



4% LIHTC AWARDS

Project Number	Project Name	Address	City	County	Occupancy Type	Project Type	Residential Buildings	Low Income Units	Market Rate Units	Total Units	Credit Amount Requested	Credit Amount Approved	Developer Name	Developer Phone Number	Dev. Consultant Name	Dev. Consultant Phone	42m Letter Issuance Date
23-34	Union at Bluffs Run	2420 S. 19th St.	Council Bluffs	Pottawattamie	Famiy	NC	4	192	0	192	\$2,296,140	\$2,274,356	Union Development Holdings, LLC	317-506-6537	Summit LIHTC Consulting LLC	816-678-4502	12/28/23
23-31	Crossroad	1820 E. Ridgeway Avenue	Waterloo	Black Hawk	OP 62	Acq/Rehab	1	81	0	81	\$794,603	\$795,806	Huntley Witmer Development LLC	310-207-0883	N/A	N/A	12/27/23
23-30	Camelot Apts	1650 Camelot Drive	Waterloo	Black Hawk	OP 62	Acq/Rehab	1	82	0	82	\$788,577	\$790,794	Huntley Witmer Development LLC	310-207-0883	N/A	N/A	12/21/23
23-35	Keystone and Stonehaven	3115 Roy Key Avenue	Ames	Story	OP 62	Acq/Rehab	2	110	0	110	\$686,304	\$728,427	Newbury Management Company & Ames Ecumenical Housing Inc.	515-698-9799, 515-698-9706	The Rafferty Group	515-314-9462	12/18/23
23-33	Union at the Marina	1797 Hawthorne St.	Dubuque	Dubuque	Family	NC	2	201	0	201	\$2,249,654	\$2,239,013	Union Development Holdings, LLC	317-506-6537	Summit LIHTC Consulting LLC	816-678-4502	12/11/23
23-29	Concord at Marketplace	565 Market St.	West Des Moines	Polk	OP 55	NC	3	156	0	156	\$1,799,819	\$1,799,818	WDM Developer, LLC	563-505-5611	N/A	N/A	8/17/23
23-01	Iowa Portfolio 2	402 N Arcade St.	Maquoketa	Jackson	OP 62	Acq/Rehab	2	78	0	78	\$527,869	\$500,719	Cardinal Capital Management, Inc & Stone Beam Development, LLC	608-712-9579, 224-234-5418	N/A	N/A	7/5/23
23-02	Iowa Portfolio 3	Scattered Site Project in 3 cities	Dubuque, Davenport, Waterloo	Dubuque, Scott, Black Hawk	Family	Acq/Rehab	27	134	0	134	\$1,034,212	\$978,973	Cardinal Capital Management, Inc & Stone Beam Development, LLC	608-712-9579, 224-234-5418	N/A	N/A	7/5/23
2023 Total	8							1,034	0	1,034	\$10,177,178	\$10,107,906					
22-31	AHEPA 192-IV Apts	6705 SE 5th Street	Des Moines	Polk	OP 62	NC	1	90	0	90	\$1,044,125	\$1,044,126	AHEPA Affordable Housing Management Company, Inc.	317-845-3410	Douglas R. Klingensmith LLC	614-314-2591	12/27/22
22-30	1917 Lofts	308 E. Corning St.	Red Oak	Montgomery	Family	Adaptive Reuse	2	25	0	25	\$428,426	\$409,610	Builders Development Corporation	816-733-2240	N/A	N/A	12/15/22
22-29	Union at Rivers Edge	214 Jackson Avenue	Des Moines	Polk	Family	NC	2	216	0	216	\$2,414,942	\$2,414,942	Union Development Holdings, LLC	847-828-4272	Summit LIHTC Consulting LLC	816-678-4502	11/16/22
22-28	Union at North Crossing	NYD 300 Raltson Rd & E. 4th St.	Waterloo	Black Hawk	Family	NC	5	180	0	180	\$1,871,129	\$1,866,804	Union Development Holdings, LLC	841-828-4272	Summit LIHTC Consulting LLC	816-678-4502	8/15/22
2022 Total	4							511	0	511	\$5,758,622	\$5,735,482					

