$ -	\$ -	N/A
20-092	36	New	Senior 55+	No	No	Yes	Weatherby Ridge	Turnberry Developers, L.L.C.	Macon	N/A	N/A	\$ 525,000	\$ 367,500	\$ -	\$ -	\$ -	\$ -	N/A
20-095	65	Rehab	Senior 55+	No	No	Yes	Vernon Heights	Missouri Housing Partners	Lebanon	N/A	N/A	\$ 457,000	\$ 319,900	\$ 450,000	\$ -	\$ -	\$ -	N/A

St. Louis Region

Development Information

Developer Information

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

New Construction

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

MHDC Loan Request

MHDC HOME \$1,472,500
MHDC Other \$1,000,000

LIHTC Request

State LIHTC Request: \$385,000
Federal LIHTC Requested: \$550,000

Total Units: 53
Total Affordable Units: 42
Total Market Units: 11

Development Information

Developer Information

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

New Construction

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

MHDC Loan Request

MHDC Other \$2,984,826

LIHTC Request

State LIHTC Request: \$1,120,000
Federal LIHTC Requested: \$1,600,000

Total Units: 137
Total Affordable Units: 77
Total Market Units: 60

Development Information

Developer Information

20-015 Reserve at Spencer
NE Corner of Spencer Rd & 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

44 - 1 Bedroom: \$377 - \$750
16 - 2 Bedrooms: \$450 - \$850

MHDC Loan Request

MHDC Fund Balance \$1,000,000

LIHTC Request

State LIHTC Request: \$454,384
Federal LIHTC Requested: \$649,120

Total Units: 60
Total Affordable Units: 60

St. Louis Region

Development Information

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

New Construction

Developer Information

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

Unit/Rent Info

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

Total Units: 36

Total Affordable Units: 32

Total Market Units: 4

LIHTC Request

State LIHTC Request: \$350,000

Federal LIHTC Requested: \$500,000

Development Information

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

New Construction

Developer Information

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

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

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

Developer Information

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

Unit/Rent Info

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

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

Total Units: 48

Total Affordable Units: 48

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

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

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

Total Units: 48
Total Affordable Units: 48

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

Developer Information

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

Unit/Rent Info

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

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

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

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

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

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

LIHTC Request

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

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

Unit/Rent Info

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

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

Developer Information

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

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

Unit/Rent Info

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

MHDC Loan Request

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

LIHTC Request

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

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

Developer Information

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

Development Information

20-067 Fairview Village II
2100 Switzer
Jennings, MO 63136
Senior 62+

Rehabilitation

Unit/Rent Info

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

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

Developer Information

Rise Community Development
1627 Washington Avenue
Saint Louis, MO 63103-1830
Stephen Acree (314) 333-7005

LIHTC Request

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