



2021 9% LIHTC APPLICANT LISTING

Project Number	Project Name	Project Address	City	County	Occupancy Type	Project Type	LIHTC Units	Market Rate Units	Total Units	Set-Aside(s)	Tax Credit Request	State HOME Request	Senior Living Revolving Loan Request	Developer(s)	Developer Contact(s)	Developer(s) Phone	Development Consultant	Dev. Consultant Phone
21-04	Johnston Lofts	4730 NW 59th Ave	Johnston	Polk	Family	New Construction	45	5	50	Derecho	\$840,000	\$ 500,000	\$ -	TWG Development, LLC	Samuel Rogers	(317) 417-1533		
21-05	Cottonwood Trail	208 Glenn St SE	Mount Vernon	Linn	Older Persons 55	New Construction	36	4	40	Nonprofit, Derecho	\$708,412	\$ 500,000	\$ 1,000,000	Community Housing Initiatives, Inc.	Doug LaBounty	(515) 262-5965		
21-06	Stella Ridge 2021	11 11th Ave	Grinnell	Poweshiek	Family	New Construction	44	8	52	Derecho, Rural	\$840,000		\$ -	Hubbell Realty Company	Kris Sadoris	(515) 243-2228		
21-07	Valley Crest Apartments	351 NW Autumn Crest Dr	Ankeny	Polk	Family	New Construction	43	5	48	Derecho	\$839,914		\$ -	Zimmerman Properties, LLC	Jeff Beckler	(417) 883-1632		
21-08	Tulip Tree Apartments	1330 E Post Rd	Marion	Linn	Older Persons 55	New Construction	36	4	40	Nonprofit, Derecho	\$708,412	\$ 500,000	\$ 1,000,000	Community Housing Initiatives, Inc.	Doug LaBounty	(515) 262-5965		
21-09	The Crossing	Hawthorne Crossing Dr	Bondurant	Polk	Family	New Construction	36	4	40	Derecho	\$774,657		\$ -	Commonwealth Development Corporation of America	Dan Kroetz	(608) 438-8415		
21-10	Creekside Apartments and Townhomes	3216 Tripp St	Ames	Story	Family	New Construction	32	5	37	Nonprofit, Derecho	\$666,790		\$ -	Builders Development Corporation & Prairie Fire Development Group, LLC	Thomas Cole, Kelley Hrabec	(816) 674-0789, (816) 686-2416		
21-11	Van Allen	200 5th Ave S	Clinton	Clinton	Family	Rehabilitation	17	2	19	Nonprofit, Derecho, Rural	\$207,524		\$ -	Community Housing Initiatives, Inc.	Doug LaBounty	(515) 262-5965		
21-12	Boone Senior Cottages	TBD NW corner P Ave & 22nd St	Boone	Boone	Older Persons 55	New Construction	27	3	30	Derecho, Rural	\$531,309	\$ 500,000	\$ -	Apex Development Group of Iowa, LLC & MCC Development of Iowa, LLC	Joe Marone, Brian Fritz	(608) 348-7755, (608) 348-7755	Lighten-Gale LLC dba Lightengale Group	(312) 999-9455
21-13	Villas at Fox Pointe Boone	TBD NW corner of 22nd St & P Ave	Boone	Boone	Family	New Construction	36	4	40	Derecho, Rural	\$820,960	\$ 500,000	\$ -	MCC Development of Iowa, LLC	Brian Fritz	(608) 348-7755	Lightengale Group	(312) 999-9955
21-14	Harlan Senior Cottages	TBD SW Corner of 1100th St & 23rd Ave	Harlan	Shelby	Older Persons 55	New Construction	32	4	36	Disaster Recovery, Rural	\$629,699	\$ 500,000	\$ 1,000,000	Apex Development Group of Iowa, LLC & MCC Development of Iowa, LLC	Joe Marone, Brian Fritz	(608) 348-7755, (608) 348-7755	Lighten-Gale LLC dba Lightengale Group	(312) 999-9455
21-15	Baker Creek Phase III	4560 Hubbell Ave	Des Moines	Polk	Older Persons 55	New Construction	32	4	36	Nonprofit, Derecho	\$629,131	\$ 500,000	\$ -	Anawim	Nick Goede	(515) 664-7572		
21-16	Baker Creek Supportive Housing	4560 Hubbell Ave	Des Moines	Polk	Family	New Construction	33	0	33	Supportive Housing for Families	\$675,062	\$ 500,000	\$ -	Anawim	Nick Goede	(515) 664-7572		

