

Remodeled Landmark Becomes Classic Loft Style Apartments

Historic Conversion Continues Downtown Rebirth

Partnership Teams Up Again to Develop Affordable Loft Style Apartments

The overwhelming popularity of the new Lofts at Landmark apartments marks another chapter in the chronicle of downtown St. Joseph's continued historic rebirth.

Listed on the national historic landmark registry, the newly named Lofts at Landmark enjoys a growing waiting list just months after the first families moved into the restored building. The former RL McDonald Building at 210 North 4th Street has been converted into 45 affordable downtown loft style apartments.

"We've done more than restore another treasured landmark," Director Dave Leyland of the Community Action Partnership of Greater St. Joseph said. "The Lofts signifies our continued commitment to breathing new life into downtown St. Joseph by creating beautiful and affordable places to live."

With Columbia, Missouri-based Jeffrey E. Smith Development, Inc., the CAP transformed the historic RL McDonald Building into one and two bedroom apartments containing up to 1,469 square feet of living space. Rents range from \$355 to \$395 per month. The project was financed with equity from historic federal and state tax credits, as well as federal and state low income housing tax credits.

Missouri State Treasurer Sarah Steelman expressed "great delight" because the overwhelming popularity of the new loft apartments

confirms Missouri Housing Development Commission's faith in the future of downtown St. Joseph. Steelman's duties as state treasurer include serving as chairman of Missouri Housing Development Commission.

"We couldn't be happier to live here," Tammy Santos remarked. "We're within walking distance of local restaurants and shops and have virtually any amenity you could want."

The loft apartments feature a full range of kitchen appliances, expansive windows, towering ceilings and private gated parking. Shared facilities include the building's computer lab, library, a fitness center, private storage units, and club room with full kitchen for hosting large social gatherings.

The Lofts at Landmark is St. Joseph's second family development project involving restored historic buildings and JES Development's seventh investment in the community. The other historic rehabilitation is the Townsend and Wall building located on Francis Street featuring 47 affordable loft apartments.

"We appreciate the continued investment in our community by JES Development," Leyland observed. "The company's invaluable assistance and commitment to St. Joseph have been pivotal to the restoration of another downtown landmark."

The nearly \$8.5 million Lofts at Landmark opened in December of 2005. During the Ribbon Cutting Ceremony its



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-- Sarah Steelman, State Treasurer

community room was dedicated in memory of the late Representative Maurice Lawson of the Missouri General Assembly. The community room was dedicated by Jeffrey E. Smith to Lawson's wife Bonnie to celebrate Representative

Lawson's "endless dedication" to securing affordable St. Joseph housing.

"Maurice must be looking down from Heaven and smiling with satisfaction," Bonnie remarked. "Both for the honor of the community room and the fact you have

done such a great job of providing affordable housing to St. Joseph."

In expressing his gratitude toward city leaders and the community for their support and help with this project, Jeffrey Smith, CEO of JES Development

said, "We are proud to have partnered with Community Action Partnership on this historic renovation. This is a win-win situation; we have preserved an important piece of St. Joseph's past for many generations yet to come."

Missouri State Treasurer Sarah Steelman and Jeffrey E. Smith cut a ribbon the ribbon to mark the opening of the new 45-unit Lofts at Landmark apartment building at 210 North 4th Street.



Bonnie Sue Lawson addresses dignitaries at the dedication of the Lofts at Landmark before accepting a plaque from Jeff Smith (left) commemorating her late husband's commitment to helping people secure quality and affordable housing.