

TAB 1: 22-052

Eastland Hills

22-052
OPPOSITION
CITIZEN

September 3, 2022

Missouri Housing and Development Commission

920 Main Street, #1400

Kansas City, MO 64105

Subject: Eastland Hills, 48-unit public housing unit, Jefferson City, MO

Dear Mr. Metz:

I want to voice strong objection to the development of the proposed public housing project in our neighborhood. The proposed project is to be funded by the Missouri Housing Development Commission (MHDC) Low Income Housing (Section 8) Tax Credit (LIHTC) and the Missouri Department of Economic Development with their federally funded CDBG-DR grant funds. While I recognize everyone must have a place to live, we live in a predominately single-family subdivision. There already are an abundance of apartments, duplexes, and other non-single-family housing in the vicinity.

Developers such as this have no regard for the pain they project on others. They simply proceed only if "NIMBY" (not in my back yard) applies to their cause. Their goal is to just make money using whatever method suits them.

Besides the general reason stated above, the following support a decline is in order regardless of whether this is Section 8 housing or any multi-family residential unit this size:

- (1) East School which is the elementary school least preferable among the public schools here already has more than their share of disadvantaged students. The projected load of 72 more students on that overcrowded school would further degrade education there and further increase crowding and current use of mobile units. Their students graduate and later attend already overcrowded Lewis and Clark Middle School in our Eastland Drive neighborhood. There are no sidewalks on that side of Eastland Drive, so kids will obviously walk in the high-traffic street or in yards as they do now on my street. The Jefferson City School District has attempted to shape boundaries to balance demographics. This projected project will more than likely unbalance those efforts.
- (2) East Miller Street dead-ends on this side of the city - twice, and the residential, multi-family location proposed here would force traffic to the only outlet - Eastland Drive. Eastland Drive is already a very busy city arterial street; more traffic and pedestrians would further add to the problems we have in our normally quiet residential neighborhood. It is almost unbearable in the morning and during the hours of school dismissals. Any attempt to control traffic with more stop lights is not doable as the stop light immediately south of the intersection is less distance than traffic standards allow.
- (3) For this proposal to be brought to our Council without public input is also of critical concern. It seems to have been quietly advanced in a vacuum. It is for sure a project advanced by those

who don't have an "oar in the water," those outside our neighborhood and/or who don't have school-aged children at East.

- (4) A review of zoning maps indicates this large capacity residential proposal is not consistent with current zoning and contrary to the city masterplan.

Again, I strongly object to rezoning this from commercial-business or single-family residential to multi-family regardless of the type – especially without completing the connection on the undeveloped property and connecting it to that portion of East Miller Street to the west. In particular, this proposed 48-unit public housing unit is way out-of-bounds.

Sincerely,



Clayton Hill

2005 Chickadee Road

Jefferson City, MO 65101

573-634-5113

CF: Mayor and City Council

City of Jefferson

320 East McCarty Street

Jefferson City, MO 65101

091522 Eastland Hills Low Income Housing Project:

At the council meeting September 6th, I and three others opposed the proposed apartment complex on East Miller Street. The other two proposals received no opposition. The News-Tribune has shown biased reporting; no dissenting opinion has been reported.

To correct a misspeak: I stated that this site's proposal was not zoned appropriately as the zoning map showed it as predominantly "Red," C-2, Commercial. Evidently, the city also allows multi-family residential. Makes sense, right? Not. As an aside, the zoning map is poorly depicted; it even shows Highway 50/63 right-of-way as multi-family.

I will be submitting a second letter to the Missouri Housing Development Commission (MHDC) to detail the contentious vote and discussion by the council. Seems to be OK for Mayor Tergin and Councilman Kemna to meet with the developer and connive and write separate letters of approval prior to any notification or coordination with the council in whole. That lack of full-council coordination was without question as council members challenged the two in front of the public. There was also a lack of any notification or discussion with the new superintendent who spoke in an introductory role prior to the housing agenda. Councilman Deeken added that Mr. Kemna might be in a position of conflict due to his employment with Central Bank which might be involved in financing projects.

This project, even though appropriately zoned, it is opposed by me and my neighbors, the adjacent commercial property owners and some elected state officials who will voice dissention separately. My comments at the meeting addressed lack of a connection to East Miller Street and the expected traffic problems that will be the result if constructed as a dead-end cul-de-sac. Others voiced that same concern. Additionally, at 48 units, it is more than 4 times larger than any apartment building on the other side of Eastland and is out-of-place in abutting commercial adjacency to the east. I voiced it would be more appropriate on the north end of Eastland or on McCarty Street. It would also increase school bus traffic and student walking's to Lewis and Clark where there is no sidewalk on that side. I imagine students walking in the street or crossing Eastland in heavy traffic.

I encourage the five dissenting council members and others to also write opposing letters to the MHDC. This project is not feasible without grants - our taxes - for private gain.

Clayton Hill

Jefferson City



22-052
OPPOSITION
CITIZEN

September 16, 2022

Missouri Housing and Development Commission

920 Main Street, #1400

Kansas City, MO 64105

Subject: Eastland Hills, 48-unit housing unit, Jefferson City, MO,

Dear Mr. Metz:

This is my second letter on this subject. The Jefferson City Council met Tuesday evening, September 6 to consider three developer's proposals in Jefferson City. All were approved after the mayor broke a 5-5 tie on each. I don't have much objection to either the Stronghold Landing or the Oak Leaf Villas proposals as they both are zoned for the intended use and the duplex proposal is adjacent to existing similar units.

However, the Eastland Hills project while zoned to accept apartments of 48 units, its size and location are opposed by me and my neighbors and individual council members who voted to reject it. Enclosed are more specific site plans to show the relationships and adjacency to the residential single-family homes along Eastland Drive. These site plans were part of that developer's presentation. This is the only proposal that received negative comments during the council meeting – including mine and former mayor Tom Rackers and two other citizens. All the negative comment addressed lack of a through street to the west and expected traffic problems that will be the result if constructed as a dead-end cul-de-sac. Additionally, the adjacent commercial properties have voiced objection to this proposal. I have spoken to my representatives from the House and Senate. Representative Griffith is now against this location even though the developer presented otherwise to the council his prior approval, while Senator Bernskoetter has not fully committed. Both Representative Griffith and Senator Bernskoetter are fully aware of the voiced opposition at this location on both sides of U. S. Highway 50-63 and the opposition from the commercial businesses nearby.

None of these projects were "day-lighted" properly as council members clashed during the meeting due to hidden meetings by Mayor Carrie Tergin and Councilman Kemna who wrote letters of approval recommending to your board ahead of any organized whole-city council effort. (her's on City letterhead)

The new superintendent of the school district was introduced to the council that evening, and he too had no knowledge of the three developments, so he could not offer any comment as to the effect the properties might have on the public schools. My previous letter explained the

likely effect Eastland Hills would cause in our neighborhood including students walking in or crossing busy Eastland Drive.

Again, I strongly object to this sized 48-unit, multi-family apartment complex regardless of the type of renters – especially without completing the connection on the undeveloped property and connecting it to that portion of East Miller Street to the west. These projects are not feasible without grants - our taxes for private gain. Some of the developers may have joint civic intent to provide needed housing, but in no way lose sight of their main intent to make money. Making money is the only reason market-value development is not occurring in the present economic environment, so they take a no-risk approach using someone else's capital.

I have included additional documents to include letters that support the facts of this letter including my most recent letter to the editor of the local News-Tribune.

Clayton Hill

A handwritten signature in black ink, appearing to read "Clayton Hill", with a stylized flourish at the end.

2005 Chickadee Road, Jefferson City, MO 65101

573-634-5113

- Show Layer List
- Initial View
- Zoom Out
- Zoom In
- Pan
- Identify
- Print
- Export
- Distance
- Toggle labels