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21-17	Northport	3500 Northport Dr	Muscatine	Muscatine	Family	New Construction	36	4	40	Disaster Recovery, Rural	\$833,408	\$ 500,000	\$ -	Cubit Development Group, LLC & Wellquest Affordable Development, LLC	Chris Tritsis, Steve Sandholtz	(773) 968-9590, (801) 663-9329	Ales Development, LLC	(417) 248-0044
21-18	Cottage Bluff	907 Ikes Peak Road	Clinton	Clinton	Older Persons 55	New Construction	35	4	39	Derecho, Rural	\$688,734	\$ 500,000	\$ -	Ales Development, LLC & Iceberg Development Group, LLC	Chris Ales, Jim Bergman	(417) 248-0044, (563) 505-5611		
21-19	Brookline	1525 8th St	DeWitt	Clinton	Older Persons 55	New Construction	43	5	48	Derecho, Rural	\$840,000	\$ 500,000	\$ -	Ales Development, LLC, & Iceberg Development Group, LLC	Chris Ales, Jim Bergman	(417) 248-0044, (563) 505-5611		
21-20	Brookline II	1590 8th St	DeWitt	Clinton	Family	New Construction	32	4	36	Derecho, Rural	\$655,577	\$ 500,000	\$ -	Ales Development, LLC, & Iceberg Development Group, LLC	Chris Ales, Jim Bergman	(417) 248-0044, (563) 505-5611		
21-21	Shenandoah Senior Villas	1401 W Sheridan Ave	Shenandoah	Fremont	Older Persons 55	New Construction	38	2	40	Disaster Recovery, Rural	\$747,768		\$ 1,000,000	North Star Housing, LLC	Lela Gruebel	(816) 392-1406		
21-22	Nex Senior Apartments	670 Nex Ave	Iowa City	Johnson	Older Persons 55	New Construction	46	6	52		\$824,287	\$ 500,000	\$ 875,000	Belisle Development, LLC & St. Michael Development Group, LLC	John Belisle, Jamie Thelen	(651) 470-5106, (320) 202-3100		
21-23	Johnston Crossing II	5625 NW Johnston Dr	Johnston	Polk	Older Persons 55	New Construction	45	5	50	Derecho	\$834,574	\$ 500,000	\$ -	Parallel Housing Inc. & Woda Cooper Development, Inc.	Gregg Bayard, David Cooper	(706) 207-1715, (614) 935-5466		
21-24	Hilltop IV Senior	3732 Hubbell Ave	Des Moines	Polk	Older Persons 55	New Construction	37	5	42	Derecho	\$710,111	\$ 500,000	\$ -	Conlin Development Group, L.L.C.	Bret Mills	(515) 246-8016		
21-25	Timber Ridge Senior	403 E Church St	Marshalltown	Marshall	Older Persons 55	New Construction	37	5	42	Derecho, Rural	\$710,111	\$ 500,000	\$ -	Conlin Development Group, L.L.C.	Bret Mills	(515) 246-8016		
21-26	Hilltop III	3730 Hubbell Ave	Des Moines	Polk	Family	New Construction	37	5	42	Derecho	\$760,603		\$ -	Conlin Development Group, L.L.C.	Bret Mills	(515) 246-8016		
21-27	The Asher	1310 W 3rd Street	Sioux City	Woodbury	Family	New Construction	27	3	30	Disaster Recovery	\$559,158		\$ -	Arch Icon Development Corporation	Darin Smith	(712) 647-3355		
21-28	Grace Creek Senior Apartments	8710 Ashworth Rd	West Des Moines	Dallas	Older Persons 55	New Construction	30	4	34		\$590,343		\$ 1,000,000	Curly Top, LLC dba CT Development	Tim Mauro	(515) 554-9773		
21-29	Cedar Rapids Brickstone LLLP	627 6th St SE	Cedar Rapids	Linn	Family	New Construction	43	0	43	Supportive Housing for Families	\$840,000	\$ 500,000	\$ -	Hatch Development Group LLC	Jack Hatch	(515) 208-5414		
21-30	Westtown Crossing Senior Apartments	2501 Westtown Pkwy	West Des Moines	Polk	Older Persons 55	New Construction	39	5	44	Derecho	\$737,754		\$ 500,000	Curly Top, LLC	Tim Mauro	(515) 554-9773		

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21-31	59th Avenue Senior Lofts	4720 NW 59th Ave	Johnston	Polk	Older Persons 55	New Construction	45	6	51	Derecho	\$840,000	\$ 500,000	\$ 1,000,000	MVAH Development LLC	Brian McGeady	(513) 964-1140		
21-32	Graceview Courtyard Phase II	College Road	Council Bluffs	Pottawattamie	Older Persons 55	New Construction	58	7	65	Nonprofit, Disaster Recovery	\$840,000	\$ 500,000	\$ 1,000,000	3 Diamond Development LLC & Immanuel	Ben Porush, Scott Bear	(847) 677-7206, (402) 829-2922	Lightengale Group	(312) 999-9454
21-33	The Reserves at Hawkeye	S Linn St & Hawkeye Dr	Boone	Boone	Family	New Construction	43	5	48	Derecho, Rural	\$840,000	\$ 500,000	\$ -	Overland Property Group, LLC	Matt Gillam	(785) 212-0810	Lightengale Group	(312) 999-9457
21-34	Vive	925 Kirkwood Pkwy SW	Cedar Rapids	Linn	Older Persons 55	New Construction	46	6	52	Derecho	\$824,287	\$ 500,000	\$ 1,000,000	Belisle Development, LLC & St. Michael Development Group, LLC	John Belisle, Jamie Thelen	(651) 470-5106, (320) 202-3100	Landover Corporation	(847) 302-7275
21-35	The Reserves at South Lake	410 Industrial Dr	Grinnell	Poweshiek	Family	New Construction	43	5	48	Derecho, Rural	\$840,000	\$ 500,000	\$ -	Overland Property Group, LLC	Matt Gillam	(785) 212-0810	Lightengale Group	(312) 999-9457
21-36	Tallgrass	1300 Block of 7th St	DeWitt	Clinton	Family	New Construction	32	4	36	Derecho, Rural	\$643,578	\$ 500,000	\$ -	Cottage Hill Development, LLC dba North Arrow Development	John Cronin	(630) 279-9990	Lighten-Gale LLC dba Lightengale Group	(312) 999-9457
21-37	County Ridge Senior Residences *	201 Country Ridge Dr	Adel	Dallas	Older Persons 62	New Construction	83	10	93	Nonprofit	\$840,000		\$ 791,359	Affordable Housing Foundation, Inc. & Oculus Development, LLC	Dave Albright, Donald Gianone	(515) 259-3179, (313) 226-0606		
34 Applicants							1,324	152	1,476	TOTALS	\$ 24,872,163	\$ 11,500,000	\$ 10,166,359					

As of May 12, 2021; *corrected 7-15-2021