



**Finance Department / Purchasing Division**

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Ames, IA 50010  
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## **RFQ 2023-021 ADDENDUM NO 1**

**August 25, 2022**

**Affordable Housing Low-Income Housing Tax Credit (LIHTC) Developers in Partnership with the City of Ames – 321 State Avenue (Baker Subdivision)**

### **Response to Questions and Clarifications to the Request for Proposal:**

1. **Question:** Can you send a copy of the RPF zoom meeting?  
**Answer:** Link to Pre-Proposal Meeting is [https://youtu.be/wSOK\\_aSwCFc](https://youtu.be/wSOK_aSwCFc)
  
2. **Question:** Is the Baker Subdivision all or in part designated to be only developed through the Iowa Finance Authority Low-Income Housing Tax Credit program?  
**Answer:** Yes, currently. Lot 27 is expected to be part of the LIHTC program as directed by City Council.
  
3. **Question:** Assuming the answer is NO, why then is the City soliciting such a specific Developer that qualifies for such a program and will receive additional Scoring Points for doing so?  
**Answer:** This is the City Council's direction to pursue LIHTC.
  
4. **Question:** Assuming YES, then to clarify, the RFP is clearly soliciting such Low-Income Housing Tax Credit (LIHTC) Developers. Putting the definitions of the two together I take it the RFP is soliciting Developers that are Property Owners that owe ordinary income tax and are intending/hoping to offset that income with Federal Tax Credits by developing their property with low-income housing meeting LIHTC requirements. Is this a correct definition?  
**Answer:** This is unknown. We cannot speculate on any Developer or what they may be intending to do or not to do.
  
5. **Question:** Assuming this definition to be correct, such a Developer seems to be highly motivated with reducing their ordinary income tax liability . . . rather than other motivations that likely would better serve in fulfilling the City's need for developing their property with quality affordable housing.  
**Answer:** Unable to provide a response to this statement.

6. **Question:** Again, assuming YES, is this the driver for the City (Property Owner) needing to be partners with the Developer (Builder with an income tax problem)?  
**Answer:** Unable to provide a response to this question.
7. **Question:** If NO and LIHTC credits were not pursued, it would seem no partnership, rather only a Development Agreement is necessary, correct?  
**Answer:** LIHTC is requirement on this project. See response to question #3.
8. **Question:** I get it that Tax Credits may only be the motivator to provide “Gap” but this RFP solicitation makes it MUCH MORE. If Tax Credits are again not obtained, can the direction of the project be set NOW so as to not take yet another 2-years (previous 8/3/2020 RFP) to be where you are today (nearly the same now 8/2/2022 RFP but with a \$1.8 MIL added HOME grant)  
**Answer:** This is the City Council’s decision.
9. **Question:** Is it correct that ALL units must be rented to 60% (or lower) AMSA tenants with 10% of those qualifying for Section 8 Housing Choice Vouchers?  
**Answer:** Yes.
10. **Question:** What is an example of alternative performance security in Paragraph VII. A. such that the Developer can own the parcel of land prior to construction?  
**Answer:** Anything that the City Council determines is adequate.
11. **Question:** Attachment E – Copeland Anti-Kickback Statement seems to be for a different project?  
**Answer:** A corrected Copeland Antic-Kickback Statement is attached for your use.
12. **Question:** Attachment E – Section 3 Business Certification forms relevance/application to this project’s contractor/subcontractor requirements?  
**Answer:** Due to federal funding use on this development, these are CDBG and HOME Programs requirements.
13. **Question:** The RFP states that the City is looking for a 4% LIHTC project at the State Avenue site. Would the City entertain a proposal that utilizes the 9% LIHTC credit instead? Because the site is not in a Qualified Census Tract (thereby not allowing for a 30% basis boost in credit value) and given the small scope of the project a 4% LIHTC project is financially infeasible.  
**Answer:** At this time the City Council is seeking to pursue the 4% LIHTC project. The City’s previous 9% LIHTC application was not funded.
14. **Question:** Page 7 of the RFP references financial incentives that include reduced/no cost land, and soft funds of up to \$1.8MM. The email below references project support via Tax Increment Financing (TIF) assistance as part of an Urban Renewal Area.
  - o Is TIF available in addition to the soft fund incentive (up to \$1.8MM)?

**Answer:** The email was incorrect, there is no TIF available at this time.

15. **Question:** Is Real Estate Tax Abatement a possibility for this development site?

**Answer:** No, not at this time.

16. **Question:** The RFP states that the City is looking for a 4% LIHTC project at the State Avenue site. Would the City entertain a proposal that utilizes the 9% LIHTC credit instead? Because the site is not in a Qualified Census Tract (thereby not allowing for a 30% basis boost in credit value) and given the small scope of the project a 4% LIHTC project is financially infeasible.

**Answer:** The email was incorrect, there is no TIF available at this time.

17. **Question:** Regarding timing, it appears a zoning change will be needed to reach the density sought. IFA requires zoning to be in place prior to application for 4% credits. Is the City prepared to expedite the rezoning process to make it possible to complete the rezone fast enough to meet the 60-day IFA application requirement? Otherwise, that is an unattainable goal.

**Answer:** Yes.

18. **Question:** If no 4% LIHTC approval, does project die?

**Answer:** This would be a City Council decision.

19. **Question:** Can you give us an update on single family home construction process/timing?

**Answer:** The City is working separately on developing the single portion of the site. There will likely be an opportunity to purchase the Market Rate Lots. There are 26 lots, of which 14 is designated specifically for affordable housing.

20. **Question:** Could you please explain the units set-aside for vouchers?

**Answer:** The City is wanting to ensure that families at the 30% income levels have housing options as addressed in our 2019-23 CDBG Consolidated Plan. There is a need for housing for families at this income level in our community.

