



**2024**  
**Federal Housing Tax Credit 4% Applicants**  


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**As of October 22, 2024**

Proj #	Project Name	Address	City	County	Occupancy Type	Type	LI Units	Total Units	Federal & State Historic Tax Credits	Credit Request	Developer Name	Developer Contact Name	Contact Phone	Developer Consultant	Developer Consultant Phone
24-28	Avery Ridge	2000 Southbridge Drive	Adel	Dallas	Family	New Construction	118	118	No	\$716,086	Oculus Development, LLC	Jennifer Twitty	312- 213-2647	N/A	N/A
24-29	Power Drive Apartments	35th Avenue & Power Drive	Council Bluffs	Pottawattamie	Family	New Construction	280	280	No	\$463,261	Cornerstone Housing Group, LLC	Bobbi Jo Lucas	402-341-0888	N/A	N/A
24-30	Rath Administration Building	1515 Sycamore	Waterloo	Black Hawk	Family	Adaptive Reuse	87	87	Yes	\$917,396	1515 Sycamore Manager LLC	Sam Edelson	312-774-8203	N/A	N/A
24-31	Lafayette Lofts	143 6th Ave S.	Clinton	Clinton	Family	Acq/Rehab	63	63	Yes	\$905,885	Bush Rea Estate Development LLC & Newbury Management Company	AJ Loss, Frank Levy	563-344-3791, 515-490-9001	N/A	N/A
<b>Total</b>							<b>548</b>	<b>548</b>		<b>\$3,002,628</b>					



**2023**  
**Low-Income Housing Tax Credit Awards (LIHTC) 4% Applications**  
**As of October 30, 2023**

Proj #	Project Name	Address	City	County	Occupancy Type	Type	LI Units	Total Units	Federal & State Historic Tax Credits	Credit Request	Developer Name	Developer Contact Name	Contact Phone	Dev.Consultant	Dev. Consultant Phone
23-01	Iowa Portfolio 2	402 N Arcade Street	Maquoketa	Jackson	OP 62	Acq/Rehab	78	78	No	\$527,869	Cardinal Capital Management, Inc & Stonebeam Development, LLC	Dan O'Connell, Joseph Walsh	608-712-9579, 224-234-5418	N/A	N/A
23-02	Iowa Portfolio 3	Scattered Site - multiple addresses	Dubuque, Waterloo, Davenport	Dubuque, Black Hawk, Scott	Family	Acq/Rehab	134	134	No	\$1,034,212	Cardinal Capital Management, Inc & Stonebeam Development, LLC	Dan O'Connell, Joseph Walsh	608-712-9579, 224-234-5418	N/A	N/A
23-29	Concord at Marketplace	565 Market Street	West Des Moines	Polk	OP 55	New Construction	156	156	No	\$1,799,819	WDM Developer, LLC	Jim Bergman	563-505-5611	N/A	N/A
23-30	Camelot Apartments	1650 Camelot Drive	Waterloo	BlackHawk	OP 55	Acq/Rehab	82	82	No	\$788,577	Huntley Witmer Development LLC	Matthew Segerdal	310-207-0883	N/A	N/A
23-31	Crossroads Square Apartments	1820 E. Ridgeway Ave.	Waterloo	BlackHawk	OP55	Acq/Rehab	81	81	No	\$794,603	Huntley Witmer Development LLC	Matthew Segerdal	310-207-0883	N/A	N/A
23-32	Avery Ridge	2000 Southbridge Drive	Adel	Dallas	OP55	New Construction	96	96	No	\$8,873	Oculus Development, LLC	Jennifer Twitty	312-213-2647	N/A	N/A
23-33	Union at the Marina	1797 Hawthorne Street	Dubuque	Dubuque	Family	New Construction	201	201	No	\$2,249,654	Union Development Holdings, LLC	Derek Hays	317-506-6537	Summit LIHTC Consulting LLC	816- 678-4502
23-34	Union at Bluffs Run	2420 S 19th Street	Council Bluffs	Pottawattamie	Family	New Construction	192	192	No	\$2,296,140	Union Development Holdings, LLC	Derek Hays	317-506-6537	Summit LIHTC Consulting LLC	816- 678-4502
23-35	Keystone and Stonehaven	3115 Roy Key Avenue & 421 Stonehaven Drive	Ames	Story	OP62	Acq/Rehab	110	110	No	\$686,304	Newbury Management Company & Ames Ecumenical Housing Inc.	Frank Levy, Angela Powers	515-490-9001, 515-698-9706	The Rafferty Group, LLC	515- 314-9462
<b>Total</b>							<b>1,130</b>	<b>1,130</b>		<b>\$10,186,051</b>					

