

2021 - 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	Accelerated Redemption Model (ARM)	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	Tax Exempt Bond - Const.
21-404	69	Rehab	Family	No	N/A	Yes	NewView Place II	FH Northeastview, LLC	Kansas City	No	\$ 593,111	\$ 575,000	N/A	N/A	\$ 1,500,000	\$ 1,800,000	\$ 1,400,000	\$ 8,270,000
21-413	54	Rehab	Senior 55+	Yes	N/A	Yes	Twin Elms Apartments	Community Builders of Kansas City	Kansas City	No	\$ 368,217	\$ 235,000	N/A	N/A	\$ 1,550,000	\$ -	\$ -	\$ 4,210,000
21-014	60	New	Senior 55+	No	Yes	Yes	Ridgeview Estates	MACO Development Company, L.L.C.	Raymore	No	N/A	N/A	\$ 880,000	\$ 616,000	\$ -	\$ -	\$ -	N/A
21-031	48	New	Family	No	Yes	Yes	Harrisonville Meadows II	JES Dev Co, Inc.	Harrisonville	Yes	N/A	N/A	\$ 827,000	\$ 578,900	\$ 1,000,000	\$ -	\$ -	N/A
21-064	49	New	Senior 55+	No	No	Yes	Greenwood Senior Apartments	Missouri Housing Partners, LLC	Kansas City	Yes	N/A	N/A	\$ 710,000	\$ 497,000	\$ 2,000,000	\$ -	\$ -	N/A
21-072	62	New	Family	No	Yes	Yes	St. Michael's Housing Phase III	Yarco-Devco, L.L.C.	Kansas City	Yes	N/A	N/A	\$ 685,000	\$ 479,500	\$ 1,900,000	\$ -	\$ 1,100,000	N/A

St. Louis Region

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21-405	139	Rehab	Family	No	N/A	Yes	The Brewery Apartments	McCormack Baron Salazar, Inc.	St. Louis	No	\$ 531,946	\$ -	N/A	N/A	\$ -	\$ -	\$ 1,600,000	\$ 11,750,000
21-408	146	Rehab	Family	No	N/A	Yes	Hillvale Apartments	Steele Properties IV LLC	St. Louis	No	\$ 1,289,095	\$ 665,000	N/A	N/A	\$ -	\$ -	\$ 2,000,000	\$ 14,000,000
21-410	50	Rehab	Family	Yes	N/A	Yes	Baden School Apartments	Baden School Developer, LLC	St. Louis	No	\$ 523,378	\$ 425,000	N/A	N/A	\$ 1,250,000	\$ -	\$ -	\$ 9,950,000
21-411	60	New + Rehab	Family	No	N/A	Yes	Marquette Homes	Marquette Homes Developer LLC	St. Louis	No	\$ 728,816	\$ 450,000	N/A	N/A	\$ 750,000	\$ -	\$ 300,000	\$ 11,370,000
21-418	147	Rehab	Senior 62+	No	N/A	Yes	Metropolitan Village Apartments	Metropolitan Village Developer, LLC	St. Louis	No	\$ 950,494	\$ -	N/A	N/A	\$ 1,500,000	\$ -	\$ 400,000	\$ 16,393,330
21-419	68	New	Family	No	N/A	Yes	Arbor Hill Apartments	Arbor Hill Paradigm, Inc (an affiliate of HASLC)	Maryland Heights	No	\$ 694,455	\$ 650,000	N/A	N/A	\$ 1,550,000	\$ -	\$ -	\$ 13,550,000
21-004	36	New	Family	No	Yes	Yes	Pagedale Town Center Homes	Beyond Housing, Inc.	Pagedale	Yes	N/A	N/A	\$ 625,000	\$ 437,500	\$ -	\$ -	\$ -	N/A
21-029	54	New	Senior 55+	No	Yes	Yes	Meadowood Estates II	JES Dev Co, Inc.	O'Fallon	Yes	N/A	N/A	\$ 875,000	\$ 612,500	\$ 800,000	\$ -	\$ -	N/A
21-041	30	New	Family	No	Yes	Yes	South Jennings Homes	LMAC Holdings, LLC	Jennings	Yes	N/A	N/A	\$ 475,000	\$ 332,500	\$ -	\$ -	\$ -	N/A
21-068	50	New	Senior 62+	No	No	Yes	48 Fields Place at Natural Bridge	48 Fields Place Developer, LLC	St. Louis	Yes	N/A	N/A	\$ 876,000	\$ 613,200	\$ 2,000,000	\$ -	\$ 300,000	N/A
21-069	39	New	Family	No	Yes	Yes	Elliott Place	DOORWAYS 2.0 Developer, LLC	St. Louis	No	N/A	N/A	\$ 460,000	\$ 322,000	\$ 2,000,000	\$ -	\$ 600,000	N/A
21-086	48	New	Senior 55+	No	Yes	Yes	The Residences at Jennings Place IV	RR Jennings Developer, LLC	Jennings	Yes	N/A	N/A	\$ 826,000	\$ 578,200	\$ -	\$ -	\$ -	N/A
21-092	46	New	Senior 55+	No	Yes	Yes	Aurora Estates	Ring Property Company, L.L.C.	Pacific	Yes	N/A	N/A	\$ 773,000	\$ 541,100	\$ -	\$ -	\$ -	N/A