21. **Question:** Have additional gap sources been identified assist in financing a 4% deal beyond the \$1.8m in the RFP?

**Answer:** No, not at this time.

22. **Question:** Are there any Project Based Vouchers available at the City?

**Answer:** No, the City does not administer any of the HUD Section 8 Programs.

23. **Question:** Will there be any consideration for units greater than 50?

**Answer:** No, the City has set this number as the maximum in response with feedback from the neighborhood.

24. **Question:** Would the City entertain a tax abatement?

**Answer:** No, not at this time.

25. **Question:** Is covered parking required?  
**Answer:** No.
26. **Question:** How big of an area onsite is anticipated to be needed for the geothermal wells?  
**Answer:** It will depend on the sizes of the building(s).
27. **Question:** While the City will permit up to three stories, have local neighbors voiced opinion for preference of two stories?  
**Answer:** Yes, feedback received expressed interest in compatibility with their neighborhood.
28. **Question:** Provide the planholder's list.  
**Answer:** It is provided as an attachment in the addenda #1.

Developers shall indicate receipt of this addendum in your response, and/or return this form with the response.

Developer's Name \_\_\_\_\_

Authorized signature \_\_\_\_\_

Printed name and title \_\_\_\_\_

Date \_\_\_\_\_

City of Ames, Iowa  
Karen Server, CPPO, CPPB, NIGP-CPP  
Purchasing Manager

**CITY OF AMES, IOWA  
ATTACHMENT C  
COPELAND ANTI-KICKBACK STATEMENT**

I/We \_\_\_\_\_ developer for the City of Ames Low-Income Housing Tax Credit (LIHTC) Project in Partnership with the City of Ames at the property located in the Baker Subdivision owned by the City of Ames hereby certify that no officer or employee of the City of Ames has offered or received any kickback, fees or consideration of any type, directly or indirectly, for the work performed as outlined in the construction contract for the above-mentioned address.

Contractor: \_\_\_\_\_ Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Representative                      Date:

Subscribed and sworn to before me, a notary public in and for the County of Story and State of Iowa this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Appointment Expires: \_\_\_\_\_

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I \_\_\_\_\_, certify that as an employee or official of the City of Ames, Iowa, that I have not offered or received any kickback, fees or consideration of any type, directly or indirectly, from the developer or owner in the awarding of the City of Ames Low-Income Housing Tax Credit (LIHTC) project in Partnership with the City of Ames at the property located in the Baker Subdivision Ames, Iowa.

Signed \_\_\_\_\_ Title \_\_\_\_\_

Subscribed and sworn to before me, a notary public in and for the County of Story and State of Iowa this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Appointment Expires: \_\_\_\_\_