Global Tasks

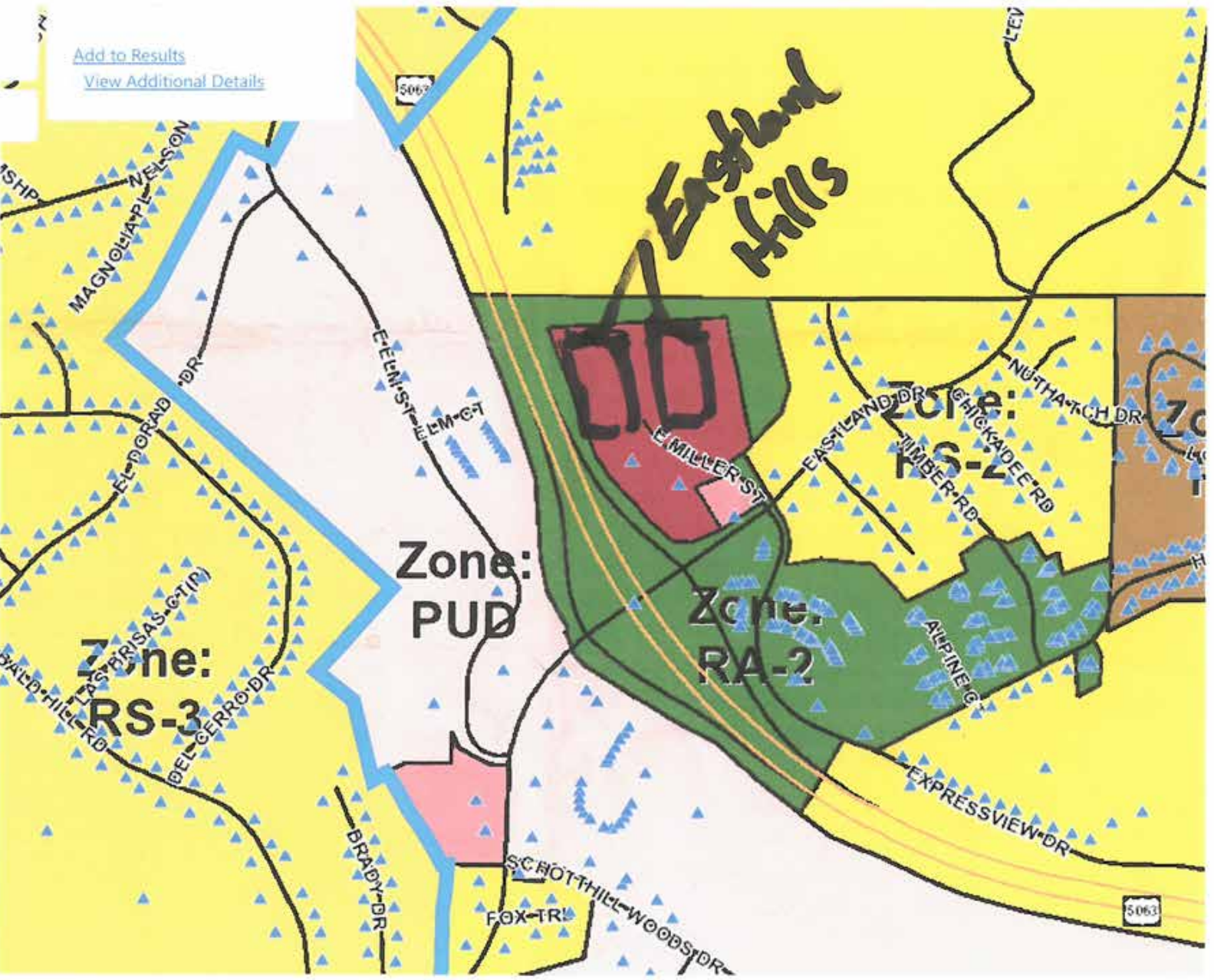
Basic Tools

Measure

- Point
- Plot Coordinates
- Share

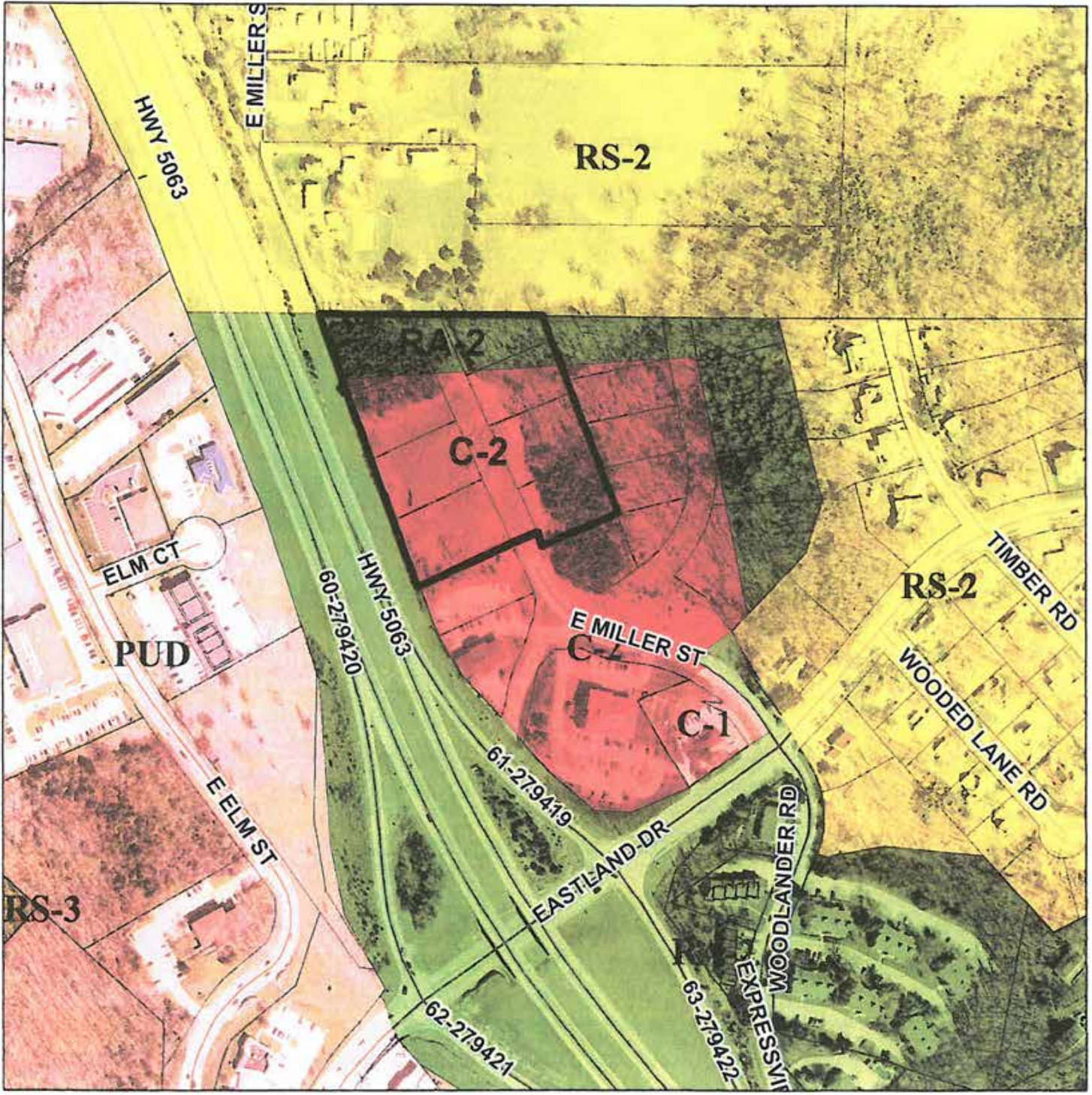
- Draw
- Coordinates
- Tasks

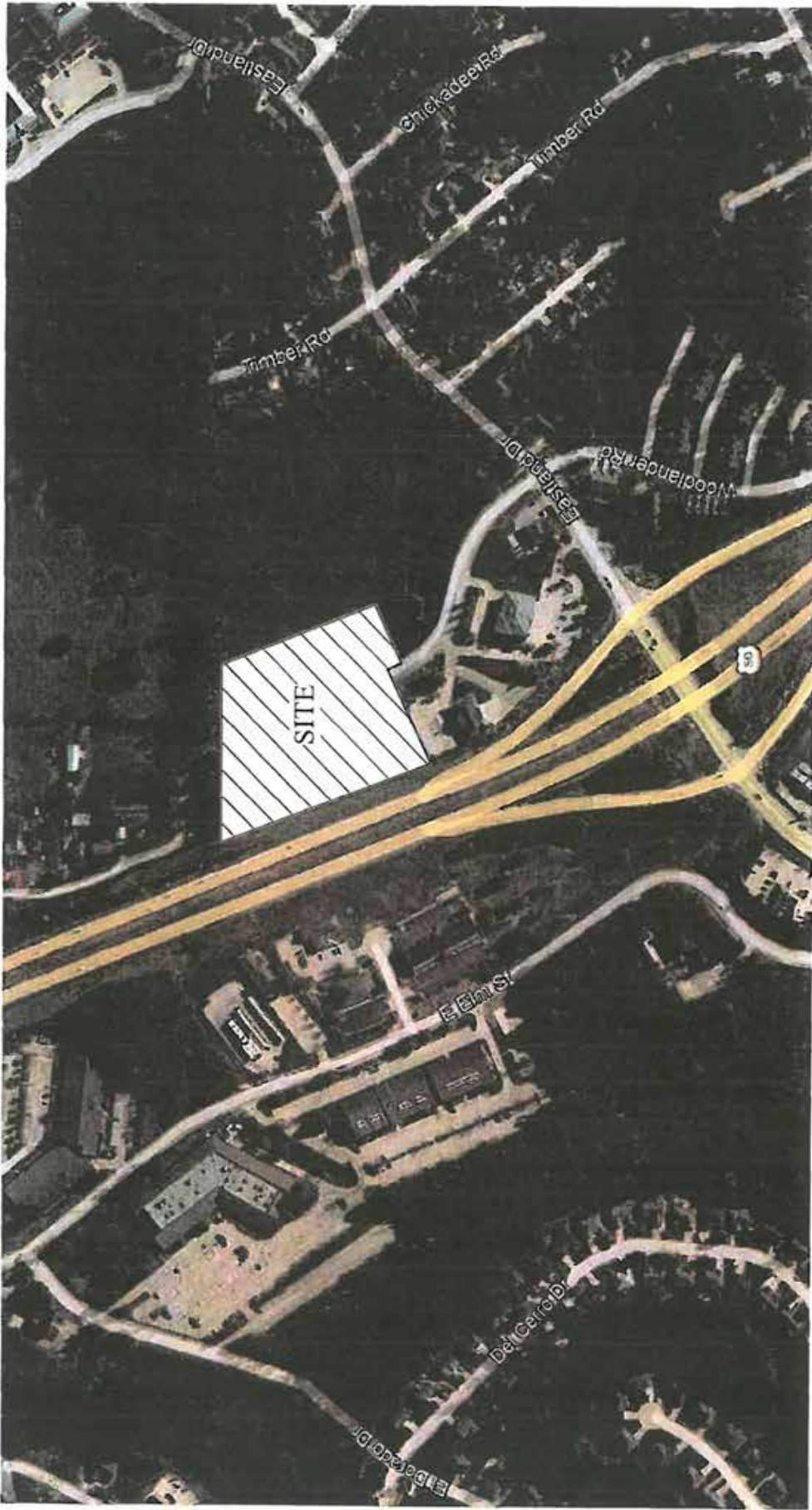
[Add to Results](#)
[View Additional Details](#)





Zoning Map Excerpt 1800 Block of East Miller Street





SEPTEMBER 2022

SITE LOCATION MAP

ADDRESS:
1902 E MILLER ST
JEFFERSON CITY, MO 65101



GPS WAYPOINT
38 33' 11" N
92 08' 45" W



EASTLAND HILLS

JEFFERSON CITY, MISSOURI

Mr. Molfe: Below are comments I desire to present at meeting this evening. Please acknowledge that in addition to these, I desire my previous two September letters to be included within minutes. Thanks.

110722 Public Hearing Notes:

Clayton Hill, 2005 Chickadee Road, JCMO

I would desire to Commission to acknowledge my previous 2 letters submitted in September and enter those into the records of this hearing. They explain in detailed objections to this specific project.

