



Cohen-Esrey Development Group, LLC
8500 Shawnee Mission Pkwy, Suite 150
Merriam, KS 66202
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July 20th, 2026

William Rataj
Housing and Neighborhood Services
City of Columbia
701 E Broadway, Columbia, MO 65205

William,

Cohen-Esrey Development Group is pursuing the development of a new affordable housing community on approximately 10.46 acres near the intersection of Worley Street and Fairview Road, adjacent to the Columbia Mall (parcel ID: 16-204-00-00-006.02 01 and 16-204-00-00-007.01 01).

Our current concept includes approximately 48 high-quality affordable apartments. The development is anticipated to include a mix of one-, two-, and three-bedroom homes serving family households across a range of income levels, including households with significant affordability needs (see proposed unit mix on the following page). Final unit counts, affordability levels, and building plans will continue to be refined through the financing, design, and City review processes.

Cohen-Esrey intends to apply to the Missouri Housing Development Commission for an allocation of competitive 9% Low-Income Housing Tax Credits. The proposed development would represent the first phase of a planned two-phase affordable housing community, with each phase anticipated to pursue a separate allocation of 9% tax credits.

As part of the application process, Cohen-Esrey is requesting a formal Resolution of Support from the City of Columbia to include in its submission to MHDC. The letter would demonstrate the City's support for the proposed first phase, recognize the need for additional affordable housing in the community, and confirm that the development is consistent with Columbia's broader housing goals.

Thank you,

A handwritten signature in cursive script that reads "Jack Brenton".

Jack Brenton
Midwest Development Director
Cohen-Esrey Development Group
8500 Shawnee Mission Pkwy, Suite 150
Merriam, KS 66202
jbrenton@cohenesrey.com



Proposed Unit Mix (Phase One):

Type	AMI	Count
1 Bedroom	30%	2
1 Bedroom	60%	16
1 Bedroom	80%	3
2 Bedroom	30%	5
2 Bedroom	60%	13
2 Bedroom	80%	3
3 Bedroom	60%	6
Total		48

AMI	Count
30%	7
60%	35
80%	6
Total	48