**This form must be submitted with Bid Form.**



**This Page Not Used**

**Planholder's List  
RFP # 2023-021  
Baker Subdivision**

**Attachment**

<b>Company</b>	<b>Contact Name</b>	<b>Email</b>	<b>Phone</b>	<b>Replacement Email</b>	<b>Sent</b>
Walker Corners Limited Liability Company	Aaron Pryor	noraap@yahoo.com	712-592-1844		8/2/2022
Lynnwood Estates LLC, Pineview Estates, LLC	Adam Clark	adam@cedarvalleyliving.com	319-230-8961		8/2/2022
AMC Real Estate, LLC	Alex de Catalan	acatalan1132@gmail.com	515-778-1228		8/2/2022
Solon Community Housing Corp.	Allen Phillips	aphillips@seniorhousingcompanies.com	319-321-0880	<a href="mailto:alaw@seniorhousingconsultants.com">alaw@seniorhousingconsultants.com</a>	8/5/2022
Kennedy Point Limited Partnership	Allen Ward	sfreeman@arearesidentialcare.org	563-556-7560		8/2/2022
Marquette Hall LLC, Marshalltown Senior Residences LLC	Angela Morehead	amorehead@preservingus.org	913-671-3300		8/2/2022
College Square Partners LP	Angie Lloyd	alloyd@bhmanagement.com	515-244-2622		8/2/2022
Grinnell Housing Partners LLC, Pella Housing Partners LLC,	Angie Welton	awelton@perryreid.com	402-488-1666		8/2/2022
Steamboat Burlington Limited Partnership	Arthur Krauer	akrauer@mhmltd.com	216-520-1250	contactus@mhmltd.com akrauer@mhmltd.com	8/5/2022
Humility of Mary Holdings LLC	Ashley Velez	a.velez@humilityhomes.org	563-326-1330		8/2/2022
Operation Threshold	Barbara Grant	bgrant@operationthreshold.org	319-292-1877		8/2/2022
LMAAL LLLP, SCAAL LLLP	Barbara Kaarlie	primebk@frontiernet.net	712-546-6003		8/2/2022
Anderson Greene Limited Partnership	Barry Accountius	nsurak@wodagroup.com	614-396-3200		8/2/2022
Grinnell Estates LP, Osceola Estates LP	Becki Wells	FWMReporting@fairwaymanagement.com	573-443-2021		8/2/2022
Hilltop Properties of Burlington	Becky Anderson	rebaanders@aol.com	319-759-6903		8/2/2022
Applewood IV LLC, Dubuque Sr Housing IV LLC	Becky Hildebrandt	b.hildebrandt@horizondbm.com	608-354-0900		8/2/2022
Downtown Partners Inc	Belinda Colwell	amoyer@greaterburlington.com	319-208-0042		8/2/2022
3 Diamond Development, Iowa City Senior Apartments L. P.	Ben Porush	bporush@3diamonddevelopment.com	773-507-6856		8/2/2022
Canterbury Heights Limited Partnership, Willow Bend, LP,	Beth Ehlers	bethe@conlinproperties.com	515-246-8016		8/2/2022
United Manor Associates L.P.	Bill Andersen	bandresen5321@gmail.com	563-659-5321		8/2/2022
Baker Creek Senior Living LLLP	BJ Baker	bakerb@thebakergroup.com	515-262-4000		8/2/2022
Candleridge VII LLC, RD Fairfield LLLP, RD GN LLLP, RD Mount	Brad Carlson	brad-carlson@hotmail.com	712-580-5360		8/2/2022
Council Bluffs Housing for the Homeless LLC	Brandy Waller	bwaller@newvisionshs.org	712-322-7570	<a href="mailto:bwaller@newvisionshs.org">bwaller@newvisionshs.org</a>	8/5/2022
Johnson Co Permanent Supportive Housing LP	Brenda Hollinger	bhollinger@abbehealth.org	319-887-2701		8/2/2022
City of Mt Pleasant	Brent Schleisman	schleisman@iowatelecom.net	319-385-1473		8/2/2022
Goldfinch Grove LLC, Prairie Heights LLC	Brent Williams	brent@exceldg.com	402-434-3344		8/2/2022
Hilltop II Limited Partnership	Bret Mills	BretM@conlinproperties.com	515-246-8016		8/2/2022
MCC Development of Iowa, LLC	Brian Fritz	PTMI@ptmirentals.com	608-348-7755	<a href="mailto:brian@ppmirentals.com">brian@ppmirentals.com</a>	8/5/2022
4th Avenue Lofts LLC, Newton Senior Residence LLC,	Brian McGeady	brian.mcgeady@mvaahpartners.com	513-964-1140		8/2/2022
Davenport Housing LP, Welch Hotel LP, Maquoketa Housing	Brian Myers	myersb@richmancapital.com	800-333-3509		8/2/2022
Winfield Village LP	Calvin M Akin	cal@pre-3.com	262-790-4560		8/2/2022
Ashbrooke HC5, LLC	Carl Troia, Jr.	carl.troia@haleyregroup.com	402-408-4017		8/2/2022
Mercy Housing Iowa II LP	Carolyn Purtle	cpurtle@mercyhousing.org	303-830-3389		8/2/2022
BN/Linden LLLP	Carrie Peet	cpeet@russellco.com	563-459-4507		8/2/2022
Premier Knoxville IA, LLC, Premier Winneconne, LLC, Premier	Casey Duffey	casey@pre-3.com	262-790-4560		8/2/2022
Bloomsbury Associates LLLP, Historic Tallcorn Towers LLLP,	Cecile Bedor	cecile.bedor@commonbond.org	651-291-1750		8/2/2022
Fort Dodge Housing Agency	Celia Taylor	celia@fd-housing.org	515-573-7751		8/2/2022
Green Prairie Corporation	Charles R Kelly	kellylaw@acrec.com	563-864-7414		8/2/2022
Laverne Apts LP, MWF IA3 Limited Partnership	Chris Stokka	chrisstokka@mwfproperties.com	612-243-4636		8/2/2022
The Chieftain LLC	Christie Johnsen	cjohnsen@knudsoncompany.com	712-328-2222		8/2/2022
Harrison Lofts Limited Partnership, Vine Street LP, SA Russell	Christopher Sherman	gsherman@sherman-associates.com	612-332-3000		8/2/2022
Windsor TWG, LP	Colleen Winship	ewinship@twgdev.com	317-493-0881	<a href="mailto:csadowy@twgdev.com">csadowy@twgdev.com</a>	8/5/2022
Craig & Luann Nekvinda	Craig Nekvinda	lnekvinda@aol.com	515-570-3529		8/2/2022