I'm a retired P.E.; helped developer and owners develop and design streets, drainage and utility locations in tis subdivision area from 1977 through 1988 – including the street directly across from proposed Miller Street Eastland Hills Housing proposal.

My home in Timber Hills Subdivision was constructed in 1981; We moved in April 1982. Requirements for single-family residences were 1500 sf minimum on first 1st floor; other restrictions were imposed by architectural control committee

Back then, Eastland Drive was 3-blocks long, an all-single-family residential subdivision on a dead-end street; one way in and out from divided U. S. 50. Bogg's Creek separated older duplexes and apartment buildings to east. Eastland is now a city arterial thoroughfare.

5 Council members opposed this project; 5 members approved it; the mayor broke the tie in favor of it. 169 neighbors signed a petition against this project; none asked refused to sign it. The 5 approving members are well removed from any of these projects - addresses such as Country Club Drive, St. Louis Road, Meir Drive, and Moreau Drive – are all in affluent sections in the city. This fact reinforces the NIMBY acronym. (Not in my Back yard) The secretive process accomplished by Councilman Kemna and Mayor Tergin was absolutely reprehensible.

My main objections are this residential development is out of place with the surrounding properties; would be a concentration of 48 apartments far exceeding any similar apartment building size or duplex nearby; neighborhood safety would be jeopardized due to vehicle and pedestrians' traffic, and the lack of egress and ingress due to a cul-de-sac configuration with no connector to the other end of Miller Street to the west planned will create problems for the fire and police departments. Future connection to this street would be almost impossible without redesign.

22-052
OPPOSITION
CITIZEN

September 09, 2022

Director Gus Metz
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, Missouri 64105

RE: Proposed Eastland Hills Drive Jefferson City

Commissioner Metz,

I am providing some information that I recently have been made aware of regarding one project located on East Elm Street off Eastland Drive for two 24-unit Low Income Housing Units

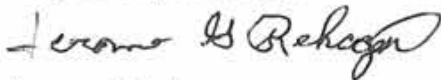
The location of this project lies at the dead end of East Elm Street with only one way in/out to all residents that occupy this complex. This seems problematic for emergency response issues as well as the potential for nefarious activity. The other issue is that foot traffic leaving East Elm Street to Eastland Drive does not have access to a sidewalk if you want to go north on Eastland Drive. You would have to cross a very busy major street to be able to use the only sidewalk going that direction. Other individuals have done some review of this project location and there is NO feasible possibility to ever connect East Elm Street to make it a through street.

The final issue of concern is safety. This would be located right beside a busy four-lane highway (Highway 50). Less than one mile from this site is a Section 8 housing unit with 16, 4-plexes located right beside the same highway (Highway 50). The city and state had to erect a concrete barrier between that complex and highway as people kept trying to cross over the busy four-lane highway.

I attended the recent City Council meeting where some of the council members were provided information only a week before the introduction of the resolutions for all 3 projects to be built by three separate contractors. After all Pro/Con subject matters were discussed, a vote was taken separately for all 3 projects. Ten Council members respond to the request and in each vote process there were 5 for and 5 against the resolution, with the mayor providing the tie breaking yes vote for all Three. This 50/50 division amongst the Council members who represent the citizens of all wards shows that this project is not supported by this community and do not want to see these projects move forward.

I respectfully request your strong opposition to the Eastland Hills project as I know many would voice the same disapproval going forward.

Respectfully submitted,



Jerome G Rehagen
2021 Scenic Dr.
Jefferson City, MO 65101

22-052
OPPOSITION
CITIZEN

September 4, 2022

Mr. Gus Metz, Director
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, Missouri 64105

Topic- Proposed Eastland Hills project
Jefferson City, MO

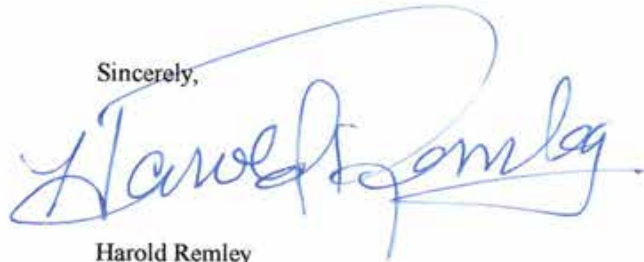
Mr. Metz,

Greetings. As a lifelong resident and local business owner in Jefferson City I am opposed to the potential development Housing Development off Eastland Drive. The project is called Eastland Hills, but from my understanding it will be located on E. Miller St. My objections have to do with the location of this project. Specifically:

- Safety. This project will be located on a dead-end street. This poses a problem for emergency response teams. Additionally, criminal behavior is more rampant in area's with only 1 point of entry and exit.
- Congestion. Eastland Dr. was not built for the traffic that it now carries. This 2-lane road is a residential street, but a middle school of approximately 900 students was located on it 30 years ago which makes traffic at a standstill at times.
- Schools. This project would be in East Elementary, which is a Title 1 school with a struggling history. There is a large Section 8 housing development within walking distance of the school. I don't understand the logic of adding burden to a school struggling with demographics and overcrowding. They need less students, not more.

Please accept this letter of opposition to the Eastland Hills project.

Sincerely,



Harold Remley
Jefferson City, MO 65101
haroldremley@gmail.com

22-052
OPPOSITION
CITIZEN

Dear Mr. Metz,

9-8-22

The purpose of this letter is to express my concern about the proposed construction of multi-family housing units on Miller Street in Jefferson City, Mo.

As a resident of Eastland Dr, the last 34 years and a frequent walker I have a concern about the increase in traffic and potential safety issues on Eastland Dr. Traffic is heavy now, particularly during the school year, but I think that this would increase with the additional housing.

As a former elementary school administrator I have a concern about increased enrollment at East Elementary School. The potential of additional students could put significant stress on a limited amount of space and resources currently available.

Please consider these concerns as you continue to study and make the final decision.

Respectfully
Betsy Glaws

22-059
~~058~~
OPPOSITION

October 18, 2022

Mr. Gus Metz
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, MO 64105

RE: Oak Leaf Villas, a proposed Jefferson City Housing Development project

Dear Mr. Metz,

I am submitting this letter to the Missouri Housing Development Commission to express my concerns regarding the proposed Oak Leaf Villas housing development in Jefferson City. This project is located off of Jefferson Street near the corner of Oak Leaf and Red Oak Drive.

I was recently made aware of the proposed Oak Leaf Villas housing development project after the project had been approved by the City Council of Jefferson City. I am concerned that the City of Jefferson and the project developers have pushed forward a project without providing any advanced notice of the project to the adjoining neighborhoods and landowners. Approximately two weeks ago a sign was posted at the edge of the property by the developer, which was well AFTER the City Council approved the project. This is a sad, last-ditch, knee-jerk effort by Mayor Tergin and the developer to be able to say that they have provided notice because of the increasing push back from concerned neighbors.

I would like to reemphasize the fact that NO notice has been given nor has any discussion been held with the neighboring homes, neighborhoods, businesses or landowners. None. I am deeply concerned about the lack of transparency on the part of the City of Jefferson, Mayor Carrie Tergin, and the developers regarding this particular project. In fact, the split vote of the city council that required Mayor Tergin to break the tie vote for the 3 proposed low-income housing projects should be a significant red flag to MHDC staff. Articles and videos of interviews with the dissenting City Councilmen clearly indicates the underhanded activities that took just prior to and during the approval process at the City Council meeting on September 6, 2022. In fact, several city council members were unaware of the existence of two of the three projects until the Friday before the council meeting.

I am concerned that the City of Jefferson and the project developers have pushed forward a project without conducting the necessary and appropriate infrastructure studies for the areas in and around the proposed development. Transportation, water, sewer, electricity, storm water and other critical items, have not been studied to determine the feasibility of supporting the construction of a 42-unit complex in this area.

The proposed Oak Leaf Villas development is located at the end of Jefferson Street, which is a dead-end street. Because of this project's location, Jefferson Street would serve as the primary access road to the development. Jefferson Street is highly congested throughout the day and evenings as it is a side road off of Missouri State Highway 54 and serves several neighborhoods and businesses on its short length. This is a daily issue since Jefferson Street is situated between Missouri State Highway 54 and State Route C, and all traffic on Jefferson Street empties out at the intersection of Jefferson Street and Southwest

Boulevard. Accidents occur frequently at this intersection, which is much too small to handle the current traffic flow. Southwest Boulevard is a major thoroughfare through Jefferson City, connecting the southside to the east and west ends of the city. All four of these roads are highly-congested roads adjacent to or nearby this development. Increased vehicular and pedestrian traffic will result in increased safety concerns for all residents, businesses and visitors to the area.

Currently there are no sidewalks along Jefferson Street or any of the neighboring streets near the proposed development. The only sidewalk exception is the short section installed by Central Electric Cooperative along their property on Jefferson Street. Pedestrians walking along Jefferson Street or any of the neighboring streets do not have safe areas to access for walking. This poses a safety risk for pedestrians as well as vehicular traffic. Additionally, there are no public transportation access points near this proposed development area for pedestrians to utilize.

It is important to note that Jefferson Street is the primary street entrance for a bank with drive-thru services, two fast food restaurants with drive-thru facilities, two hotels, a grocery store, Central Electric Power Cooperative, and several residences and some existing neighborhoods. Two adjacent businesses with significant employee and visitor traffic are the Missouri Lottery Commission (headquarters building) and Central Technologies Services.

One final note... I have it on good authority that Jefferson City currently has 80 low-income housing units available and unoccupied. Is it truly necessary to construct more low-income housing stock when there are housing units currently unoccupied? It is apparent to me that the income levels targeted by this type of housing are too low for many to qualify. What should be happening instead is the construction of middle-income housing units that would truly meet the housing needs in the area. The reality is there is not a lot of income to be made from that type of construction, which is a shame. If that type of construction and investment would happen, then truly eligible and needed projects could receive some of the limited funding from MHDC and those funds would not be spent on projects such as Oak Leaf Villas.