OP = Older Persons



**2022**  
**Low-Income Housing Tax Credit Awards (LIHTC) 4% Applications**  
**As of October 7, 2022 Updated July 2023**

Proj #	Project Name	Address	City	County	Occupancy Type	Type	LI Units	Total Units	Federal & State Historic Tax Credits	Credit Request	Developer Name	Developer Contact Name	Contact Phone	Dev.Consultant	Dev.Consultant Phone
22-01	Prairie Path Apartments RETURNED CREDITS	700 Bradfield St.	Adel	Dallas	Family	NG	452	452	No	\$722,952	Oculus Development LLC & Affordable Housing Foundation, Inc.	Jennifer Twitty & Jessica Kramer	(312) 213-2647 & (515) 778-3475	N/A	N/A
22-02	The Historic Winterset Apartments	110 W. Washington St.	Winterset	Madison	Family	AR	27	27	Yes	\$251,473	Hatch Development Group LLC	Jack Hatch	(515) 208-5414	N/A	N/A
22-28	Union at North Crossing	TBD - Near address of 300 Ralston Rd & E. 4th Street	Waterloo	Black Hawk	Family	NC	180	180	No	\$1,871,129	Union Development Holdings, LLC	Margaret Blum	(847) 828-4272	Summit LIHTC Consulting LLC	(816) 678-4502
22-209	Union at Rivers Edge	214 Jackson Avenue	Des Moines	Polk	Family	NC	216	216	No	\$2,414,942	Union Development Holdings, LLC	Margaret Blum	(847) 828-4272	Summit LIHTC Consulting LLC	(816) 678-4502
22-30	1917 Lofts	308 Corning	Red Oak	Montgomery	Family	AR	25	25	Yes	\$428,426	Builders Development Corporation	Chele Thornton	(816) 733-2240	N/A	N/A
22-31	AHEPA-192 IVApartments	111 E. Army Post Rd.	Des Moines	Polk	OP 62	NC	90	90	No	\$1,044,125	AHEPA Affordable Housing Management Company, Inc.	Steve Beck	(317) 845-3410	Douglas R. Klingensmith, LLC	(614) 314-2591
<b>Total</b>							<b>538</b>	<b>538</b>		<b>\$6,010,095</b>					

NC = New Construction  
 AR = Adaptive Reuse  
 OP = Older Persons



**2021**  
**Low-Income Housing Tax Credit Awards (LIHTC) 4% Applications**  
**As of November 4, 2021**

Proj #	Project Name	Address	City	County	Occupancy Type	Type	LI Units	Total Units	Federal & State Historic Tax Credits	Credit Request	Developer Name	Developer Contact Name	Contact Phone	Dev. Consultant	Dev.Consultant Phone
21-01	Kahl Lofts	326 W 3rd St	Davenport	Scott	Family	AR	64	64	Yes	\$782,500	Iceberg Development Group, LLC	Jim Bergman	(563) 505-5611	N/A	N/A
21-02	Union at Wiley	2200 Wiley Blvd SW	Cedar Rapids	Linn	Family	NC	180	180	No	\$1,356,006	Union Development Holdings, LLC	David Wesner	(317) 603-4091	Summit LIHTC Consulting LLC	(816) 678-4502
21-03	The Yard	500 LeClaire St	Davenport	Scott	Family	NC	145	182	No	\$1,269,164	TWG Development, LLC	Sam Rogers	(317) 417-1533	N/A	N/A
21-38	The Annex	501 4th Avenue SE	Cedar Rapids	Linn	Family	NC	176	220	No	\$1,649,115	TWG Development, LLC	Graham Parr	(317) 519-8586	N/A	N/A
21-39	Windsor Pointe Apartments	3815 Tripp Street	Ames	Story	Family	Acq/Rehab	145	145	No	\$833,613	TWG Development, LLC	Ryan Kelly	(317) 559-7009	N/A	N/A
<b>Total</b>							<b>710</b>	<b>791</b>		<b>\$5,890,398</b>					