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<b>Company</b>	<b>Contact Name</b>	<b>Email</b>	<b>Phone</b>	<b>Replacement Email</b>	<b>Sent</b>
Chestnut Hills Limited Partnership, MDI Limited Partnership	Craig Stenson	cstenson@metroplains.com	314-307-1035		8/2/2022
Shelter House Community Shelter & Trans Services	Crissy Canganelli	crissy@shelterhouseiowa.org	319-338-5416		8/2/2022
Waukon Apartments LP	Dan Bresnahan	dbdanlaw@gmail.com	612-309-8912		8/2/2022
Western Prairie Land & Livery Co	Dane P Shelton		515-279-3368		8/5/2022
Legacy Cedar Rapids LP, Legacy Mason City II LP Legacy	Daniel Tonnesen	dtonnesen@anchor-group.org	815-540-4733		8/2/2022
Preserve at Crossroads LP	Daren Scott	dscott@thefortusgroup.com	513-755-2571		8/5/2022
Heartland V LLC	Darin Garmin	darin.garman@gmail.com	319-350-5378		8/2/2022
Arch Icon Development, 1314 W 3rd LLC, The Aberdeen	Darin Smith	dsmith@arch-icon.com	712-647-3355		8/2/2022
National Biscuit Flats LLC	Darren Harkins	darrenharkins@hotmail.com	515-201-6618		8/2/2022
Sonoma Square Partners LP	Darryl High	darrylh@highdevelopment.com	319-363-3900		8/2/2022
Dunlap Assisted Living LLC, Odebolt Assisted Living LLC,	Dave Dixon	ddixon@careinitatives.org	515-224-4442		8/2/2022
Eastgate Apartments LP	Dave Iverson	dmicpa@dkarndtcpa.net	319-830-4591		8/2/2022
Marion Manor Co Ltd., Viking Village Company LP, RD	David Hill	dhill@freedomfinancialbank.com	515-223-1113	<a href="mailto:kpaul@freedomfinancialbank.com">kpaul@freedomfinancialbank.com</a>	8/5/2022
Plymouth Place Associates, LP	David Nelson	dnelson@nelsonequity.com	515-246-1500		8/2/2022
Diamond Family Development Sioux City, LLC, Diamond	David Porush	dporush@3diamonddevelopment.com	847-677-7206		8/2/2022
FDM Development Partnership LLLP	David Shafer	dshafer@wncinc.com	949-236-8113		8/2/2022
Black Hawk Village LP	David Wiesner	dwiesner@paramark.us	507-285-5082		8/2/2022
David/Marcia Stiefel	David/Marsha Steifel	magstiefel@gmail.com	319-750-8920		8/2/2022
Twin Oaks Manor Inc	Dean Blanchard	denmarknmc@gmail.com	319-528-4536		8/2/2022
Eastland Park Senior Apartments LP	Dean Doyscher	smr@smrrental.com	507-345-1290		8/2/2022
Liberty Ridge, LLC	Deanna Eastman	deanna.east70@gmail.com	641-426-0673		8/2/2022
Greater Bancroft Company LC	Deb Doocy	jeff.theisen1@gmail.com	515-885-2723		8/2/2022
City of New Albin	Debra Stantic	cityofnewalbin@acegroup.cc	563-544-4260		8/2/2022
Wilson Rentals	Dennis Wilson	denniswilson4@mchsi.com	319-753-6929		8/2/2022
Pinnacle of Waterloo	Doug Bloes	bloesdoug@yahoo.com	319-231-1886		8/2/2022
Cedar Park Preservation LP	Eric Lynner	eric@darwintlynnerco.com	515-243-8300		8/2/2022
CCM-Mason City, LLC, St. Mary's Apartments of Dubuque	Erich Schwenker	eschwenker@astrausa.com	414-727-9902		8/2/2022
Esaie Toingar	Esaie Toingar	toingar@hotmail.com	319-423-8661		8/2/2022
Francis Jackson	Frances Jackson	docfrances@gmail.com	319-572-2303		8/2/2022
Horizon Homes Associates, LP	Frank Klipsch	fklipschiv@ymcaimv.org	563-345-4279		8/2/2022
Newbury Management Co dba Newbury Living, 1606 Brady	Frank Levy	flevy@newburyliving.com	515-698-9706		8/2/2022
Robinson Heights Apartments I LP, Walton Woods Limited	Frank Sinito	fsinito@mhmltd.com	216-520-1250		8/2/2022
The Salvation Army	Grace Fee	Grace_Fee@usc.salvationarmy.org	319-235-9358		8/2/2022
Harvester Artist Lofts LP	Greg Foley	greg.foley@artspace.org	612-812-1999		8/2/2022
Cedar Pond Townhomes LP, The Rose of Waterloo LP, The	Gregory McClenahan	gmcclenahan@evergreenredc.com	952-447-2345		8/2/2022
Hatch Development Group LLC, Hotel Maytag Investors LLC	Jack Hatch	jack@hatchdevelopment.com	515-208-5414		8/2/2022
Iceberg Development Group, LLC, Alice Place LP, Westport	James Bergman	jim@jnbice.com	608-348-7755		8/2/2022
Riverside Estates LP	James C Johnson	jimj@urban-inc.net	712-252-5859		8/2/2022
Mtown Westown LLLP	James Clark	jimwestown@yahoo.com	641-753-9191		8/2/2022
CBC Financial Corporation, Affordable Housing Partners Fund	James Danaher	cbcfinancials@gmail.com	641-209-1883		8/2/2022
JP Star Housing Cooperative, Sodarock Housing Cooperative	James Gantz	jgantz@pepsidbq.com	563-556-2921		8/2/2022
821 Jackson St LLLP	James Johnson	jimj@urban-inc.net	712-251-5215		8/2/2022
Montrose Senior Apartments LP	James M Threatt	jmt@jmt-llc.com	816-612-8180		8/2/2022
Horizon Homes Associates, LP	James Richardson	fklipschiv@ymcaimv.org	563-340-3769		8/2/2022