I am hereby asking the Missouri Housing Development Commission to carefully review the proposed Oak Leaf Villas project in light of these concerns. I ask that someone diligently study this potential multi-family housing project to confirm that the appropriate steps have been taken with this type of taxpayer subsidized development. There truly are other locations and developments – both in Jefferson City and in other communities – that would be better suited for a project such as Oak Leaf Villas. Additionally, I also believe the Eastland Hills project is also unneeded, unnecessary and unwanted by the residents and businesses in that area. The Eastland Hills development poses similar safety concerns and risks as the Oak Leaf Villas. I would ask that you consider not approving either project, Oak Leaf Villas or Eastland Hills, for funding through MHDC.

Should you have any questions, please let me know.

Sincerely,



Nancy A. Gibler

22-052
OPPOSITION
CITIZEN

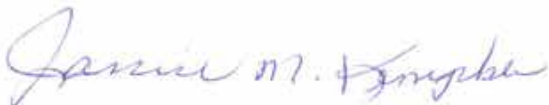
September 7, 2022

RE: Eastland Hills Project
Jefferson City, MO 65101

I am writing to object to a developer wishing to secure tax credits from MHDC under the Low-Income Tax Credit Program. The project is in Jefferson City, Missouri and trying to locate on Eastland Drive. **Last night the Jefferson City Council ended in a 5-5 tie vote** on whether to support. Unfortunately, our mayor sided with the proposed developers and it passed 6-5. This is far from community support. I strongly oppose this for a number of reasons:

- 1) High Density multi-family apartments are inconsistent with the single-family neighborhood homes already established. None of my neighbors had any idea this was going to be discussed. Not a single notification was mailed to the neighborhood or any type of communication was given.
- 2) Traffic and safety are an area of concern. Traffic on Eastland typically backs up as parents take their children to a large middle school. Lewis & Clark is one of the 10 largest middle schools in the state. The bus traffic during the morning and afternoon and busing of kids all through the day creates further issues for the area.
- 3) The proposed area is located on a dead-end street and was never designed two-way traffic. To have a single access point to and from the 48-unit apartment building creates issues for police and fire responders. The crime issue should be a factor as well as anytime police are only able to access from one street the advantage goes to those creating mischief as they are able to signal if law enforcement does approach.
- 4) Schools in the area are already reported at overcapacity and MHDC should not approve a large multi-family complex that will cause the schools more problems than they can already handle.

In closing, I urge you to reject the Eastland Hills project. I know my opinions are shared by near unanimous opinion of my neighbors. Today we have begun a petition and will be mailing this to you soon.



Janice Kempker
2208 Expressview Drive
Jefferson City, MO 65101

22-052
OPPOSITION
CITIZEN

Gus Metz
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, Missouri 64105

Mr. Metz,

I have been an educator in the Jefferson City School District for 31 years. During those years, I've taught close to a thousand students which gives me a unique perspective on what can help and hinder the education a child receives. It is because of this insight that I'm moved to write to you in regards to a housing project proposed for Jefferson City, entitled the "Eastland Hills Housing Development."

I will be the first to tell you, I know little about finance. I do, however, know kids and I have more experience that I care to admit with students who have adverse childhood experiences oftentimes related to their socioeconomic conditions. Jefferson City is not unique to any other city in terms of advantaged and disadvantaged neighborhoods and schools. Unfortunately, this housing project chose land in the poorest of our 11 elementary schools-East Elementary. I'm having a very hard time understanding the rationale behind this decision. Children in poverty need extra resources. They need extra space. They need to be placed in an environment that helps them climb out of their situation, not reinforce that this is where they shall remain.

I can see where a program like yours can be used for good and help blend kids of all races and socioeconomic status together. Unfortunately, this project serves to only further alienate and segregate kids in our community. I have yet to talk to a fellow colleague who thinks the answer to reaching kids of poverty is to put more kids of poverty into the equation. This housing project will be yet another red line on a map in a section of town already riddled with red lines.

After a little research, I learned the proposed developer doesn't even live in the JC School District boundaries and sends his kids to parochial schools. Obviously, this explains the disregard of how this affects Jefferson City School District.

It saddens me that I have to write this letter. I suspect the information I mentioned above is already known and probably the reason this area was chosen. Those who are voiceless with little insight to the process of government are usually overrun and victims of those who know how to use the system to their monetary benefit. The poor are always silent. Will you be silent too?

For the love of kids, NO TO THE EASTLAND HILLS HOUSING PLAN in Jefferson City.

Yours Truly,


Joni Henderson
Moreland Avenue
Jefferson City, MO 65101

Becky Ambrose

1001 Fairmount Boulevard
Jefferson City, MO 65101
rhanjc@aol.com
(573)694-5566

22-052
OPPOSITION
CITIZEN

August 31, 2022

Mr. Gus Metz, Director
MO Housing Development Commission
920 Main Street, #1400
Kansas City, MO 64105

Dear Director Metz,

I understand you are studying a plan that would put a public housing project through the "Low Income Housing Tax Credit Program" at Eastland Drive in Jefferson City. I am concerned that this move would overload East Elementary School. East school already has a large Section 8 housing population of students attending their school. The Section 8 housing is less than a mile from East School.

I feel this school is unfairly overloaded with poverty and to then add more from the proposed plan would put the school in more jeopardy. I realize we must have housing for lower income workers, but why must the housing units all be in one area? Already the realtors in Jefferson City tell prospective buyers to avoid purchasing a home in the area. There are some wonderful students and families who attend East School but this will decrease with this additional housing.

Is it possible to build this in another part of our city in order to better balance the student population? I think all of the students would benefit...those in Section 8 would be in class with children from traditional homes. Conversely, the students in the more "protected" schools would learn that not everyone lives a privileged life.

I appreciate the work you do and hope you will consider the points I have made.

Sincerely,



Becky Ambrose

22-052
OPPOSITION
CITIZEN

Missouri Housing Development Commission
Mr. Gus Metz, Affordable Housing Credit Director
920 Main Street, Suite 1400
Kansas City, MO 64105

Dear Mr. Metz,

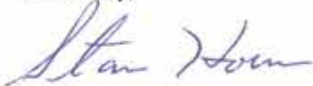
I write today to oppose the not so well publicized move to apply for a housing project through the Low Income Housing Tax Credit program of the Missouri Housing Development Commission. The project is named the Eastland Hills project located right off Eastland Drive.

As with other similar projects, my concern is the lack of control of what these "government housing projects" might and have become. There are plenty of examples within a relatively close proximity to the Eastland Hills project, i.e., East Elm Street, Lafayette Street, Hamilton/Dulle Towers and Locust/Chestnut Streets.

Another concern is within the Jefferson City Public Schools district. The proposed area is within the boundaries of East Elementary School. East School has the highest poverty and minority population of any of the public grade schools in the JCPS district. An estimated 72 new students would crowd an already over populated school, that is currently using trailers, with no plans or means to support to the district.

As far as I know, there have been no public forums to discuss the project. Going forward with Eastland Hills, a government housing project, located in a residential, single family home neighborhood would be bad for the area and the JCPS district.

Sincerely,



Stan Horn
407 Eastland Drive
Jefferson City, MO 65101

August 31, 2022

22-052
~~22-052~~
OPPOSITION
CITIZEN

Director Gus Metz
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, Missouri 64105

RE: Proposed Eastland Hills Drive Jefferson City

Commissioner Metz,

I am stating my very strong objection to the above referenced issuance of 'Low Income Housing Tax Credit' to construct two 24-unit housing units. There are several reasons to not proceed with the application/approval of government funding such a project.

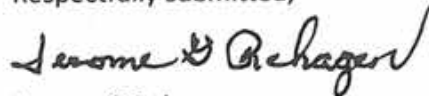
This area already has numerous Housing projects (E. Elm St, Units on Lafayette St. and Dulle /Hamilton Towers etc). Our current school district already struggles to accommodate families with clusters of poverty. Recently our school district was forced to deal with some very prejudice comments during the school boundary adjustments. This Eastland Hills project will further add to existing challenges for schools and our police department. The district has worked hard to balance and to create a better learning opportunity for schools in this area. This is not how you successfully re-develop cities or areas.

These units could add many children in this development which would create a substantial burden to our local government school district.

This proposal has had no public notice to the citizens which would enable the opportunity to voice their concerns about the home values amongst a large existence of hard-working and law-abiding families in this east part of Jefferson City.

I request your strong opposition to any request to move forward with such project as I know many would voice the same disapproval going forward.

Respectfully submitted,



Jerome G Rehagen

2021 Scenic Dr.

22-052
OPPOSITION
CITIZEN 8/30/22

Gus Metz
Director of Rental Prod.

I am writing to express my opposition to the proposed 48 unit Low income apartment project to be build on East Miller Street in Jefferson City Mo. This location is a dead end street. Locating apartments there is asking for trouble. Emergency Vehicles have only one way to come in. This makes the location prime for drug use.

The apartment complex would be located within the east elementary school boundary. East already has the highest poverty level of all elementary schools in Jefferson City. A few years ago the school district changed some boundaries to have fewer students at east. This has certainly helped reduce overcrowding and reduced class size. This has helped. I see this first hand because I help with vision screening at all elementary schools. Bringing more students from a 48 unit apartment complex will bring back the same problems we just got away from.

I live at 515 Eastland Drive.

There is only one house between my house and the proposed apartment buildings. Today we do not have any theft problems in our neighborhood. I am concerned that will not be the case if these apartments are built. Thank you for your consideration.

Roger Schwartz

My Name is Roger Schwartze. I am a professional engineer and former public works director for the City of Jefferson. Jefferson city is in need of additional housing due to a torando that destroyed many homes two years ago. There are 4 applications from Jefferson city in this packet. I support them all except the Eastland Hills.

The Eastland Hills location is proposed at the end of a dead end Miller street. There will only be one way in and out for emergency vehicles. Low income housing at the end of this street will create a location that will be isolated and could lead to many illegal problems. There are currently no other residential buildings on this street. Every other building is an office that is closed evenings and weekends. The layout of this development will not allow the street to be hooked up to Miller Street to the west without taking out other houses and or out buildings.

