

FY2015 Round 1 - Rental Production Recommended Applications

9% LIHTC / HOME / Fund Balance

Kansas City Region

Project #	Units	New Rehab Conv	Senior / Family	HOME CHDO Set-aside (Y)	Non-profit TC Set-aside (Y)	Development Name	Developer	City	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC	LENDER PERMANENT PARTICIPATION LOAN
15-013	36	Rehab	Family	No	No	Meadowview I Apartments & Meadowview II	Holden Communities, LLC	Excelsior Springs	200,000	200,000	300,000	610,000	
15-033	48	New	Elderly	No	No	Centerville Cottages	Gardner Development LLC	Kearney	575,000	575,000	1,050,000	250,000	
15-046	48	Rehab	Elderly	No	No	Park Villas Residences The Gardens at Northgate Village Phase IV	Affordable Housing Development, LC	Parkville	152,500	152,500			
15-067	60	New	Elderly	No	No	Gardens Phase 4 Developers LLC	Gardens Phase 4 Developers LLC	North Kansas City	450,000	450,000		2,250,000	2,250,000
15-093	108	New	Family	No	No	Columbus Park	CPL Developer LLC	Kansas City	700,000	700,000			
15-100	54	New	Elderly	No	No	Cleveland Heights Senior Apartments	Brinshore Development, LLC	Kansas City	625,000	625,000	540,000		

St. Louis Region

Project #	Units	New Rehab Conv	Senior / Family	HOME CHDO Set-aside (Y)	Non-profit TC Set-aside (Y)	Development Name	Developer	City	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC	LENDER PERMANENT PARTICIPATION LOAN
15-001	49	New	Elderly	No	No	Oak View II	Golden Management, Inc	Union	477,000	477,000			
15-009	30	New	Family	No	No	Hillisdale Homes	Rubicon, Inc.	Hillisdale	450,000	450,000		450,000	
15-024	20	New	Elderly	No	No	Stone Ridge Villas	Blattel Development, LLC	Wentzville	250,000	250,000		325,000	
15-028	49	New	Elderly	No	No	Lake Ridge	Southeast Holdings LLC	Lake St. Louis	593,000	593,000		585,000	
15-050	77	New	Family	No	No	North Sarah Phase III	McCormack Baron Salazar, Inc.	St. Louis	556,000	556,000	1,000,000		
15-051	48	New	Elderly	No	No	Queensbrooke Village Senior Living	Phoenix Real Estate Services, LLC	St. Peters	467,000	467,000	500,000		
15-058	44	New	Elderly	No	No	Star Residences	LMAC Holdings LLC	Jennings	595,000	595,000	325,000		
15-066	54	New	Elderly	No	No	Vandeventer Place	RR Jennings Developer, LLC	St. Louis	675,000	675,000	500,000		
15-084	75	New + Rehab	Elderly	No	No	Heritage Village	Hart Development Group, LLC	St. Louis	632,000	632,000		1,500,000	

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Outstate Region

Project #	Units	New Rehab Conv	Senior / Family	HOME CHDO Set-aside (Y)	Non-profit TC Set-aside (Y)	Development Name	Developer	City	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC	LENDER PERMANENT PARTICIPATION LOAN
15-003	36	New	Elderly	No	No	Deer Brook Villas Phase II	MBL Development	Sedalia	421,000	421,000	750,000		
15-004	50	Rehab	Elderly	No	No	Kirksville Heights	Millennia Housing Development, Ltd.	Kirksville	215,000	215,000	1,000,000		
15-005	29	New + Rehab	Elderly	Yes	Yes	Berkshire Apartments	North East Community Action Corp (NECAC)	Mexico	300,000	300,000	400,000		
15-018	28	New	Family	No	No	Oaklawn Estates Phase II	Zimmerman Properties, LLC	Rogersville	328,000	328,000		960,000	
15-020	32	New	Family	No	No	Southview Apartments II	Volunteer Management & Development, Inc.	Manlyville	363,000	363,000	500,000		
15-022	42	New	Elderly	No	No	Sunrise Villas	RCH Development, Inc	Troy	465,000	465,000	550,000	850,000	
15-035	48	New	Family	No	No	South Pointe Apartments	MACO Development Company, LLC	Poplar Bluff	523,000	523,000	1,000,000		
15-038	44	New	Family	No	No	Aldrich Creek Estates	Four Corners Development LLC	Bolivar	465,000	465,000	800,000	625,000	
15-055	60	New	Family	No	No	Sycamore Springs	MRE Capital, LLC and Entrepreneurs Enterprises, LLC	Hollister	580,000	580,000		1,750,000	
15-057	40	New	Family	No	No	Country Hills	Housing Plus, LLC	Rolla	460,000	460,000	500,000	525,000	
15-059	32	New	Family	No	Yes	Beacon Village Phase II	The Kitchen, Inc.	Springfield	392,000	392,000		400,000	
15-062	48	New	Elderly	No	No	Gentry Estates II	JES Dev Co. Inc.	Columbia	505,000	505,000	1,000,000		
15-070	44	New	Family	No	No	Woodfield Park	Affordable Homes Development, Inc.	Springfield	524,000	524,000	1,000,000	475,000	
15-073	25	New	Family	No	Yes	Chloe Place	Preferred Family Healthcare, Inc.	Hannibal	302,000	302,000	275,000		
15-077	35	New	Family	No	Yes	Pathways Warrensburg Apts.	Pathways Community Behavioral Health, Inc.	Warrensburg	466,000	466,000	700,000		
15-082	52	New	Elderly	No	No	Chapel Hill Commons III	MOCAP Development Company, LLC	Jefferson City	472,000	472,000	1,000,000	770,000	
15-085	24	New	Family	No	Yes	Saint Street	Dignity Now	Branson	258,000	258,000			

