Missouri

State Snapshot: Affordable Housing Preservation

2017 LOW-INCOME HOUSING TAX CREDIT PRIORITIES (9%)

2017 QAP Preservation Definition
Eligible projects must have the following characteristics: a) have project-based rental assistance and/or operating subsidy, b) have a loan made prior to 1985 from HUD 202/811, 221(d)3 or (d)4, 236, or USDA RD 515, c) participate in HUD’s Mark-to-Market program, d) have a previous allocation of tax credits from 1999 or earlier and be in or completed final compliance period.

30% Eligible Basis Boost
For preservation projects

Preference
To the preservation to existing tax credit properties.

Energy Audits
Are required for all rehabilitation projects

MHDC prioritizes transit oriented development by giving a basis boost to TOD plans.

Projects competing in the preservation priority must waive the right to opt out for an additional 15 years.

ALLOCATIONS
9% Tax Credits (2014)
Properties Preserved
7
Apartments Preserved
523
% of Total Units Preserved
26%

4% Tax Credits (2014)
Properties Preserved
5
Apartments Preserved
485

ADDITIONAL STATE PRESERVATION RESOURCES
Missouri Housing Trust Fund
Affordable Housing Assistance Program
MHDC Rental Housing Production and Preservation Program