The city council considered this development and support for a resolution came out a 5-5 tie. The mayor voted yes to break the tie. So that shows there was not widespread support for the project. There is also a petition signed by 165 neighbors and city residents that oppose this development. I am not aware that any traffic impact study has been done to see how this development may impact Eastland drive that narrows from 4 lanes to two at Miller street.

While there is a need for more affordable housing in Jefferson City this proposed location is not the right place.

Thank you
Roger Schwartze

2-2-052
OPPOSITION
CITIZEN

August 30, 2022

RE: Eastland/ Eastland Hills project
Jefferson City, MO 65101

To Whom It May Concern,

My name is Shan-tel Ramirez-Jones. I don't live in Jefferson City, MO anymore, but when I was told about a planned housing project on Jeff City's Eastside I wanted to scream in disappointment. I'm going to tell you why. First, I was a founding member of a church in this Eastside area, Eternity Church of JC. We did a lot of good things for people who were in a bad situation in life. I'm proud of the people we helped. One of our big outreaches was the elementary school in that area, East School.

My disappointment is because this is what Jeff City always does...it segregates people by race and wealth and throws its poor and non-white in one area of town. I've experienced it firsthand and can tell you this is why they put this in the East School boundary. I would be willing to bet none of the people proposing this project live close to the project or send their kids to East.

I've included an article from the News Tribune about our experience and service at East. You can see how the school principal describes the school... "MANY of the children attending the school have NO LAUNDRY FACILITIES and are EXPOSED TO EVER GROWING VIOLENCE AND DRUG PROBLEMS." Really? Do you think this is OK? The district thought it was OK because they did nothing on the overcrowding. Some kids were forced to sit on the floor because they didn't have enough desks. Most government programs and grants I'm familiar with try to make sure they don't create more problems than they help. Well, I'm telling you...I've lived there.... This will hurt that school- East- and its kids. Adding a bunch of apartment units to a school with 100% poverty is wrong, it's cruel, its racist, its wrong, etc...you name it.

Thank you for allowing me to rant. I didn't mean to. It's disappointing that some people never learn and just keep taking advantage of the poor and people of color.

In God's Love,

Shantel Jones

Shan-tel Ramirez-Jones
2309 E. Broadway Apts
Columbia, MO

Extending a helping hand

Eternity Church offers assistance to East School beyond the holidays

Needs are 'very basic'

By Angie Hutschreider
angieh@newtribune.com

Marc Backes now is pastor at Eternity Church on Jefferson City's Westside, not far from where he worked as a kindergarten teacher at East Elementary School.

More importantly, East is where Backes and his fellow church members hope to help during the holiday season, year-round.

Backes went to East School and counselor Tami Martin how they could help meet the school's needs, Backes said.

Following that meeting, Backes and fellow church members have provided pants, pillows, gloves, hats, blankets, air mattresses and more to Martin.

"One of the needs we have here is that the students are very basic,"

Martin said.

Although times are tough across the board, Martin said it is very evident to her on a daily basis the need that exists for the students.

"The need is the same way over the top compared to what it is last year," Martin said.

Martin said the days are long gone when teachers only addressed the educational needs of their students.

"We provide many of these children with more than an education," she said. "We make sure they are greeted with a smile and breakfast everyday. We fill in the needs where they are and when we can."

Noting that many of the families with children attending the school

have no laundry facilities, are exposed to the ever-growing violence and drug problems, Martin said the need is clear.

"Some of the children move frequently and lose what little they have," she said. "They do not have much to start with and when they lose what little they have, it is hard for them."

Backes said he was surprised to hear of the need for socks, underwear, blow-up mattresses, pillows, hats and

scarves. "The need is so simple and it is something we as a church can help meet and let them feel our presence within the community," he said.

Martin said even with several

other churches reaching out to help the students, many times teachers and other staff find themselves filling in the gaps where needs exist.

"When there is a need for supplies, many times we as staff address those," Martin said. "We do what we can but it really does take the whole community looking after our children to make sure we can meet as many of their needs as we can."

Martin said the needs are simple. Pants, school supplies, hats, gloves, coats, air mattresses, scarves, shoes and more are needed.

"We have families I know who get to have Christmas this year," she said. "We are not asking for just something little to help families so they have a happy holiday season."

Martin said the church accepts donations of

"The need is so simple and it is something we as a church can help meet and let them feel our presence within the community"

**Marc Backes
Eternity Church pastor**

22-052
OPPOSITION
CITIZEN/COUNCIL

August 28, 2022

Missouri Housing Development Commission
Mr. Gus Metz, Affordable Housing Credit Director
920 Main Street, Suite 1400
Kansas City, Missouri 64105

Director Metz,

My name is Derrick Spicer and I'm on the City Council in Jefferson City, MO representing the 4th ward. I write to you today to voice objection to the proposed 48-unit apartment buildings to be located in Jefferson City, MO off Eastland Drive. It is my understanding the proposed project is to be developed by FLW, LLC.

From a community standpoint, my concern is, if approved, this project would create an abundance of poverty in a relatively small area. Within a few city blocks, these government housing areas are already in existence.

- * East Elm St.
- * Dulle/ Hamilton Towers
- * Public Housing units on Locust, Chestnut and Linn Streets
- * Numerous older 4-plex units

I do not believe it is the intent of the Missouri Housing Development Commission to create concentrated areas of poverty. This proposal would create just that. I do not believe taxpayer money should be used to create a burden on other public entities. This would be problematic to our school district as they have opposed this project.

Finally, it is tough to get near unanimous agreement on anything, however this project has create just that as every citizen I've heard from has asked me to oppose this project, which I do..

Sincerely,



Derrick Spicer
4th Ward City Council
Jefferson City, MO 65109

22-052
OPPOSITION
CITIZEN/COUNCIL

August 31, 2022

Director Gus Metz
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, Missouri 64105

RE: Proposed Eastland Hills project
Jefferson City, MO

Commissioner Metz,


It is my sworn duty as a member of the City Council in Jefferson City to represent my ward and my city to the best of my ability. That duty leads me to request you vote NO on the proposed Eastland Hills project in Jefferson City. This project would be in the 1st ward which I lived in for a number of years. I can tell you this project would be devastating to this area.

This area struggles with two sizeable Section 8 housing projects nearby. The last thing this area needs is more high density housing. Ironically, this project would be in one of the few areas of single family housing areas. It is terrible to inject a 48 unit, 120 bed complex in one of the last residential streets for this area. Such a development would put an additional high volume in a highly congested area.

Does it raise questions the developer was turned down by the Housing Authority when they approached them for an endorsement? Does this sound suitable to you? It does not to me. For some reason, this project has been kept away from any public discussion or awareness. Some of us on the City Council learned about it only in the last few days. It raises concerns for me that endorsements were made by a few while the majority was unaware.

Since this project gained some publicity, I have heard from a number of citizens opposing this plan. I agree with them. I respectfully request that you vote NO.

Sincerely,



Mark Schreiber
City of Jefferson
320 E. McCarty Street
Jefferson City, MO 65101

22-052
OPPOSITION
Former Mayor
CITIZEN

Missouri Housing Development Commission

August 29, 2022

Mr. Gus Metz, Affordable Housing Credit Director

920 Main St., Suite 1400

Kansas City, MO 64105

Dear Mr. Metz;

I am a former mayor of Jefferson City (1999 - 2003) and I am writing you in opposition to the proposed Low Income Housing Tax Credit Program, for Jefferson City Missouri, located on East Miller just off Eastland Drive listed as Eastland Hills. Since my service as Mayor I've sadly watched our community decline and suffer from overexposure of low income housing. We have a number of housing projects such as this, in addition, we have a large Housing Authority presence of approximately 1,000 units, of which the Housing Authority reports a vacancy of 8-9%. This has become a huge problem in our community and the Jefferson City Public Schools have felt the brunt of this problem. We have become a destination point for those seeking free housing, food, handouts, etc...

Due to the overexposure our community has lost population over the last five years and seen our average per capita income decrease by \$5000. Parents with children in our public schools are leaving our district and moving to surrounding school districts. The people that are moving in to replace those that have left our community generally have been folks on government subsidy without any source of employment or income.

It's to the point that we cannot recruit professionals to our community; Lawyers, accountants, doctors and hospital workers reside in nearby Columbia and surrounding towns. Jefferson City is quickly losing its taxbase.

We are working very hard to bring our community back to the glorious years, where folks will want to worship, work, live and raise their families in our community. Our school district is working to bring balance to our schools to provide the best education possible. A project like this hurts any progress we have made.

Mr. Metz, I served as mayor of Jefferson City because I love this community. I can't sit by and be quiet any longer, we need your help. I am asking you and your fellow commissioners to **please vote NO on this project.**

Tom Rackers

Sincerely, Tom Rackers

Please copy all Commissioners

October 3, 2022

22-052
22-059
OPPOSITION
PAST MAYOR

Dear Mr. Metz and fellow commissioners:

I previously wrote you and the commission several weeks ago in opposition of the proposed housing project (Eastland Hills) in Jefferson City, MO, using the low-income housing tax credit programs. I felt compelled to write again as since my letter more has been exposed and created quite an uproar in our community as public opinion continues to spiral downwards rapidly.

I believe I carry a unique perspective which I would like to share with you. I've lived in Jefferson City all of my life. I have served in practically all leadership aspects of this community including: elected as Mayor, President of the Jefferson City School Board, President of the local Chamber of Commerce, etc.... In my professional life, I've been blessed with many achievements including being appointed to the Missouri Development Finance Board for 13 years, as I served under both Republican and Democrat governors. The last eight (8) of those years I served as Chairman of the MDFB. I've included my resume if you want more specifics.

Working with citizens on public projects has taught me many lessons, but the greatest of those lessons were trust and transparency is the key ingredient of any successful project. Regretfully, I can't recall any project that has broken the tenants of trust and transparency more than the process surrounding these three (3) projects in Jefferson City. Namely: Eastland Hills, Oak Leaf & Red Oak Dr. and Trade Center Parkway. To sum it up, it has become a mess.