FY2015 Round 1 - Rental Production Recommended Applications

4% LIHTC / HOME / Fund Balance

Project #	Units	New Rehab Conv	Senior / Family	Development Name	Developer	City	Federal 4% Tax Credits	State 4% Tax Credits	Exempt Bond - Const.	HOME	MHDC
15-402	45	Rehab	Family	East Fox Homes	East Fox Developer LLC	St. Louis	361,393	361,393	7,800,000	200,000	1,550,000
15-403	48	New	Family	Clay Terrace Phase II	Village Capital Corp	Kansas City	271,171	271,171	4,110,000		
15-405	76	Rehab	Family	Bear Creek Apartments	CHA Affordable Housing Dev LLC	Columbia	260,353	260,353	4,000,000		

**FY2015 Round 1 Applications Not Recommended 9% AND 4%
Low Income Housing Tax Credits / HOME / Fund Balance**

Dev No	Development Name	City	County	Developer Name	Comments
15-002	Cloy Estates Phase II, L.P.	Clinton	Henry	MBL Development Co.	Average proposal, but other Out State region applications were more competitive.
15-006	Jenny Lind Hall	Springfield	Greene	Madrona TC Developer III LLC	Good proposal, but there are not enough funds available.
15-007	Fountain Estates, LP	Webb City	Jasper	Red-Wood Development, Inc	Property did not compete well with other properties in the region.
15-008	Nixa Crossing, LP	Nixa	Christian	Red-Wood Development, Inc	Staff felt this was not a competitive rehabilitation proposal.
15-010	Intrada Lofts	St. Louis	St Louis City	The Vecino Group, LLC	Well intended proposal; however, staff felt the development location was not ideal for the intended tenant population.
15-011	Hampshire Landing II	Joplin	Jasper	MV Residential Development, LLC	Very good proposal, but there are not enough funds available.
15-012	Pine Lawn Manor	Pine Lawn	St Louis County	Beyond Housing, Inc.	Staff viewed the extensive social services favorably; however, development cost exceeded cost limits and other developments in area were more competitive.
15-014	CMCA Cherry Street Homes	Boonville	Cooper	Central Missouri Community Action Agency	Proposal did not appear to be financially feasible.
15-015	Westport Gardens I and Westport Gardens II	Marshall	Saline	Missouri Valley Community Action Agency	Staff felt this was not a competitive rehabilitation proposal.
15-016	Hawthorn Heights Apartments	West Plains	Howell	Phillips Development Corporation d/b/a PDC Companies	Property did not compete well with other properties in the region.
15-017	Heritage House Apartments - 9%	Independence	Jackson	Heritage Green Developer LLC	Good proposal; however, there are not enough funds available.
15-019	Trenton Heights Apartments	Trenton	Grundy	Chillicothe Housing Authority Development Corporation	Staff felt this was not a competitive rehabilitation proposal.
15-021	Fish Haven Estates Missouri Avenue Apartments and Stover Apartments	Lake Ozark	Miller	Southeast Holdings, LLC	First phase of this development is scheduled to begin construction this December. Will have to evaluate performance of first phase before considering second phase for funding.
15-023	Kirksville Estates and Milan Estates	Versailles / Stover	Morgan Adair / Sullivan	Kinkead Housing Foundation	Average proposal, but other Out State region applications were more competitive.
15-025	McClernon Senior Apartments	Springfield	Greene	Rite Development, Inc	Average proposal, but other Out State region applications were more competitive.
15-027	Heritage Estates Greenridge Senior Apartments	Houston	Texas	McClernon Senior Housing, LLC	Staff did not believe need for property was supported by market study.
15-029	Albany Estates and Gallatin Estates	Cameron	Clinton Gentry / Daviss	Cydection Investments, LLC	Staff felt the site was too far from city amenities.
15-030		Albany / Gallatin		Dudley Development, LLC/Green Hills Community Action Agency	Staff felt this was not a competitive rehabilitation proposal.