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21-39	Windsor Pointe Apartments	3815 Tripp St	Ames	Story	Family	Acq/Rehab	8	145	0	145	\$833,613	\$793,150	TWG Development, LLC	317-559-7009	N/A	N/A	12/22/21
21-38	The Annex	501 4th Ave SE	Cedar Rapids	Linn	Family	NC	1	180	44	224	\$1,649,115	\$1,639,742	TWG Development, LLC	317-519-8586	N/A	N/A	8/20/21
21-03	The Yard	500 LeClaire St.	Davenport	Scott	Family	NC	1	145	37	182	\$1,269,164	\$1,279,700	TWG Development, LLC	317-417-1533	N/A	N/A	5/19/21
21-02	Union at Wiley	2200 Wiley Blvd SW	Cedar Rapids	Linn	Family	NC	8	180	0	180	\$1,356,006	\$1,356,006	Union Development Holdings, LLC	317-605-5506	Summit LIHTC Consulting LLC	816-678-4502	2/24/21
21-01	Kahl Lofts	326 W 3rd St	Davenport	Scott	Family	Adaptive Reuse	1	64	0	64	\$782,500	\$782,500	Iceberg Development Group, LLC	563-505-5611	N/A	N/A	1/27/21
2021 Total	5							714	81	795	\$5,890,398	\$5,851,098					
18-34	Immanuel Senior Housing - Council Bluffs	1681 College Rd	Council Bluffs	Pottawattamie	OP 55	NC	1	56	0	56	\$327,790	\$327,983	Immanuel	402-829-2922	Lightengale Group	312-999-9457	9/11/18
18-33	Washington	751 Second Ave S	Clinton	Clinton	OP 55	Adaptive Reuse	1	46	0	46	\$356,619	\$354,145	Iceberg Development Group, LLC, MCC Development of Iowa, LLC, Apex Development Group of Iowa, LLC, and SJB Development, LLC	563-505-5611, 920-265-8150, 214-924-6404, 319-530-5361	N/A	N/A	8/22/18
18-31	Hotel Maytag	105 N 2nd Ave E	Newton	Jasper	Family	Acq/Rehab	1	36	9	45	\$269,756	\$269,756	Hatch Development Group	515-208-5414	N/A	N/A	2/28/18
18-32	Elevate at Jordan Creek	8925 Cascade Ave	West Des Moines	Dallas	Family	NC	8	180	0	180	\$682,193	\$682,193	Pioneer Development Services, Inc. & The Garrett Companies, LLC	317-535-1011, 317-886-7923	N/A	N/A	1/29/18
2018 Total	4							318	9	327	\$1,636,358	\$1,634,077					
17-30	River East Apartments	3201 Renner Dr, Bldg. ABC	Council Bluffs	Pottawattamie	Family	Acq/Rehab	4	120	0	120	\$328,120	\$312,413	Council Bluffs Leased Housing Development I, LLC	763-354-5500	N/A	N/A	11/2/17
17-29	Earlham Stuart Winterset Apartments (ESW)	510 W Mills St	Winterset	Madison, Adair	OP 62	Acq/Rehab	20	79	0	79	\$210,540	\$205,413	National Affordable Housing Foundation & National Consulting Alliance, Inc.	515-314-4433, 515-225-3500	N/A	N/A	8/8/17
17-28	Westdale Apartments	5200 16th Ave SW	Cedar Rapids	Linn	Family	NC	2	152	0	152	\$790,772	\$789,171	TWG Development, LLC	317-252-0221	N/A	N/A	7/14/17
17-26	Pheasant Ridge	2626 Bartelt Rd	Iowa City	Johnson	Family	Acq/Rehab	31	248	0	248	\$1,029,399	\$953,049	Iowa City Leased Housing Development III, LLC	763-354-5500	N/A	N/A	6/29/17
17-27	*Southridge Apartments	7001 SE 5th St	Des Moines	Polk	Family	NC	10	283	5	288	\$1,231,434	\$1,231,434	TWG Development, LLC	317-252-0221	N/A	N/A	4/27/17
2017 Total	5							882	5	887	\$3,590,265	\$3,491,480					

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16-35	Legacy Park	1635 6th Ave	Des Moines	Polk	Family	Acq/Rehab	51	137	0	137	\$387,997	\$374,884	Anawim	515-244-8308	N/A	N/A	10/31/16	
15-15-25	Fort Des Moines	6700 Chaffee Rd	Des Moines	Polk	Family	Adaptive Reuse	10	142	0	142	\$1,200,127	\$1,200,127	FDM Developer, LLC & Anawim Housing General Partner, LLC	515-537-3728, 515-244-8308	Anawim Housing	515-244-8308	9/24/15	
15-15-26	Castlewood Apartments	2130 Emerald Dr	Davenport	Scott	Family	Acq/Rehab	11	96	0	96	\$380,187	\$380,174	Davenport Leased Housing Development II, LLC	763-354-5500	N/A	N/A	8/25/15	
13-13-47	Marshalltown Senior Residences	201 E Main St	Marshalltown	Marshall	OP 55	Acq / Rehab & Adaptive Reuse	1	28	0	28	\$156,153	\$156,163	CEAP Marshalltown, LLC	913-671-3332	N/A	N/A	2/11/13	
2013-2016 Totals	4							403	0	0	403	\$2,124,464	\$2,111,348					
GRAND TOTAL	30							3,862	95	0	3,957	\$29,177,285	\$28,931,391					

OP = Older Persons

NC = New Construction

As of December 28, 2023