I will try and be brief..... These three (3) projects were placed on the September 6 council agenda for a resolution of support. They were added with the obligatory 48 hours before. The problems began as many of the councilpersons were not aware of projects. It came to light that Mayor Tergin only granted access to project information to a councilman, beforehand as both had written letters of support for these projects dated before others even learned of the projects. As the others on the council learned of this during the meeting, it led to many councilpersons publicly asking direct questions, such as:

- Why wasn't the council as a whole made aware of these projects?
- Why was this kept a secret?
- Why were none of the residents in the project areas notified?
- To Mayor, Why was your letter on City letterhead, does that not give a false message?

You may be asking why I am concerned about these three (3) projects? I started hearing of opposition to these projects from former councilpersons I served with and former mayors and most importantly, the citizens of this community. I knew it was still my responsibility to stand up for them as trust and transparency are a two-way street. I'm upset because I believe a select few are manipulating a program to enrich themselves at the expense of many everyday citizens. Due Process has not been followed. People deserve better out of their elected officials.

As a former mayor of Jefferson City, it has always been my and the City's policy to make citizens of our community aware of any projects proposed for their neighborhoods. They deserve to know of any development in their neighborhood that may affect their property value. I'm ashamed of the behavior of a few elected officials who have ignored our citizens. That's not how business is supposed to be conducted.

In closing, I, along with many citizens and some businesses are opposed to all three (3) projects due to the secrecy and lack of notice to the proposed homeowners in the affected neighborhoods.

I respectfully ask that you and your fellow commissioners vote no on all three (3) projects.

Sincerely, Tom Rackers

A handwritten signature in cursive script that reads "Tom Rackers". The signature is written in black ink and is positioned below the typed name.

Please copy all commissioners

Thomas P. Rackers

Home Address:

720 Hobbs Road
Jefferson City, MO 65109

Work Address:

720 Hobbs Road
Jefferson City, MO 65102
(573) 230-3991

Personal Data:

Date of Birth: 4-17-41

Family Status: Married, Barbara, two children, Leslie, Chris, five grandchildren

Education:

Jefferson City High School, 1959

Lincoln University, 1959, 1960

Southwest Missouri State University (SMSU), 1960-62 Business Administration

Employment:

1964 to 2001 with Sprint, Retired after 37 years. During my last eighteen years with Sprint, I served as Public Affairs Manager. My efforts during this period were directed toward state wide economic development issues and educating the public and the State Legislature about matters pertaining to telecommunications issues. This included routinely interacting with the media, public, State Legislature and the Governor and his staff. In 2001 I started my present business, Rackers Consulting LLC, an independent lobbying firm. As an independent lobbyist I routinely work with the state legislature, state department heads and their staffs and the governor and his staff.

Community and Public Service:

- 2003 Jefferson City Public School's Outstanding Alumnus
- Mayor of Jefferson City, April, 1999 to 2003
- Missouri Development Finance Board, 1990-2003, served as Chairman 1995 to 2003. Appointed to MDFB by Governors Ashcroft, Carnahan and Holden
- Missouri Governor's Mansion Preservation Board of Directors, 1997-2001 served as president.
- Jefferson City Board of Education, 1988-97, President 1991-93
- Capital Region Medical Center Board of Trustees, 1991-95, President 1993. Presently serve on the foundation board, chair of golf committee and serve on nominating committee.
- Jefferson City Council for Drug Free Youth, Co-Founder 1980, President 1988-89. In 1989 the council was named the outstanding parent organization in the State of Missouri
- Jefferson City Charter Commission, Vice President 1985-86
- Jefferson City Area Chamber of Commerce, President 1984
- Jefferson City United Way, President 1986, Campaign Chairman 1981
- Jefferson City Rotary Club West, President 1980-81, voted outstanding Rotarian for the year 2000

Thomas P. Rackers

Page Two

- Served on Inaugural Committee for Governors Carnahan, Holden, and Blunt. Served as Governor Blunt's Chairnan of the Swearing in Ceremony for his Inauguration.
- Served as Chairnan of Governor Blunt's Economic Development Committee. The committee wrote Governor Bunt's position papers on economic development for his successful campaign for Governor.
- Missouri Commission on Intergovernmental Cooperation, 1999-2003.
- 2017 to present, working with local veterans to expand Jefferson City's National Cemetery.

Personal Data:

All outdoor activities golf, running, swimming, biking, gardening, hunting, fishing and avid follower of all Missouri sports teams

From: Tom Rackers <trackers@socket.net>
Sent: Tuesday, November 8, 2022 8:57 AM
To: Gus Metz <gmetz@mhdc.com>
Subject: FW: Low income housing

Mr. Metz, Below is the testimony that I was going to give yesterday evening. For some reason I could not get acceptance of my PIN number. Technology and I do not get along sometimes.

Good evening, thanks for allowing me to discuss this issue with you this evening. I will try to be brief as I have written two letters to the commission explaining my opposition to three of the 4 low income housing developments for Jefferson City.

I am testifying in opposition to the Eastland Hills project, the Oakleaf Villas project and the Stronghold Landing project.

I do not oppose the Simonsen Place project proposed for a vacant historic building. It is located in a mostly commercial area of our community and not a residential area. In addition the developer's notified the community in advance as well as the city council of their proposed development. I talked to a neighbor and was told they were not in opposition to this this project and they did not know if any neighbors that were opposed.

The three proposed low income projects are located in established residential neighborhoods and the property owners were not giving notification until after the fact. This was kept as a secret from the community as well as most council people until they received their council packets several days before the issue came before the city Council.

I have personally walked some of the neighborhoods affected by the low income housing projects and visited with property owners. They are not happy with the project being in their neighborhood and not being notified of the prosed developments. The question is, why was our mayor trying to hide these developments?

In conclusion as a former mayor of Jefferson City, this is not how we do business. We always seek input from affected citizens. We do traffic studies, sewer studies and stormwater studies to ensure that neighborhoods are protected.

We all want to help those that are working to help themselves get ahead. But not at the expense of those that have worked so hard, scraped and saved to achieve the American dream of owning their own home.

Thank you!

22-052
OPPOSITION
CITIZEN

August 18, 2022

Mr. Gus Metz
Rental Production Director
MHDC
920 Mian Street #1400
Kansas City, MO 64105

RE: Jefferson City Development

Director Metz,

I am writing to ask you immediately decline FLW, LLC's application for a housing development in Jefferson City, Missouri. This proposed project is a racist proposal and reeks of 'redlining' and other equality standards.

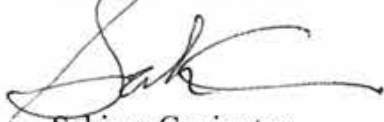
Please consider:

- 1) The location of this project was specifically chosen in order to shove minorities and poverty in a small area of the community. Within 1 mile of this proposed development are 2 more government housing projects with more than 100 apartments. Numerous calls have been left to the FLW, LLC phone asking why they chose this area and if it was even a concern of bunching poor people together. Finally, a man was reached and we asked if this was a problem to do this to people and he responded, "Not for me it isn't" and hung up.
- 2) This project is located in the attendance boundary of East Elementary School. East has the highest poverty rate and highest minority count of any school in Jefferson City. As you guess, East is the lowest achieving school in JC district. This location would go to the old high school and not the new one they just built. Just because someone is in poverty doesn't mean they don't deserve a chance for a good school? This is NOT SEPARATE BUT EQUAL. This is SEPARATE BUT UNEQUAL. There is no excuse to continually throw the poorest and blackest into one school. What chance do those kids have?!
- 3) The person who is applying for your support owns apartments, Colonial West Apartments, and has empty apartments for rent on his website. When I called and asked to see an appointment I was told immediately, "We do not accept any government vouchers." I said I didn't ask for one. I guess you can tell I'm a proud black woman and that scares you?" They hung up again.

We all pay taxes. Our money should go to help people, not to hurt them. This doesn't give anyone freedom, this actually enslaves people to only be around others of poverty and stuck in a school of nothing but poor kids.

Say NO. I will be sending this to my church, BLM and NAACP. We must break away from this crap. PLEASE.

Not gonna give up,



Sakirya Covington

22-052
OPPOSITIONAL
CITIZEN

Mr. Gus Metz
Affordable Housing Credit Director
920 Main Street Suite 1400
Kansas City, Missouri, 64105

Mr. Metz:

I am writing to express my strong disagreement with the development of the proposed 48 unit "Eastland Hills Housing Project" here in Jefferson City.

1. The project will add an estimated 72 students to the school system that is already overcrowded. Trailers are being used at East School.
2. This area already has several low income housing projects. This would further concentrate the minority and poverty population in one area of the city.
3. Our school system has been working to diversify the disadvantaged population into other areas of the city and balance the schools economically. This will undermine that effort.
4. The residents are strongly opposed to the project.

Please consider rejecting the project at this location.



Terry Rackers
605 South Eagle Trace
Jefferson City, Missouri
65109

22-052
OPPOSITION
CITIZEN

John D. Landwehr
231 Madison Street
Jefferson City, Missouri 65101

September 5, 2022

Missouri Housing Development Commission
Mr. Gus Metz, Affordable Housing Credit Director
920 Main Street Suite 1400
Kansas City, MO 64105

Via regular mail and email: gmetz@mhdc.com

Re: Jefferson City (Eastland Drive) Proposal

Mr. Metz:

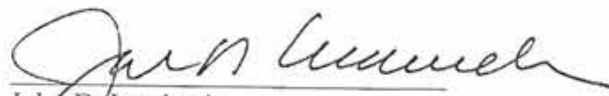
I am writing in opposition to the proposed public housing project on Eastland Drive in Jefferson City that would be financed through the Low Income Housing Tax Credit program.

I am a former Mayor and City Councilperson for Jefferson City. I am very familiar with development trends throughout the city, and in particular on the East side.

Unfortunately, through the past decades, the East side been the victim of intentional actions and benign neglect, resulting in a concentration of poverty that is now reflected in census tracts and imbalanced public school populations. Locating the proposed project in close proximity to several other similar projects will only exacerbate these trends. Elementary students from this site would attend the grade school that currently has the highest poverty rate in the district.

Public funds (either by direct expenditure or via tax credits) should be spent based on solid urban planning, and such facilities should be dispersed throughout the community instead of concentrating in one area.