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Baker Subdivision**

Company	Contact Name	Email	Phone	Replacement Email	Sent
Melbourne Apartments IV LLLP	James Weber	indigocompliance@goindigoliving.com	515-280-2053		8/2/2022
Upper Des Moines Opportunity Inc	Jamey Whitney	jwhitney@udmo.com	712-859-3885		8/2/2022
St. Michael Development Group, LLC, Coral Ridge LLC, IC	Jamie Thelen	jjthelen@sandcompanies.com	320-202-3100		8/2/2022
Jared Sperber	Jared Sperber	jncsperber@outlook.com	319-520-0086		8/2/2022
Senne Property Investments IA, LLC	Jason A Senne	bluedoorqc@gmail.com	563-468-1463		8/2/2022
Hilldale Estates Affordable Housing Limited Partne	Jayne Lourash	jlourash@laborershdc.org	309-678-0822		8/2/2022
ASAC Housing Corp	Jeannette Archer-Simons	<del>jarcher-simons@asac.us</del>	319-390-4611	<a href="mailto:aboeseberg@asac.us">aboeseberg@asac.us</a>	Email not accepted
Davenport MAHC LLLP	Jeff Huggett	jen.brewerton@dominiuminc.com	763-354-5500		8/2/2022
JAM Development LLC	Jeff Merrill	jallan314@gmail.com	641-485-3959		8/2/2022
Arbor Glen Apartments LLC	Jeffrey Manders	crete@yousq.net	563-590-2351		8/2/2022
Iowa City Leased Housing Associates III LLLP	Jen Brewereton	inspections@dominiuminc.com	763-354-5518		8/2/2022
Oculus Development LLC	Jennifer Twitty	info@oculus-development.com	312-213-2647		8/2/2022
Bellevue IHA Limited Partnership, West Union Iowa	Jesse Burns	jesse@burnshousing.com	319-338-7600		8/2/2022
SOTE Seven Centennial, Inc.	Jessica Butler	jessica@tmgmanagement.com	515-283-9095		8/2/2022
Affordable Housing Foundation Inc	Jessica Kramer	support@affordablehousingfoundation.org	515-778-3475		8/2/2022
Spaulding Lofts East I LLLP, Riverpoint Lofts, LLLP, Melbourne	Jim Weber	indigocompliance@goindigoliving.com	515-280-2053		8/2/2022
Manchester Park LP	Joe Koopman	brad-carlson@hotmail.com	563-922-2355		8/2/2022
Fulton Place Limited Partnership, MCSA MWA LP I	John Eichelberger	john@elopc.com	563-263-6900		8/2/2022
203 Harrison Street LP	John Foley	john@csdlc.org	402-963-9099		8/2/2022
CBIA LLLP	John Grosenheider	primejg@frontiernet.net	712-546-6003		8/2/2022
Deidre Hunold	John Hunold	jdhunold@hotmail.com	319-470-0629		8/2/2022
J & L Enterprise Properties, LLC	John Klopfenstein	johnklop@mediacombb.net	319-931-4394		8/2/2022
Waverly Historic Lofts LLC	Jon Atlas	jatlas@cohenesrey.com	913-671-3300		8/2/2022
Center for Siouxland	Jonette Spurlock	jonette.spurlock@centerforsioxland.org	712-252-1861		8/2/2022
Apex Development Group of Iowa, LLC	Joseph Marone	joe@ppmirentals.com	214-924-6404		8/2/2022
Joshua/Jennife Caston	Joshua Caston	jjmcaston@gmail.com	319-750-4598		8/2/2022
Arbor Marion Limited Partnership	Joshua Wilmoth	jwilmoth@fccommunities.org	847-849-5307		8/2/2022
Casselli Holdings Inc	Julian Caselli	caselliconstruction@gmail.com	515-664-6268		8/2/2022
Northeast Iowa Community Action Corporation	Julie Buddenberg	twilkins@neicac.org	563-382-8436		8/2/2022
Sanctuary Transitional Housing I LLLP	Julie Enockson	jenockson@jacksonrecovery.com	712-234-2328		8/2/2022
Logan 24 LP	Julie Nylen	jnylen@landmarkarizona.com	480-367-8880		8/2/2022
CB Waterloo Housing LLLP	Justin Eilers	info@commonbond.org	651-291-1750		8/2/2022
Davis Place LLC	Justin Potter	davisplacellc@outlook.com	563-599-4077		8/2/2022
Mid-Step Services	Karen Mathisen	kmathisen@siouxlan.net	712-899-0601		8/2/2022
Region XII Council of Governments Inc	Karla Janning	kjanning@region12cog.org	712-792-9914		8/2/2022
Kathy Ekland	Kathy Ekland	alittlemorecountrycharm@gmail.com	641-233-7881		8/2/2022
Grimes Investors LP	Keith Denner	keith@ppm-inc.com	515-226-0000		8/2/2022
Asbury EIRP LLLP, Eastern Iowa Regional Partnership LLLP	Kelley Deutmeyer	Kdeutmeyer@ecia.org	563-556-4166		8/2/2022
Community Based Services Service Enriched I LLLP	Ken Kammeyer	tneil@co.bremer.ia.us	319-352-0130		8/2/2022
Historic Hotel Iowa LLLP	Kevin Kuckelman	kjk.attorney@gmail.com	319-526-8975		8/2/2022
Libertad Des Moines LLC	Kim Buche	kim@vecinogroup.com	417-459-9355		8/2/2022
MBL Development Co	Kim Lingle	mbldevco@aol.com	816-569-6420		8/2/2022
EMM Associates LP, LT Associates LP, Greenway of	Kimber Myers Givner	kgivner@phoenixfamily.org	816-561-1033		8/2/2022
Cornerstone Commons LLC	Kristi Morgan	kmorgan@commonwealthco.net	608-824-2292		8/2/2022

