

Maplewood Manor

1802 South Oronogo
Webb City, MO 64870



Maplewood Manor represents half of the privately-owned subsidized rental housing in Webb City, an attractive town near Joplin and the Joplin Airport. POAH purchased the complex in 2001 to ensure its long-term affordability.

Project Partners

- Missouri Housing Development Commission
- US Department of Housing and Urban Development (HUD)

The Preservation Challenge

Webb City is a growing municipality, benefiting from its proximity to Interstate 71 (the road north to Kansas City) and Interstate 44 (the road north to St. Louis). The town of 10,000, a close neighbor to Joplin and the Joplin Airport, also attracts families to its good quality schools. Nevertheless, residents of Webb City face financial challenges: 45% of moderate-income households spend one-third of their incomes on housing. For those earning minimum wage, the burden is even higher. Maplewood Manor is one of only two privately-owned apartment complexes offering rent subsidies to low-income households.

POAH's Role

POAH purchased Maplewood Manor as part of its initial Missouri portfolio in 2001. The development, which was constructed in 1980, includes 11 garden-style residential buildings and a community center on a ten acre campus. Although the development is largely rented to families, eight of the one-bedroom units on the site have traditionally been set aside for elderly residents.

Financing for POAH's purchase came from the Missouri Housing Development Commission, a preservation-minded ally. All of the rents at Maplewood Manor are guaranteed under a project-based Section 8 contract with HUD; qualified residents pay 30% of their incomes for rent, but when they move on, the rent subsidy remains in place at the property, available for new families facing financial need.