Thank you for considering my input.


John D. Landwehr

22-052
OPPOSITION
CITIZEN

September 28, 2022

Missouri Housing Development Commission
Mr. Metz
920 Main Street, Suite 1400
Kansas City, Missouri 64105

RE: Eastland Hills


Dear Mr. Metz,

I oppose MHDC issuing Tax Credits to fund the Eastland Hills Housing Project. This project is ill-suited for this residential area. I am so disgusted with the way this project was tried to be slipped through without giving any neighbor a chance to respond.

I am thankful the Council split 5-5 on voting against it. I am thankful our former Mayors and Councilmen are leading the charge against this. Former Councilman Mike Harvey shared this proposed project with me and I am thankful he did is working to get it defeated.

This area is a residential neighborhood and it's shameful to try and jam high density housing.

Vote NO. Thank you.



Paul M. Kay

September 23, 2022

Missouri Housing Development Commission
Mr. Metz
920 Main Street, Suite 1400
Kansas City, Missouri 64105

22-052
OPPOSITION
Former Mayor

To whom it may concern,

Good afternoon. My name is Mike Harvey and I am a former 1st ward City Councilman in Jefferson City. The proposed Eastland Hills project would be located in the ward I represented for years. I emphatically wish to go on record in OPPOSITION TO THE EASTLAND HILLS proposal.

A few of my objections:

- First and foremost, TRANSPERANCY. I have not spoken with one former constituent who was ever notified by mail, social media or signage on the property.
- This area was originally zoned 'residential'. It is still listed as 'residential' on www.midmogis.org. I have inquired when this zoning change occurred to commercial and have yet to be given an answer other than 'we don't know.'
- At one time this street was discussed to be connected to the other end of E. Miller which dead-ends. Due to the proposed plan, there is no way those streets could ever be connected. This typically is a huge red flag for Planning. For some reason, they have ignored this.
- Public Opinion. 5 of the 10 current City Councilman voted against this. You have received letters from the former Mayors I served under. My former colleagues on the council have told me they have mailed letters of opposition. Those are just the elected folks. I signed a petition today in opposition that had well over 100 residents of the area opposed.

If approved, this will enrich a few at the objection of many. I hope you take my letter to heart.

Regards,



Mike Harvey
Former 1st Ward City Councilman
Jefferson City, MO 65101

September 27, 2022

22-052
OPPOSITION
CITIZEN

Missouri Housing Development Commission
Mr. Metz
920 Main Street, Suite 1400
Kansas City, Missouri 64105

RE: Eastland Hills

Mr. Metz,

Thanks to my City Councilman, Jack Deeken, I just learned of a proposal to build a 48-unit apartment complexes in the eastern portion of Jefferson City. I am 100% opposed to this project for a number of reasons:

- Not one person I have talked to about this was notified of this proposal by the City nor was there any signage of this project.
- The citizens had no opportunity to voice their concern.
- This would sit in a residential neighborhood.
- It would be at the end of a dead-end street.
- The 2 schools in this area are already overcrowded.
- This area is still listed as zoned single family on the city website.
- There have been no traffic or infrastructure studies to the impact of this project.

The City Council split on a 5-5 vote on whether to support this project. I hope that tells you this project shouldn't be shoved down our throats.

Sincerely,



October 3, 2022

RE: Eastland Hills Project
Jefferson City, MO 65101

22-052
OPPOSITION
CITIZEN

Mr. Metz:

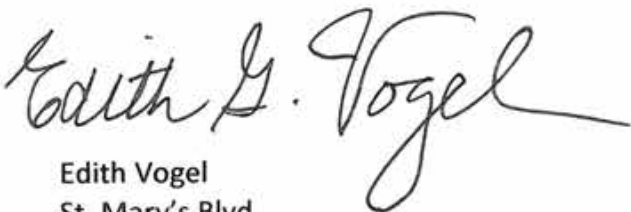
I am Edith Vogel and I want you to know I love Jefferson City. And it is exactly for that reason that I find myself writing you a letter to STRONGLY OPPOSE a proposed project for Jefferson City. It has been dubbed "Eastland Hills" and located on E. Miller Street.

My family has always stood up to try and do what is right. We have had the local Coca-Cola distributorship for four generations. My brother, Carl, was a senator for the Great State of Missouri. I have served on the City Council in Jefferson City and a host of other civic duties. It is because of this calling that I tell you the people of Jefferson City are upset and opposed to these projects and the other two as well.

Frankly, I'm embarrassed our Mayor and City Admin tried to sneak these MHDC projects by the citizens of this fine community. Sometimes Chicago-type politics are not just in Chicago. Thankfully, a few of our councilmen started to learn the details and rallied to oppose the City's resolution of support. Five of the 10 councilmen voted against the resolution. Since then, opposition has grown by leaps and bounds.

I have yet to speak with a local citizen who is supportive of these projects. I know those looking to make a fortune are running around to non-profits and businesses begging for support. I find this disingenuous as I've heard the distortion of truth they have told.

Bad behavior should never be rewarded. I ask you to listen to the people of this community whose voice was bypassed and vote no on the projects financed through the Low Income Tax Credit Program.



Edith Vogel
St. Mary's Blvd
Jefferson City, MO 65101

October 8, 2022

22-052
OPPOSITION
PETITION

Missouri Housing Development Commission
Mr. Gus Metz, Director
920 Main Street, Suite 1400
Kansas City, Missouri 64105

RE: Eastland Hills, Oak Leaf & Red Oak, Trade Center Parkway

Mr. Gus Metz & MHDC Commissioners:




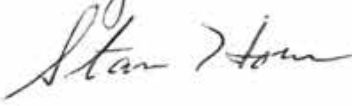

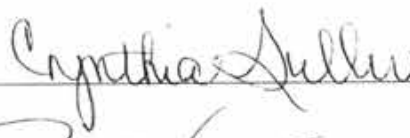
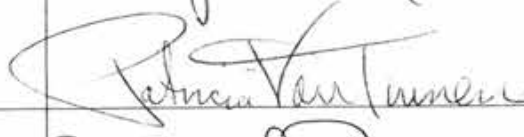
Please accept this packet and its contents from citizens of Jefferson City, MO objecting to the use of Low-Income Tax Credit Home Program for the project located on E. Miller St. in Jefferson City, MO. The project has been referred to as Eastland Hills.

In this packet you will find documents in the following order:

- 1) Signatures from 165 Jefferson City residents opposing this project. Many are located in the near vicinity of Eastland Hills project and NOT ONE SIGNER was notified of this project.
- 2) Letters from former Mayor Tom Rackers and former councilpersons Edie Vogel, Mike Harvey and Carolyn McDowell. Other former councilpersons and mayors wrote you direct.
- 3) Letter from FCS Financial Chief Executive Officer David Janish to City of Jefferson when his organization learned of proposed resolution the day of the council meeting.
- 4) Four Letters to the Editor opposing this project have been published by the News Tribune. Two of those letters are included.
- 5) A 2017 letter from then Representative Jay Barnes (R-Jefferson City) opposing a similar housing project locating near (Eastland intersects E. McCarty) where Eastland Hills would be. Rep. Barnes reasons of 1) School Overcrowding 2) Concentrated Poverty and 3) Overwhelming poverty are relevant in this discussion.

On September 6, 2022 the Jefferson City Council split five to five on a resolution of support for the three projects. We ask you to vote no on the Eastland Hills project.










I, the undersigned, a resident of Jefferson City, due hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
1.	Amy Knollmayer	
2.	Thomas Knollmeyer	
3.	Roland Hudson	
4.	Cheryl Hudson	
5.	STAN HORN	
6.	William Gordon	
7.	CONNIE GRAVES	
8.	Cynthia Sullivan	
9.	PATRICIA VAN TUNEN	
10.	Janice L. Rinehart	

I, the undersigned, a resident of Jefferson City, due hereby **OPPOSE** the use of the LOW INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline it.

NUMBER	PRINTED NAME	SIGNATURE
1.	Winston Kliethermes	Winston Kliethermes
2.	Sydney Parris	Sydney Parris
3.	Doug Mueller	Doug Mueller
4.	Bobby Mueller	Bobby Mueller
5.	Dale OTTO	Dale Otto
6.	Sam Hathaway	Sam Hathaway
7.	Walter J Schaefer	Walter Schaefer
8.	Carl Handwehr	Carl Handwehr
9.	Kathleen Miller	Kathleen Miller
10.	BILL POAL	Bill Poal

I, the undersigned, a resident of Jefferson City, due hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.


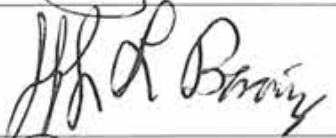



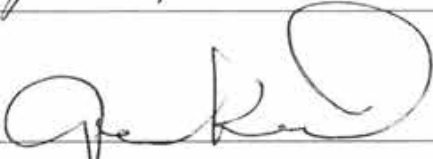


NUMBER	PRINTED NAME	SIGNATURE
1.	Robert Keating	
2.	Zachary Froderman	
3.	Jan Pat Jay Pinet	
4.	Tracy Lehman	
5..	Robert Lorenz	Robert Lorenz
6.	John D. Dert	
7.	James Nichols	
8.	Kody Sheely	
9.	Paula Sheely	
10.	Robert Rogers	

I, the undersigned, a resident of Jefferson City, due hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

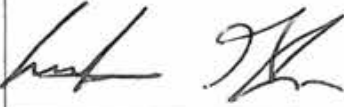







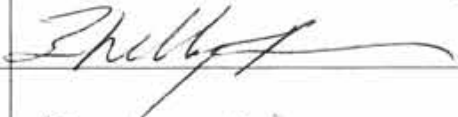

NUMBER	PRINTED NAME	SIGNATURE
1.	Gloria Phelps	Gloria Phelps
2.	Clayton Hill	Clayton Hill
3.	Mike Stockman	Mike Stockman
4.	Vatalio Buljgine	Vatalio Buljgine
5..	CURTIS THOMPSON	Curtis Thompson
6.	MARGUERITE THOMPSON	Marguerite Thompson
7.	Lola J Parris	Lola J Parris
8.	WILLIAM SHUPE WILLIAM SHUPE	William Shupe
9.	Sherie Shupe	Sherie Shupe
10.	BARBARA A. HILL	Barbara A. Hill

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the LOW INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline it.