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Commonwealth Companies	Tyler Sheeran	<a href="mailto:t.sheeran@commonwealthco.net">t.sheeran@commonwealthco.net</a>	608-688-0754 Ext		8/8/2022
10th St Townhomes LLP	Kristie Blankenship	<a href="mailto:kristieb@swmhp.org">kristieb@swmhp.org</a>	507-836-1602		8/2/2022
Highland Park LP, Stokes Senior Housing Ventures LP	La Tonya Stokes	<a href="mailto:lastokes23@gmail.com">lastokes23@gmail.com</a>	319-287-3845		8/2/2022
Casalina Chateau	La Toya Guevara	<a href="mailto:guevaral@capaxinfiniti.org">guevaral@capaxinfiniti.org</a>	515-339-6771		8/2/2022
M&M Properties Cooperative	Larry Matteson	<a href="mailto:lisa@mattesonmarine.net">lisa@mattesonmarine.net</a>	319-754-6705		8/2/2022
MDI Limited Partnership #86	Larry Olson	<a href="mailto:lolson@metroplains.com">lolson@metroplains.com</a>	651-523-1246		8/2/2022
Central Iowa Supportive Housing LLLP	Leisha Barcus	<a href="mailto:leisha.barcus@dmymca.org">leisha.barcus@dmymca.org</a>	515-481-8515		8/2/2022
Beacon Place Limited Partnership	Leslie Coleman	<a href="mailto:lcoleman@nwhomesolutions.org">lcoleman@nwhomesolutions.org</a>	402-451-2939		8/2/2022
Hickory Lane Partners LP, Pierce Street Partners LP	Lewis Weinberg	<a href="mailto:lew515@gmail.com">lew515@gmail.com</a>	712-252-2201		8/2/2022
Bluffs Apartments of Fort Madison LP	Linda Thurmond	<a href="mailto:lindat@brinshore.com">lindat@brinshore.com</a>	227-927-5070		8/2/2022
Fifteenth Street Apartments Limited Partnership	Lindsey Haines	<a href="mailto:lhaines@fccommunities.org">lhaines@fccommunities.org</a>	847-849-5305		8/2/2022
Exodus Two Holdings LLC	Margie White	<a href="mailto:r2m1white@aol.com">r2m1white@aol.com</a>	563-588-1574		8/2/2022
Willoway Heights LLC	Mark Cody	<a href="mailto:willoway@midlands.net">willoway@midlands.net</a>	712-446-2599		8/2/2022
WHPC McGregor Partners Limited Partnership	Mark Stay	<a href="mailto:mstay@astarusa.com">mstay@astarusa.com</a>	414-395-4456	<a href="mailto:assetmanagers@cardinalcapital.us">assetmanagers@cardinalcapital.us</a>	8/5/2022
Gronen Adaptive Reuse LLLP, Washington Court LP	Mary Gronen	<a href="mailto:maryg@gronen.com">maryg@gronen.com</a>	563-557-7010		8/2/2022
Hotel President Partners LP	Matthew Segerdal	<a href="mailto:matt@hwdevllc.com">matt@hwdevllc.com</a>	310-207-0882		8/2/2022
Ottumwa Housing Authority	Meliha Cavkusic	<a href="mailto:mcavkusic@ohatowers.org">mcavkusic@ohatowers.org</a>	641-814-5917		8/2/2022
City of Fort Madison	Melinda Blind	<a href="mailto:mblind@fortmadison-ia.com">mblind@fortmadison-ia.com</a>	319-372-7700		8/2/2022
Centennial Manor Partners LP, Town View Partners LP	Michael Crane	<a href="mailto:mike.crane@lloydcompanies.com">mike.crane@lloydcompanies.com</a>	605-275-8033		
R-P Properties Ltd	Michael J Murphy	<a href="mailto:michaelm@netamumail.com">michaelm@netamumail.com</a>	515-295-2927		8/2/2022
MM Real Estate LLC	Michael Mohrfeld	<a href="mailto:mohrfeld@mohrfeldelectric.com">mohrfeld@mohrfeldelectric.com</a>	319-372-5536		8/2/2022
Skyline Center Service Enriched Housing I LLLP	Michael Shane Buer	<a href="mailto:sbuer@skylinecenter.org">sbuer@skylinecenter.org</a>	563-243-4065		8/2/2022
Fresh Start Housing LLC, Salvia House LTD	Michelle Mihalakis	<a href="mailto:michellemihalakis.manasseh@yahoo.com">michellemihalakis.manasseh@yahoo.com</a>	563-557-4450		8/2/2022
Kenwood Apartments LLC	Mike Boge	<a href="mailto:mboge@metrorealtymgmt.com">mboge@metrorealtymgmt.com</a>	515-727-9000		8/2/2022
Glenda Drive LLC	Mike Judge	<a href="mailto:superiorrentals@ymail.com">superiorrentals@ymail.com</a>	641-485-9235		8/2/2022
ABG Country Hill LLC, ABG Valley View LLC, ABG Sieg Iron	Mike Perry	<a href="mailto:mike@artisancapitalgroup.com">mike@artisancapitalgroup.com</a>	312-285-6335		8/2/2022
Heartland Family Service, HFS Council Bluffs LLC	Mindy Paces	<a href="mailto:mpaces@heartlandfamilyservice.org">mpaces@heartlandfamilyservice.org</a>	402-934-8874		8/2/2022
2902 Iowa St., LLC, 525 Lilac Ln, LLC	Mitch Kressin	<a href="mailto:mitch@pyramidpropertygroup.com">mitch@pyramidpropertygroup.com</a>	515-707-0598		8/2/2022
North Star W H LP #2	MW Hart	<a href="mailto:lessthanpar@hotmail.com">lessthanpar@hotmail.com</a>	712-363-5430		8/2/2022
Pilot Creek Properties L.L.C.	Nicholas B Graham	<a href="mailto:nick@newhorizonsinternet.com">nick@newhorizonsinternet.com</a>	712-358-9019		8/2/2022
Independence LP	Nicholas Roby	<a href="mailto:nicholasroby@davisbrownlaw.com">nicholasroby@davisbrownlaw.com</a>	515-288-2500		8/2/2022
Brisben Johnston Commons, LP	Norma Padilla	<a href="mailto:norma.padilla@aldentorch.com">norma.padilla@aldentorch.com</a>	303-723-5859		8/2/2022
Storm Lake Affordable Partners LLC, Mill Farm Partners LLC,	Pat Beatty	<a href="mailto:compliance@overlandpg.com">compliance@overlandpg.com</a>	913-396-6310		8/2/2022
Oakridge Neighborhood Assoc LP, Silver Oaks Ventures LLP,	Patricia Palmer	<a href="mailto:ppalmer@oakridgeneighborhood.org">ppalmer@oakridgeneighborhood.org</a>	515-244-7702		8/2/2022
Southridge Residential LLC	Patrick Somers	<a href="mailto:psomers@pacificmgt.net">psomers@pacificmgt.net</a>	312-267-4850		8/2/2022
Des Moines Leased Housing Associates VIII LP, Des Moines	Paul Sween	<a href="mailto:rlunderby@dominiuminc.com">rlunderby@dominiuminc.com</a>	763-354-5500		8/2/2022
RD Adel LLLP, RD Nevada, LLLP	Paul Thoma	<a href="mailto:paul.thoma@unitedresource.biz">paul.thoma@unitedresource.biz</a>	913-492-7800		8/2/2022
McCann Housing Associates LP	Penn Lindsay	<a href="mailto:penn.lindsay@wishrockgroup.com">penn.lindsay@wishrockgroup.com</a>	207-774-5101		8/2/2022
North Stone Apartments LLC	Peter Corkrean	<a href="mailto:petercorkrean@yahoo.com">petercorkrean@yahoo.com</a>	515-988-9613		8/2/2022
Pedcor Investments 2006 LXXXIX LLC, Pedcor Investments-	Phillip J Stoffregen	<a href="mailto:pjstoffer@pedcor.net">pjstoffer@pedcor.net</a>	317-587-0320		8/2/2022
Taylor Housing Parnters LLC, Roosevelt Housing Partners LLC,	Richard Hutsell	<a href="mailto:rhutsell@phmdcorp.com">rhutsell@phmdcorp.com</a>	651-815-0665		8/2/2022
Rick Gibson	Rick Gibson	<a href="mailto:rickgibson2471@gmail.com">rickgibson2471@gmail.com</a>	319-989-1042		8/2/2022
Cedar View Apts LP, MDI Limited Partnership 56, Hotel	Rob McCreedy	<a href="mailto:rmccreedy@metroplains.com">rmccreedy@metroplains.com</a>	651-523-1252		8/2/2022
Thunder Ridge Senior Apartments LLC, SMV Featherstone,	Robert Dean	<a href="mailto:bob@metonic.net">bob@metonic.net</a>	402-952-4599		8/2/2022

