



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2026

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

Impacted Ward: Ward 5

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) awards in the Missouri Housing Development Commission's August 2026 LIHTC application cycle. The developer, JES Dev Co., Inc., requests a resolution of support for their application for the Gentry Estates IV 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.

Gentry Estates IV is a senior (55+) housing development consisting of forty (40) units. Six (6) units are reserved for individuals or households at 30% of the Area Median Income (AMI); thirty (30) units are reserved for those at 60% AMI; and four (4) are market rate. This \$13.8 million total development cost project is applying to MHDC for federal and state 9% credits. The project is located to the west of the Gentry Estates III development for which construction is nearing completion on the southside of Nifong and east of Bethel Street.

Fiscal Impact

Short-Term Impact: None. City funds are not requested.

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:](#)



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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
09/02/2025	R126-25 Expressing support for the construction of a senior housing development known as Gentry Estates.

Suggested Council Action

Approval of the resolution.