

June 23, 2026

City of Columbia
701 E. Broadway
P.O. Box 6015
Columbia, MO 65205

RE: Spartan Pointe II
Proposed Family Housing Development

Dear Mayor and Councilmember:

Our development team is pleased to share with you our intent to apply for LIHTC funding for Spartan Pointe II, a family affordable housing community located next to Battle High School in north Columbia. With the overwhelming success of Phase I, we look forward to bringing additional affordable housing units to this largely underserved area of Columbia. The location is truly optimal with families being able to enjoy easy walking access to several schools and after-school extracurricular activities without the burden of transportation. Spacious 2, 3, and 4-bedroom floor plans along with community building amenities make this an ideal place for families to thrive and prosper.

Spartan Pointe II will be up to a forty-eight (48) unit development located on Battle Avenue and Spartan Drive. The application to Missouri Housing Development Commission will be for both state and federal 9% Low Income Housing Tax Credits. Units will be offered to a range of different income levels based on 30% AMI and 60% AMI, as well as unrestricted unit options for families that would traditionally be over income.

Please accept this request for a resolution of support to further display city council's alignment and support with this affordable housing proposal. We appreciate your time and consideration.

Sincerely,

Jay Burchfield

TerraVest Development Corp.