15-031	Pine Ridge Apartments	Farmington	St Francois	Midwest Development Professionals, LLC	Good proposal, but there are not enough funds available.
15-032	Kirksville Village	Kirksville	Adair	Rite Development, Inc	Staff felt other development proposals in the region were more competitive
15-034	Northwest Village Apartments	St. Ann	St Louis County	Gardner Development, LLC	Good proposal; however, development was not financially feasible.
15-036	Whispering Hills Estates	Farmington	St Francois	MACO Development Company, L.L.C.	Staff felt other development proposals in the region were more competitive.
15-037	Burriss Ridge Townhomes	Harrisonville	Cass	Four Corners Development, LLC	Average proposal, but other Kansas City region applications were more competitive.
15-039	Walnut Creek Estates	Springfield	Greene	Four Corners Development, LLC	Average proposal, but other Out State region applications were more competitive.
15-040	Harrison School Senior Apartments	St. Louis	St Louis City	HS Developer, L.L.C. (to be formed)	Proposal is over the cost limits and other applications were more competitive.
15-041	St. Ferdinand Homes II	St. Louis	St Louis City	Northside Community Housing, Inc.	Above average proposal, but there are not enough funds available.
15-042	The Courtyard Apartments	St. Louis	St Louis City	The Courtyard Developer, LLC	This is a good proposal; however, staff felt the development location was not ideal for the intended tenant population.
15-043	Heritage Oaks	St. Louis	St Louis City	Southside Developers LLC	Staff felt the location was not ideal.
15-044	Apartment	Joplin	Jasper	NuRock Development Partners, Inc.	Average proposal with large credit request; other Out State region applications were more competitive.
15-045	Clark Place	Lebanon	Laclede	O'Reilly Development Co., LLC	Staff felt the location was not ideal.
15-047	SavannahPark of Kirksville and Kahoka	Kirksville / Kahoka	Adair / Clark	Belmont Development Copany, L.L.C.	Staff felt other projects in the region are more competitive
15-048	Summit Ridge Residences	Branson	Taney	Country Ridge Development Company, LLC	Staff felt other development proposals in the region were more competitive.
15-049	Friendship Manor	Blue Springs	Jackson	National Church Residences	Good proposal, but other Kansas City region developments were more competitive.
15-052	North Webster Village	Webster Groves	St Louis County	Missouri Housing Partners, LLC	Staff felt other development proposals in the region were more competitive
15-053	Walnut Park Senior Apartments	St. Louis	St Louis City	Missouri Housing Partners, LLC	Nice historic building and site; however, development cost exceed cost limits by a large amount.
15-054	Palmyra Senior Apartments	Palmyra	Marion	Missouri Housing Partners, LLC	Staff felt other development proposals in the region were more competitive.
15-056	Stone Ridge Villas - MRE Dev	Kimberling City	Stone	MRE Capital, LLC and Entrepreneurs Enterprises, LLC	Good proposal; however, there are not enough funds available.
15-060	Hillmann Place II	O'Fallon	St Charles	JES Dev Co, Inc.	Development costs per unit were not competitive with other new construction elderly proposals in the area.
15-061	The Landing at Woodcrest	Troy	Lincoln	JES Dev Co, Inc.	Proposal did not compete well with another proposal in the same city.
15-063	Sunchase Villa Estates	Warsaw	Benton	Midcontinent Equity Holdings, LLC	Staff felt the proposed development's location was not ideal.
15-064	River Bluff Estates	Eureka	St Louis County	RR Jennings Developer, L.L.C.	Good proposal, but other regional developments were more competitive.
15-065	The Residences at Jennings Place II	Jennings	St Louis County	RR Jennings Developer, L.L.C.	Good proposal, but Phase I of the development is currently under construction.