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Roger Beckman	Roger Beckman	annaspantry@iowatelecom.net	319-385-7472		8/2/2022
Common Ground Duplexes	Roger Mayer	cbluffconst@gmail.com	641-220-3714		8/2/2022
Corridor Woods Limited Partnership	Ross Resetich	rresetich@housingfellowship.com	319-358-9212		8/2/2022
The Housing Fellowship, Whispering Garden IHA Limited	Ross Resetich	tmarshall@housingfellowship.com	319-358-9212		8/2/2022
Washington Apartments L.L.P., Riverbend Duplexes LP,	Russ Frazier	rfrazier@anawimhousing.org	515-244-8308		8/2/2022
Woodland Avenue Partners LP, Stockbridge LP Southern	Ryan Galloway	ryan@perennialproperties.com	515-314-5481		8/2/2022
Council Bluffs Leased Housing Associates I, LLLP	Ryan Lunderby	inspections@dominiuminc.com	763-354-5634		8/2/2022
Ryan Winters, Seneca Place Apts LLC, Stone Ridge	Ryan Winter	ryanwinter@yahoo.com	515-707-6042		8/2/2022
Lee County	Ryanne Wood	keokukha@mchsi.com	319-524-1052		8/2/2022
Willis Avenue Apartments LLC	S.R. Mills	smills@beardevelopment.com	262-842-0542		8/2/2022
CCV I LLC	Sadie Lee	gaer.steve@rrrealty.com	515-223-4500		8/2/2022
Community Housing Initiatives, Graettinger Housing	Sam Erickson	sam@chihousing.com	515-262-5965		8/2/2022
Corinthian Gardens Associates L.P.	Sarai Schnucker-Rice	sarai.ann.rice@gmail.com	515-255-9399		8/2/2022
Immanuel Elderly Housing II LLC	Scott Bear	SBear@immanuel.com	402-829-2900		8/2/2022
Brown Apartments LP, Affordable Housing Network Inc.,	Scott Krchak	skrchak@fouroaks.org	319-784-2030		8/2/2022
FB Harlan LP	Shawn Foutch	shawn.foutch@jmae-11c.com	515-283-0023		
Del Ray Ridge LP, Aniston Village LP, Berry Court Limited	Simon Andrew	sandrew@housingfellowship.com	319-358-9212		8/2/2022
DLB LLLP, Holiday Court LLLP, VFH LLLP	Stacy Kiser-Willey	kiserwilleys@verafrenchmhc.org	563-445-7977		8/2/2022
Crestview Apts LLC	Steve Ames	amesrentals@yahoo.com	641-753-9034		8/2/2022
Downtown Partners Inc	Steve Frevert	amoyer@greaterburlington.com	319-752-0015		8/2/2022
Balance Autism Foundation	Steven Muller	smuller@balanceautism.org	515-957-3343		8/2/2022
Christ the King Senior Housing, LLLP	Sue Clark	sue@sueclarkrealestate.com	515-225-4782		8/2/2022
Kennedy Point Limited Partnership	Susan Freeman	sfreeman@arearesidentialcare.org	563-556-7560		8/2/2022
Scott Meadows Senior Housing LP	Tammy Danover	tdanover@heritagemarion.bank	319-373-5400		8/2/2022
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Norwalk Park Apartments Limited Partnership, Grimes Park I	Ted Oswald	ted.oswald@tlpropertiesllc.com	515-689-8593		8/2/2022
Elevate At Jordan Creek, LP	Terrence Keusch	tjkeusch@gmail.com	317-886-7923		8/2/2022
Prestwick Apartments Ltd LP	Terry Burns	terry@midstatesdev.com	712-258-3251		8/2/2022
CB Bennett 2019 LLC	Terry Christensen	terry.christensen@cox.net	402-689-5118		8/2/2022
Lau Rentals LLC	Tim Lau	timlau918@yahoo.com	563-343-8898		8/2/2022
Urban Crossing Apartments L.L.L.P., Southview Senior	Tim Mauro	tim@CTDevelopmentIowa.com	515-554-9773	<a href="mailto:tim@ctdevelopmentiowa.com">tim@ctdevelopmentiowa.com</a>	8/5/2022
Sioux City Apartment Partners II LLC	Timm Banks	tbanks@midstepservices.com	712-274-2252		8/2/2022
Todd Schneider	Todd Schneider	cowman63@hotmail.com	319-470-8711		8/2/2022
Cedar River Renewal LLC	Todd Travis	todd@foundationhousing.com	301-998-0401		8/2/2022
Fort Des Moines Senior Housing LLLP	Tom Akers	akersholdingllc@hotmail.com	515-285-4192		8/2/2022
HouseBuyers LLC	Tom Roth	houses@rothhomesdsm.com	515-276-7653		8/2/2022
Blairs Ferry Senior Apartments LP, Commonwealth Senior	Tony Knoble	tony@twgdev.com	317-252-0221	<a href="mailto:cphillips@twgdev.com">cphillips@twgdev.com</a>	8/5/2022
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Decorah Woolen Mills LP, Northeast Iowa Community Action	Trisha S Wilkins	twilkins@neicac.org	563-382-8436		8/2/2022
Villas at Meadow Springs LP	Vaughn Zimmerman	vzimmerman@wilhoitproperties.com	417-890-3241		8/2/2022
Westview Village Limited Partnership	Victoria Endriss	vendriss@traversemanagement.com	515-313-7306		8/2/2022
Winterset IV LP, Sugar Creek Waukee LP, Mt Pleasant II LP,	William E Spreitzer	wes@wescap.com	602-200-5660		8/2/2022
DSMIA LLLP	William G Hedlund	wghedlund@aol.com	515-222-1932		8/2/2022