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MSA-Rural Region

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21-018	38	New	Senior 55+	No	Yes	Yes	Carthage Senior Villas Phase II	Community Housing Ministry, Inc. & MBL Development Co.	Carthage	Yes	N/A	N/A	\$ 570,000	\$ 399,000	\$ -	\$ -	\$ -	N/A
21-024	42	New	Family	No	Yes	Yes	South Side Village	RCH Development, INC & Cape Area Community Housing Development Corp CDC	Cape Girardeau	No	N/A	N/A	\$ 706,000	\$ 494,200	\$ 795,000	\$ -	\$ -	N/A
21-042	44	New	Senior 55+	Yes	Yes	Yes	Maplewood Villas	The Kitchen, Inc.	Springfield	No	N/A	N/A	\$ 580,000	\$ 406,000	\$ 976,185	\$ -	\$ -	N/A
21-052	16	Rehab	Family	Yes	No	Yes	Garden Ridge Apartments	Garden Ridge Centralia, LLC	Centralia	No	N/A	N/A	\$ -	\$ -	\$ 1,989,100	\$ -	\$ -	N/A
21-058	41	New	Family	No	Yes	Yes	Nordic Landing	DHTC Development, LLC	Springfield	Yes	N/A	N/A	\$ 565,000	\$ 395,500	\$ 550,000	\$ -	\$ -	N/A
21-076	52	New	Family	No	Yes	Yes	Cottages at Generation Village	Trinity Housing Development	Willard	No	N/A	N/A	\$ 900,000	\$ 630,000	\$ -	\$ 1,350,000	\$ -	N/A
21-087	48	New	Family	No	Yes	Yes	Spartan Pointe	Tarravest Development Corp.	Columbia	Yes	N/A	N/A	\$ 965,000	\$ 675,500	\$ -	\$ -	\$ -	N/A

Rural Region

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21-012	50	New	Senior 55+	No	Yes	Yes	Royal Oak Estates	MACO Development Company, L.L.C.	Troy	No	N/A	N/A	\$ 690,000	\$ 483,000	\$ -	\$ -	\$ 1,500,000	N/A
21-015	34	New	Family	No	No	Yes	Monett Homes, LP	Red-Wood Development, Inc.	Monett	No	N/A	N/A	\$ 645,000	\$ 451,500	\$ -	\$ -	\$ -	N/A
21-020	38	New	Senior 55+	No	Yes	Yes	Timber Villas Phase II	Green Hills Community Action Agency & MBL Development Co	Chillicothe	Yes	N/A	N/A	\$ 505,000	\$ 353,500	\$ 1,200,000	\$ -	\$ -	N/A
21-049	18	Rehab	Family	No	No	Yes	Hawk Point	Cydection Investments, LLC	Licking	Yes	N/A	N/A	\$ 217,500	\$ 152,250	\$ -	\$ -	\$ 200,000	N/A
21-060	48	New	Family	No	No	Yes	Bluff View Apartments	DHTC Development, LLC	Branson	No	N/A	N/A	\$ 701,000	\$ 490,700	\$ -	\$ -	\$ -	N/A
21-080	48	New	Family	No	Yes	Yes	Mountaintop Homes	O'Reilly Development Company, LLC	Mt. Vernon	No	N/A	N/A	\$ 694,000	\$ 485,800	\$ -	\$ -	\$ -	N/A
21-088	40	New	Senior 55+	No	Yes	Yes	Halls of Brookfield	Turnberry Developers, L.L.C.	Brookfield	Yes	N/A	N/A	\$ 706,000	\$ 494,200	\$ -	\$ -	\$ -	N/A

St. Louis Region

Development Information

21-009 Residences at Point North
3129 Magazine
St. Louis, MO 63106-1225
Family

New Construction

Developer Information

NDC Housing and Economic Development Corporation
1111 Superior Avenue, East, Suite 1114
Cleveland, OH 44114-2504
Daniel Marsh, III (618) 477-7766

