



**City of Missoula, Montana  
City Council Committee Agenda item**

**Committee:** Housing, Redevelopment and Community Programs

**Item:** Union Place Apartments Low Income Housing Tax Credits (LIHTC)  
Public Hearing

**Date:** October 19, 2022

**Sponsor(s):** Emily Harris-Shears

**Prepared by:** Emily Harris-Shears

**Ward(s) Affected:**

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input checked="" type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

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**Action Required:**

Set a public hearing for November 28, 2022 to provide information and opportunity for public comment regarding the Low Income Housing Tax Credit application for Union Place Apartments.

**Timeline and Recommended Motions:**

Committee discussion: October 19, 2022  
Council sets public hearing: October 24, 2022  
Recommended motion: Set a public hearing for November 28, 2022 on the tax credit application for preservation and rehabilitation of Union Place Apartments.  
Public Hearing: November 28, 2022  
Final Consideration: November 28, 2022  
Recommended motion: N/A-host only for public comment  
Deadline: November 28, 2022

**Background and Alternatives Explored:**

The Union Place Apartments LLC is applying for Low Income Housing Tax Credits to preserve and rehabilitate 63 units at Union Place Apartments. Currently the apartments are available to households earning at or below 60 percent of Area Median Income. The tax credit award would protect the affordability of this property for an additional 46 years. The Union Place Apartments LLC is applying for 4 percent tax credit to invest in rehabilitation. The Qualified Allocation Plan (QAP) which governs the allocation process for Montana Housing Credits requires applicants to hold a public hearing in partnership with local government to share plans and hear public comment.

**Financial Implications:**

N/A

**Links to external websites:**

<https://unionplace1.tamarackpm.com/>