NC = New Construction  
AR = Adaptive Reuse



**2020**  
**Low-Income Housing Tax Credit Awards (LIHTC) 4% Applications**  
**As of September 10, 2020**

Proj #	Project Name	Address	City	County	Occupancy Type	Type	# of Bldgs	LI Units	Total Units	Federal & State Historic Tax Credits	Credit Request	Developer Name	Developer Contact Name	Contact Phone	Dev.Consultant	Dev.Consultant Phone
20-01	Wild Rose Place	27th Avenue	Norwalk	Warren	Family	NC	3	120	120	No	\$651,304	G.A. Haan Development LLC	Justin Francis	(602) 284-7833	N/A	N/A
20-28	The Kahl	326 W 3rd St	Davenport	Scott	Family	AR	1	64	64	Yes	\$599,022	Iceberg Development Group, LLC	Jim Bergman	(563) 505-5611	N/A	N/A
20-29	Union at Wiley	2200 Wiley Blvd SW	Cedar Rapids	Linn	Family	NC	8	180	180	No	\$983,342	Union Development Holdings, LLC	David Wesner	(317) 603-4091	Summit LIHTC Consulting LLC	(816) 678-4502
<b>Total</b>							<b>12</b>	<b>364</b>	<b>364</b>		<b>\$2,233,668</b>					

NC = New Construction  
 AR = Adaptive Reuse

**ALL PROJECTS WITHDREW IN 2020**



**2018**  
**Low-Income Housing Tax Credit Awards (LIHTC) 4% Applications**  
**As of June 29, 2018**

Proj #	Project Name	Address	City	County	Occupancy Type	Type	# of Bldgs	LI Units	Total Units	Federal & State Historic Tax Credits	Credit Request	Developer Name	Developer Phone	Developer Contact Name	Contact Phone	Dev.Consultant	Dev.Consultant Phone
18-31	Hotel Maytag	105 N 2nd Ave E	Newton	Jasper	Family	Acq/Rehab	1	36	45	Yes	\$269,756	Hatch Development Group	(515) 208-5414	John (Jack) Hatch	(515) 208-5414	N/A	N/A
18-32	Elevate at Jordan Creek	Bldg. 1000, 8925 Cascade Ave	West Des Moines	Dallas	Family	NC	8	180	180	No	\$682,193	Pioneer Development Services, Inc. & The Garrett Companies, LLC	(317) 535-1011 & (317) 886-7923	Terrence Keusch & Eric Garrett	(317) 535-1011 & (317) 886-7923	N/A	N/A
18-33	Washington	751 Second Ave S	Clinton	Clinton	OP 55	AR	1	46	46	Yes	\$358,619	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	James Bergman, Brian Fritz, Joe Marone, Steve Bergman	(563) 505-5611, (920) 265-8150, (214) 924-6404, (319) 530-5361	N/A	N/A
18-34	Immanuel Senior Housing - Council Bluffs	SE of Valley Dr & College Rd	Council Bluffs	Pottawattamie	OP 55	NC	1	56	56	No	\$327,790	Immanuel	(402) 829-2922	Scott Bear	(402) 829-2922	Lightengale Group	(312) 999-9457
<b>Total</b>							<b>11</b>	<b>318</b>	<b>327</b>		<b>\$1,638,358</b>						