Unit/Rent Info

23 - 2 Bedrooms: \$650 - \$1,185

22 - 3 Bedrooms: \$747 - \$1,365

Total Units: 45

Total Affordable Units: 40

Total Market Units: 5

MHDC Loan Request

MHDC Fund Balance

\$975,000

Federal LIHTC Requested: \$1,134,103

Development Information

21-025 Cook Senior Housing
5935 Horton Place
St. Louis, MO 63112
Senior 62+

Rehabilitation

Developer Information

Cook School, LLC
5935 Horton Place
St. Louis, MO 63112-2107
William Liebermann (314) 369-5515

Unit/Rent Info

30 - 1 Bedroom: \$450 - \$750

16 - 2 Bedrooms: \$550 - \$850

Total Units: 46

Total Affordable Units: 40

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$750,000

LIHTC Request

State LIHTC Request: \$441,000

Federal LIHTC Requested: \$630,000

Development Information

21-029 Meadowood Estates II
Meadowood Estates Lane between TR Hughes Blvd. and Tom Ginnevar Ave.
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

54 - 2 Bedrooms: \$385 - \$800

Total Units: 54

Total Affordable Units: 48

Total Market Units: 6

MHDC Loan Request

MHDC HOME

\$800,000

LIHTC Request

State LIHTC Request: \$675,500

Federal LIHTC Requested: \$965,000

St. Louis Region

Development Information

21-033 Delmar Makers Housing & Workshops
5153-5163 Delmar Blvd.
St. Louis, MO 63108-1045
Family

New Construction

Developer Information

Renaissance Development Associates
2315 Locust Street, Suite 2
St. Louis, MO 63103-1515
Jassen Johnson (314) 614-6181

Unit/Rent Info

2 - 1 Bedroom: \$690
36 - 2 Bedrooms: \$472 - \$850
4 - 3 Bedrooms: \$540 - \$1,200

Total Units: 42
Total Affordable Units: 37
Total Market Units: 5

MHDC Loan Request

MHDC HOME

\$250,000

LIHTC Request

State LIHTC Request: \$558,250
Federal LIHTC Requested: \$797,500

Development Information

21-034 Independence Center Senior Apartments
4221-27 Forest Park Avenue
St. Louis, MO 63108-1045
Senior 55+

New Construction

Developer Information

Independence Center
4245 Forest Park Avenue
St. Louis, MO 63108-2810
Patricia Holmes, Executive Director (314) 880-5402

Unit/Rent Info

34 - 1 Bedroom: \$395 - \$825

Total Units: 34
Total Affordable Units: 30
Total Market Units: 4

MHDC Loan Request

MHDC HOME

\$500,000

LIHTC Request

State LIHTC Request: \$426,125
Federal LIHTC Requested: \$608,750

Development Information

21-036 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

Phoenix Real Estate Services, LLC
2800 West Clay Valley Drive
St. Charles, MO 63301-2541
Daniel J. Barnard (314) 503-5060

Unit/Rent Info

12 - 1 Bedroom: \$388 - \$660
36 - 2 Bedrooms: \$449 - \$755

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

LIHTC Request

State LIHTC Request: \$539,700
Federal LIHTC Requested: \$771,000

St. Louis Region

Development Information

21-037 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
2800 West Clay Valley Drive
St. Peters, MO 63301-2541
Daniel J. Barnard (314) 503-5060

Unit/Rent Info

12 - 1 Bedroom: \$388 - \$625
36 - 2 Bedrooms: \$449 - \$725

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

LIHTC Request

State LIHTC Request: \$476,700
Federal LIHTC Requested: \$681,000

Development Information

21-039 Place of Grace Senior Living
5850 N. Highway 67
St. Louis, MO 63034
Senior 55+

New Construction

Developer Information

Place of Grace Developer, LLC
7717 Natural Bridge
Saint Louis, MO 63121
Michael Duffy (314) 382-7653

Unit/Rent Info

14 - 1 Bedroom: \$379 - \$742
36 - 2 Bedrooms: \$464 - \$897

Total Units: 50
Total Affordable Units: 45
Total Market Units: 5

MHDC Loan Request

MHDC Other \$1,034,618

LIHTC Request

State LIHTC Request: \$583,100
Federal LIHTC Requested: \$833,000

Development Information

21-041 South Jennings Homes
5822 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: \$400 - \$765

Total Units: 30
Total Affordable Units: 30

LIHTC Request

State LIHTC Request: \$338,100
Federal LIHTC Requested: \$483,000