



Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2024

Re: Resolutions of support for September 2024 Low-Income Housing Tax Credit applications

Executive Summary

The City Clerk's office has received requests from two organizations seeking City Council resolutions of support for applications to be considered for Low-Income Housing Tax Credits (LIHTC) in the Missouri Housing Development Commission's September 2024 LIHTC application cycle. The Housing Authority of Columbia (CHA) requests support for its Blind Boone Apartment project and Terra Vest Development Corp. requests support for its Spartan Pointe II 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 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 18, 2024.

CHA, Blind Boone Apartments

CHA has been upgrading legacy public housing units and converting its housing stock using LIHTC funding obtained through MHDC. Blind Boone Apartments is another stage in this effort and will entail the replacement of 27 units located on the west side of Providence road that were constructed in 1963 and that have exceeded their life cycle. CHA's current plans consist of the demolition of the 27 units and constructing 27 new, modern, and energy-efficient housing units in the same unit configuration as those currently existing.

Terra Vest Development Corp., Spartan Pointe II

Spartan Pointe II is a future development of 48 apartment dwelling units in two buildings located at the southeast corner of Battle Avenue and Spartan Drive, north of Spartan Pointe I. Spartan Pointe I was completed in June 2024 and is fully leased and maintaining a waitlist. Spartan Pointe II will include a combination of 2, 3 and 4-bedroom units, offering both affordable (LIHTC) and market rate apartment homes.



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: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Tertiary

Legislative History

Date	Action
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

Council may approve resolutions of support for the 2024 Low-Income Housing Tax Credit applications to the Missouri Housing Development Commission.