



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: September 2, 2025

Re: Resolution of support for September 2025 Low-Income Housing Tax Credit applications

Executive Summary

The City Clerk's office has received a request for a City Council resolution of support for applications to be considered for Low-Income Housing Tax Credits (LIHTC) in the Missouri Housing Development Commission's September 2025 LIHTC application cycle. JES Dev Co, Inc. requests support for Gentry Estates IV.

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 been a number of 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 the 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 September 17, 2025.

JES Dev Co, Inc., Gentry Estates IV

Gentry Estates IV will utilize state and federal 9% LIHTC. It is a senior living community with up to 50 units affordable for several different household income levels. It is planned to be constructed just east of Gentry Estates III that is currently under construction. Gentry Estates IV is located near the intersection of Nifong Blvd. and Bethel Street.

Fiscal Impact

Short-Term Impact: None, no City funds are requested.

Long-Term Impact: Tax credit-funded 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



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Legislative History

Date	Action
09/02/2024	R158-24 Resolution of support for Spartan Pointe II
09/18/2023	R140-23; 141-23; 142-23; 143-23 Resolutions of support for four separate projects (CHA - Providence Walkway; JES Holding LLC - Gentry Place III; Terravest Development - Corp Spartan Pointe II; and LEDG Captial LLC – Columbia Square-Claudell Homes).
09/06/2022	R132-22 Resolution of support for CHA Park Avenue
09/21/2020	R113-20 Resolution of support for CHA Kenny Pointe
05/05/2018	R11-18 Resolution of support for CHA Providence Walkway
08/15/2016	R116-16 Resolution of support for Burrell Behavioral Health housing
07/18/2016	R98-16 Resolution of Support for CHA Bryant Walkway

Suggested Council Action

Approval of the resolution.