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Union Development Holdings, LLC	Margaret Blum	<a href="mailto:mblum@theannexgrp.com">mblum@theannexgrp.com</a>	847-828-4272		8/2/2022
Prairie Fire Development	Kelly Hrabe	info@prairiefredg.com, khrabe@prairiefredg.com	816-686-2416		8/2/2022
Builders Development Corp	Tom Cole	<a href="mailto:e.tcole.bdc@gmail.com">e.tcole.bdc@gmail.com</a>	816-674-0789	<a href="mailto:chele.bdc@gmail.com">chele.bdc@gmail.com</a>	8/5/2022
Hunziker Companies	Chuck Winkleblack	<a href="mailto:chuck@hunziker.com">chuck@hunziker.com</a>	515-233-4450		8/2/2022
Kurt Friedrich	Friedrich Realty	<a href="mailto:kfriedrich@friedrich-realty.com">kfriedrich@friedrich-realty.com</a>	515-232-6175		8/2/2022
The Jensen Group	Dickson Jensen	<a href="mailto:ddjensen2010@gmail.com">ddjensen2010@gmail.com</a> ; <a href="mailto:duane@jcorp.biz">duane@jcorp.biz</a>	515-232-2128		8/2/2022
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Haverkamp Properties	Brent Haverkamp	<a href="mailto:brent@haverkamp-properties.com">brent@haverkamp-properties.com</a>	515-232-7575		8/2/2022
Pinnacle Properties	Keith Arneson	<a href="mailto:keitharneson@gmail.com">keitharneson@gmail.com</a>	515-291-5050		8/2/2022
Denny Elwell Company	Chris Murray	<a href="mailto:cmurray@dennyelwellcompany.com">cmurray@dennyelwellcompany.com</a>			8/2/2022
Henkel Construction Company	Aaron Gallick	<a href="mailto:aaron@henkelconstruction.com">aaron@henkelconstruction.com</a>	515-735-4023 D 515-901-7601 C		8/2/2022
The Opus Group	Micheal Anthony	<a href="mailto:michael.anthony@opus-group.com">michael.anthony@opus-group.com</a>	515-446-4935 D 515-669-0647 C		8/2/2022
Pro-Commercial	Matt	<a href="mailto:matt@pro-commercial.com">matt@pro-commercial.com</a>			8/2/2022
HCS Builders	Matt.Phillips	<a href="mailto:matt.phillips@hcsbuilders.com">matt.phillips@hcsbuilders.com</a>		<a href="mailto:david.hoefer@hunziker.com">david.hoefer@hunziker.com</a> <a href="mailto:jill.anderson@hunziker.com">jill.anderson@hunziker.com</a>	8/5/2022
	Wally; Elara	wally@pelds.com; elara@pelds.com			8/2/2022
Tasteful Homes	Rich	<a href="mailto:rich@tastefulhomesames.com">rich@tastefulhomesames.com</a>			8/2/2022
Story Construction	Jsynder; Jlong. Mike Espeset	jsnyder@storycon.com; mespeset@storycon.com; <a href="mailto:jlong@storycon.com">jlong@storycon.com</a>			8/2/2022
Integrity Construction	Brad Heemstra	<a href="mailto:bradheemstra@buildwithintegrity.com">bradheemstra@buildwithintegrity.com</a>			8/2/2022
Randall Corp	Matt	<a href="mailto:matt@randallcorp.com">matt@randallcorp.com</a>			8/2/2022
	Keith Arneson	<a href="mailto:keitharneson@mchsi.com">keitharneson@mchsi.com</a>		<a href="mailto:construction@mchsi.com">construction@mchsi.com</a>	8/5/2022
		<a href="mailto:rusmccul@hotmail.com">rusmccul@hotmail.com</a>			8/2/2022
		<a href="mailto:mlife@mecresults.com">mlife@mecresults.com</a>			
		<a href="mailto:sscott@ruhcommercial.com">sscott@ruhcommercial.com</a>			
		<a href="mailto:rick@thompsonoil.com">rick@thompsonoil.com</a>			8/2/2022
		D.FITZGERALD@HORIZONDBM.COM			8/2/2022
Deltek, Inc.	Patricia	<a href="mailto:publicrecords@deltek.com">publicrecords@deltek.com</a>			8/8/2022
	Julie Knudson	<a href="mailto:jknudson@mbi.build">jknudson@mbi.build</a>			8/15/2022