



Housing Authority of the City of Columbia, Missouri

Columbia
HOUSING AUTHORITY

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July 19, 2026

William Rataj, Director of Housing and Neighborhood Services
City of Columbia
701 E. Broadway
Columbia, MO 65201

Dear Bill:

The Columbia Housing Authority (CHA) respectfully requests City Council consideration of a Resolution of Support for Park Avenue Phase II (507 Park) in connection with CHA's application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits.

Park Avenue Phase II is a proposed 33-unit mixed-income housing development located at 507 Park Avenue. The project represents the next phase of the Park Avenue neighborhood redevelopment and will create high-quality, energy-efficient housing while advancing housing stability, neighborhood revitalization, and income diversity.

The development is intended to primarily serve older adults, including veterans, while also creating housing opportunities for a limited number of vulnerable and housing-insecure households and other low-income residents from CHA's waiting list. A small number of market-rate apartments will be included to support a mixed-income community.

The proposed development will consist primarily of one-bedroom apartments, with several two-bedroom units. Of the 33 apartments, five will serve households earning 30% of Area Median Income (AMI) or below, including four one-bedroom units and one two-bedroom unit. Twenty-four apartments will serve households earning 50% of AMI or below, including twenty one-bedroom units and four two-bedroom units. The remaining four apartments will be one-bedroom market-rate units. This housing mix reflects CHA's role in serving households across the housing continuum while promoting long-term housing stability and opportunities for upward economic mobility.

The project is being developed in partnership with the historic St. Paul AME Church, whose leadership and congregation have helped shape the project's design and vision through community engagement. The partnership is expected to continue through shared community programming space and coordinated site improvements intended to enhance the church's parking, accessibility, and connection to the surrounding neighborhood.

CHA also anticipates coordinating resident services with healthcare, workforce-development, and community partners to promote housing stability, resident independence, and long-term well-being.

Accordingly, CHA respectfully requests that the Columbia City Council adopt a Resolution of Support for Park Avenue Phase II for inclusion with CHA's MHDC application.

MHDC's August 7, 2026, application requirements also call for evidence that applicable developments are consistent with the Consolidated Plan of the local entitlement jurisdiction. CHA therefore also respectfully requests that the City of Columbia, as a HUD entitlement jurisdiction, certify that Park

Avenue Phase II is consistent with the goals, priorities, and housing needs identified in the City of Columbia 2025–2029 Consolidated Plan.

Thank you for your assistance in coordinating these items for City Council consideration. Please let me know if any additional information would be helpful.

Sincerely,

Randy Cole

Chief Executive Officer, Housing Authority of the City of Columbia, Missouri

Attachments

- Site Plan and Conceptual Building Rendering
- St. Paul AME Church Letter of Support
- Draft Resolution of Support