15-068	Harrisonville Heights II	Harrisonville	Cass	Turnberry Developers, LLC	Good proposal, but other regional developments were more competitive.
15-069	Baltimore Meadows	Kirksville	Adair	TerraVest Development Corp.	Average proposal; other proposals in the Out State region were more competitive considering the high credit request.
15-071	Esther Park	Lebanon	Laclede	Affordable Homes Development, Inc.	Average proposal; other Out State region applications were more competitive.
15-072	Blair Homes	St. Louis	St Louis City	ND Consulting Group, LLC	Good proposal, but other developments in the region were more competitive.
15-074	Nathaniel Rivers Place	St. Louis	St Louis City	Tim Person & Associates, LLC.	Above average proposal, but there are not enough funds available.
15-075	Bryant Walkway	Columbia	Boone	CHA Affordable Housing Development, LLC	Good proposal that needs rehab; however, tax credit request was very high.
15-078	Lakeview Village	Independence	Jackson	Lakeview Village, LLC	Average proposal; other developments in the region were more competitive.
15-079	Barton Square Senior Residences	Lamar	Barton	Miller Commerce, LLC	Average proposal, but other developments in the region were more competitive.
15-080	Greenway Estates	Liberty	Clay	Miller Commerce, LLC	Staff felt the proposed development's location was not ideal.
15-081	Riverbend Estates	Washington	Franklin	MOCAP Development Company LLC	Average proposal, but other developments in the region were more competitive.
15-083	Manheim / Bancroft Phase II Homes	Kansas City	Jackson	Dalmark Development Group, LLC	Well intended proposal, but other developments in the region were more competitive.
15-086	Park Hillis Senior Community	Grandview	Jackson	North Star Housing, LLC & Martin T. Rucker Development, LLC	Average proposal, but other developments in the region were more competitive.
15-087	The Commons at Jefferson Barracks	St. Louis	St Louis County	Jefferson Barracks Developer, LLC	Well intended proposal, but poor site location.
15-088	Anderson School Apartments	Independence	Jackson	MW Development Enterprises, LLC	Property did not compete well with the other proposed developments.
15-089	Historic Commons at Johnson Street	Moberly	Randolph	MW Development Enterprises, LLC	Proposal is over the cost limits and other applications were more competitive.
15-091	Odessa Senior Residences	Odessa	Lafayette	Prairie Fire Development Group, LLC	Good proposal, but there are not enough funds available.
15-092	Blenheim School Apartments	Kansas City	Jackson	Sunflower Development Group, LLC	Developer has a similar FY2013 historic conversion approved proposal that has not yet closed.
15-094	Worley Homes	Columbia	Boone	Southport-Yarco, LLC	Well intended proposal, but over the cost limits and other applications were more competitive.
15-095	Stadium View Apartments	Kansas City	Jackson	Central States Development LLC	Average proposal, but other developments in the region were more competitive considering high tax credit request and site location has poor visibility.
15-096	Northgate Village	University City	St Louis County	Northgate Developer, LLC (to be formed)	Good proposal, but other developments in the region were more competitive.
15-097	Dolman Lofts	St. Louis	St Louis City	Dolman Street Developer, LLC (to be formed)	Good proposal, but other developments in the region were more competitive.
15-098	FOUNTAIN PARK ARTSBLOCK	St. Louis	St Louis City	Brinshore Development, LLC	Average proposal; other developments in the region were more competitive.

15-099	Pendleton Flats	Kansas City	Jackson	Affordable Housing of Kansas City, Inc.	Staff viewed the extensive social services favorably; however, other developments in the region were more competitive.
15-101	Warsaw Senior Housing	Warsaw	Benton	Warsaw Senior Housing GP, LLC (to be formed)	Good proposal; however, development was not financially feasible.
15-102	Clark School Apartments	St. Louis	St Louis City	Sage Wightman (an entity will be formed for the project)	Proposal is over the cost limits and other applications were more competitive.
15-103	St. Elizabeth Senior Apartments	Hannibal	Marion	Iceberg Development (under a to be formed developer entity)	Staff had issues with marketability and felt uncomfortable with long term plans for remainder of building.
15-104	Meadow View Estates II	Peculiar	Cass	Dean Development, LLC	Good proposal, but there are not enough funds available.
15-401-TB	Heritage House Apartments - 4%	Independence	Jackson	Heritage Green Developer LLC	Staff felt this was not a competitive rehabilitation proposal.
15-404-TB	Heritage Senior Apartments	Berkeley	St Louis County	Heritage Senior Associates LP	Good proposal; however, there are not enough funds available.
15-406-TB	Bemis Lofts	Kansas City	Jackson	MW Development Enterprises, LLC	Property did not compete well with the other proposed developments.