



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: August 3, 2026

Re: Resolution of support for August 2026 Low-Income Housing Tax Credit applications

Impacted Ward: Ward 1

Executive Summary

Housing and Neighborhood Services has received a request for a City Council resolution of support for an application to be considered for Low-Income Housing Tax Credits (LIHTC) awards in the Missouri Housing Development Commission's August 2026 LIHTC application cycle. The Columbia Housing Authority (CHA) through its ownership entity, Park Avenue Housing Development Group, L. P., requests a resolution of support for their application for the development of Park Phase II (507 Park) development project.

Discussion

Background: The Low-Income Housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986. Nationally, this federal program is larger than the Community Development Block Grant and HOME Investment Partnerships Programs as a source of funds for affordable housing. Locally, there have multiple projects supported by the program, which is administered in Missouri by the Missouri Housing Development Commission (MHDC). The MHDC issues notices of funding opportunities for applications for four percent (4%) and nine percent (9%) tax credits. The percentages indicate the percentage of estimated valuation of the proposed projects that the credits will provide each year for a period of ten years. The latest round of applications is due on August 7, 2026.

Park Place Phase II (507 Park) is 33-unit, mixed income housing development which is intended to primarily serve older adults, including veterans. The development will consist of five (5) reserved for individuals or households at 30% of the Area Median Income (AMI); twenty-four (24) units are reserved for those at 50% AMI; and four (4) are market rate. This \$15.1 million total development cost project is applying to MHDC for federal and state 9% credits. The project is located at 507 Park Avenue and is being developed in partnerships with the historic St. Paul AME Church. CHA also anticipates coordinating resident services with healthcare, workforce-development, and community partners to promote housing stability, resident independence, and long-term well being.

Fiscal Impact

Short-Term Impact: The Housing and Community Development Commission has recommended \$250,000 in FY27 CDBG funds and \$150,000 in FY27 HOME Investment



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Partnerships Programs Funds to support this project. These recommendations will be presented to the Council for consideration in an upcoming Council meeting.

Long-Term Impact: Tax credit projects create positive fiscal outcomes for the City while meeting a need for low-income housing.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Inclusive and Equitable Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
09/06/2022	R132-22 Expressing support for replacement of downtown public housing units on Park Avenue and the Columbia Housing Authority's associated application to the Missouri Development Housing Commission for low-income housing tax credits.

Suggested Council Action

Approval of the resolution.