NC = New Construction  
AR = Adaptive Reuse



**2017**  
**Low-Income Housing Tax Credit Awards (LIHTC) 4% Applications**  
**As of October 13, 2017**

Proj #	Project Name	Address	City	County	Occupancy Type	Type	# of Bldgs	LIUnits	Total Units	Federal & State Historic Tax Credits	Credit Request	Developer Name	Developer Phone	Developer Contact Name	Contact Phone	Dev.Consultant	Dev.Consultant Phone
17-26	Pheasant Ridge	2626 Bartelt Rd	Iowa City	Johnson	Family	Acq/Rehab	32	248	248	No	\$1,029,399	Iowa City Leased Housing Development III, LLC	763-354-5500	Neal Route	763-354-5500	N/A	N/A
17-27	Southridge Apts	7001 SE 5th St	Des Moines	Polk	Family	NC	10	228	288	No	\$1,231,434	TWG Development, LLC	317-983-6597	Tony Knoble	317-252-0221	N/A	N/A
17-28	Westdale Apartments	5200 16th Ave SW	Cedar Rapids	Linn	Family	NC	2	152	152	No	\$790,772	TWG Development, LLC	317-983-6597	Tony Knoble	317-252-0221	N/A	N/A
17-29	Earlham Stuart Winterset Apartments (ESW Apts.)	510 W Mills St	Winterset, Earlham, Stuart	Madison& Adair	Older Persons 62	Acq/Rehab	20	79	79	No	\$210,540	National Affordable Housing Foundation & National Consulting Alliance	515-468-7702 & 515-225-3500	Jodi Page & Jeffrey Voorhees	515-468-7702 & 515-225-3500	N/A	N/A
17-30	RiverEast Apartments	3201 Renner Dr	Council Bluffs	Pottawattamie	Family	Acq/Rehab	4	120	120	No	\$328,120	Council Bluffs Leased Housing Development I, LLC	763-354-5500	Ryan Lunderby	763-354-5500	N/A	N/A
17-31	Elevate at Jordan Creek	8925 Cascade Ave,Bldg 1000	West Des Moines	Dallas	Family	NC	9	180	180	No	\$682,193	Pioneer Development Services, Inc. & The Garrett Companies, LLC	317-535-1011 & 317-886-7923	Terrence Keusch & Eric Garrett	317-535-1011 & 317-886-7923	N/A	N/A
<b>Total</b>							<b>77</b>	<b>1,007</b>	<b>1,067</b>		<b>\$4,272,458</b>						

NC = New Construction



**2015**  
**Low-Income Housing Tax Credit Awards (LIHTC) 4% Applications**  
**As of June 29, 2017**

Proj #	Project Name	Address	City	County	Occupancy Type	Type	# of Bldgs	LIUnits	Total Units	Federal & State Historic Tax Credits	Credit Request	Developer Name	Developer Phone	Dev. Consultant	Dev. Consultant Phone
15-15-24	R & T Lofts - <b>Withdrawn</b>	717 N Locust Street & 421 8th Street	Des Moines	Polk	Family	AR						TWG Development, LLC	317-550-3844	N/A	N/A
15-15-25	Fort Des Moines	6700 Chaffee Rd	Des Moines	Polk	Family	AR	10	142	142	Yes	\$1,196,318	Fort Des Moines Restoration, LLC & Anawim Housing General Partner, LLC	515-537-3728 & 515-244-8308	Anawim Housing	515-244-8308
15-15-26	Castlewood Apartments	2130 Emerald Dr	Davenport	Scott	Family	Acq/Rehab	11	96	96	No	\$380,187	Davenport Leased Housing Development II, LLC	763-354-5500	N/A	N/A
15-15-27	ESW Apartments - (To re-apply in 2017)	510 W Mills Street	Winterset, Earlham, and Stuart	Madison & Adair	Older Person 62	Acq/Rehab	0	0	0	No	\$-	National Consulting Alliance & National Affordable Housing Foundation	515-225-3500 & 515-468-7702	N/A	N/A
<b>Total</b>							<b>21</b>	<b>238</b>	<b>238</b>		<b>\$1,576,505</b>				

AR = Adaptive Reuse