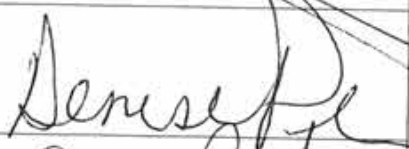

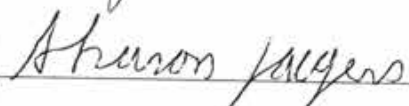
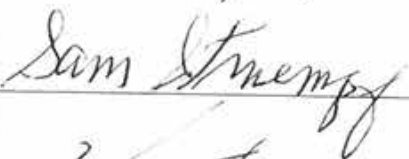


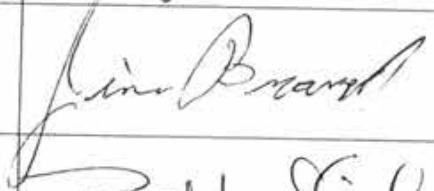



NUMBER	PRINTED NAME	SIGNATURE
1.	Rick Trimble	
2.	Damon Coe	
3.	Jack Schrimpf	
4.	Paul Stockman	
5.	Michael Dippold	
6.	Maria Mice	
7.	Melissa Mallicoat	
8.	Mark Mice	
9.	Abby Mallicoat	
10.	Sebastian Mice	

NUMBER	PRINTED NAME	SIGNATURE
1.	CHRIS STEUTERMAN	
2.	JEFF BARRICE	
3.	Cindy Petermann	
4.	John O'Connor	
5.	MIKE PRATTER	
6.	GEORGE KOSSEK	
7.	JAKE JARSON	
8.	Janelle Simpson	Janelle Simpson
9.	Michael Harvey	
10.	MARLOW LEWIS	Marlow Lewis




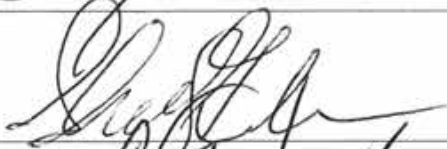
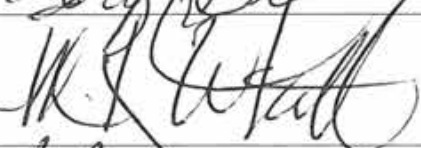
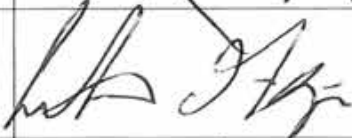




I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
1.	Andrew Gilpin	
2.	Tommy Schmiedler	
3.	Jennifer Paige Morgan	
4.	KETH LESKO	
5..	MID BASNETT	
6.	Steve Whitson	
7.	Dara Heidbreder	
8.	Robert Lorenz	
9.	Stelly Kune	
10.	Donetta Wilkerson	







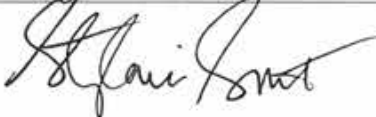
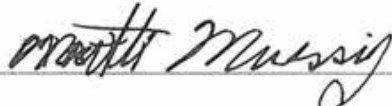


I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
1.	Denise Peters	
2.	James Peters	
3.	Sharon Jaegers	
4.	SAM STRUENPF	
5.	Tim Schindler	
6.	Casey Mathes	
7.	Jim Branch	
8.	Butch Shipley	
9.	DANIEL PARMLEY Dora Parmley	
10.	Brian James Weber	

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
1.	Valerie Mueller	
2.	Barry Rapier	
3.	Troy Williams	
4.	Shane Guddy	
5.	Michael R. Whet	
6.	Andrew Gilpin	
7.	Richard Angelini	
8.	Jared Buechter	
9.	Josh Arthur	
10.	Robert Teal	

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the LOW INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline it.

NUMBER	PRINTED NAME	SIGNATURE
1.	Jerome G. Rehagen	
2.	Janet K. Rehagen	
3.	ROBERT P. GOULSON	
4.	Rebecca S. Goulson	
5.	Jennifer Ahlers	
6.	Greg Smith	
7.	Stephanie Smith	
8.	MATT MURPHY Matt Murphy	
9.	CAROL HUBMANN	
10.	Roger Schwartze	

I, the undersigned, a resident of Jefferson City, due hereby **OPPOSE** the use of the LOW INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline it.

NUMBER	PRINTED NAME	SIGNATURE
1.	Nancy Keating	Nancy Keating
2.	TOM RACKERS	Tom P. Racker
3.	BARBARA RACKERS	Barbara Racker
4.	Dan Messing	Dan Messing
5.	MARY J. Shipley	Mary J. Shipley
6.	Buddy E. Shipley	Buddy E. Shipley
7.	ROSE A. SCHAEFER	Rose A. Schaefer
8.	ALAN GERLING	Alan Gerling
9.	DIANA GERLING	Diana Gerling
10.	William Stroessner	Wm. Stroessner

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
1.	Jerline Moreland	<i>Jerline Moreland</i>
2.	Kelly Thomas	<i>Kelly Thomas</i>
3.	Paula McClanahan	<i>Paula McClanahan</i>
4.	Michele Higgins	<i>Michele Higgins</i>
5.	JOE STOLKMAN	<i>Joe Stolkman</i>
6.	Elaine Leimkiller	<i>Elaine Leimkiller</i>
7.	Katie Johnson	<i>Katie Johnson</i>
8.	Alex Wright	<i>Alex Wright</i>
9.	Damon Wells	<i>Damon Wells</i>
10.	ANDY JAMES	<i>Andy James</i>

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the LOW INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline it.

NUMBER	PRINTED NAME	SIGNATURE
1.	Diane Stroessner	Diane C. Stroessner
2.	Edward S. Gray	Edward S. Gray
3.	Daniel Benke	Daniel Benke
4.	Randy Halsey	Randy Halsey
5.	Kevin Kelley	Kevin Kelley
6.	DON REILMANN	Don Reilmann
7.	SHERRY REILMANN	Sherry Reilmann
8.	Stephen Brooks	Stephen Brooks
9.	Jo Ann Wilson	Jo Ann Wilson
10.	Bill Wilson	Bill Wilson

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
1.	Gerald French	
2.	Jim Wight	
3.	Jessie Todd	
4.	Charles Marshall	
5.	William Bethel	
6.	Randy Baysinger	
7.	Diane Koestner	
8.	Steve Koestner	
9.		
10.		

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the LOW INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline it.

NUMBER	PRINTED NAME	SIGNATURE
1.	Elaine Carter	Elaine Carter
2.	Sharon Bates	Sharon Bates
3.	KARLENE BATES	Karlene Bates
4.	Kara Rackers	Kara Rackers
5.	Gregory Smiter	Gregory Smiter
6.	Paul M. Kay	Paul M. Kay
7.		
8.		
9.		
10.		

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the LOW INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline it.

NUMBER	PRINTED NAME	SIGNATURE
1.	Randy Mallicoat	
2.	Ryan Steyeman	
3.	Jeff Claypool	
4.	John Hillman	
5.	Jason Essary	
6.	Robert Hummer	
7.		
8.		
9.		
10.		




I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the LOW INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline it.

NUMBER	PRINTED NAME	SIGNATURE
1.	HAROLD E FAUGHN	Harold E Faughn
2.	J R. Bledsoe	J. R. BLED SOE
3.	Todd Spimer	T Spimer
4.	BRAD BATES	Brad Bates
5..	Jason Allabaugh	J Allabaugh
6.	Tiffany Allabaugh	Tiffany Allabaugh
7.		
8.		
9.		
10.		

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
1.	Katherine Burke	Julie Burke
2.	Mark Melcher	Mark Melcher
3.	Tracy Blank	Tracy Blank
4.	Brenda Rice	_____
5.	LINDA Colter	Linda L Colter
6.		
7.		
8.		
9.		
10.		

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the **LOW-INCOME HOUSING TAX CREDIT (LIHTC)** program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MIDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
1.	JEFF TADSEN	
2.	TAMMY LODLEY	
3.	JERRI GROVES	
4.		
5.		
6.		
7.		
8.		
9.		
10.		

I, the undersigned, a resident of Jefferson City, do hereby **OPPOSE** the use of the LOW-INCOME HOUSING TAX CREDIT (LIHTC) program by FLW, LLC to build a 48-unit housing project located off Eastland Drive and listed as Eastland Hills Development. I **OPPOSE** this development and ask MHDC to decline.

NUMBER	PRINTED NAME	SIGNATURE
513- 1. 418-6114	JANICE KEMPER	Janice M. Kemper
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

22-052
OPPOSE

October 5, 2022

RE: Eastland Hills, Oak Leaf & Red Oak, Trade Center Parkway
Jefferson City, Missouri

Dear Mr. Metz and fellow commissioners:

I previously wrote you and the commission several weeks ago in opposition of the proposed housing project (Eastland Hills) in Jefferson City, MO, using the low-income housing tax credit programs. I felt compelled to write again as since my letter more has been exposed and created quite an uproar in our community as public opinion continues to spiral downwards rapidly.

I believe I carry a unique perspective which I would like to share with you. I've lived in Jefferson City all of my life. I have served in practically all leadership aspects of this community including: elected as Mayor, President of the Jefferson City School Board, President of the local Chamber of Commerce, etc.... In my professional life, I've been blessed with many achievements including being appointed to the Missouri Development Finance Board for 13 years, as I served under both Republican and Democrat governors. The last eight (8) of those years I served as Chairman of the MDFB. I've included my resume if you want more specifics.

Working with citizens on public projects has taught me many lessons, but the greatest of those lessons were trust and transparency is the key ingredient of any successful project. Regretfully, I can't recall any project that has broken the tenants of trust and transparency more than the process surrounding these three (3) projects in Jefferson City. Namely: Eastland Hills, Oak Leaf & Red Oak Dr. and Trade Center Parkway. To sum it up, it has become a mess.

I will try and be brief.....These three (3) projects were placed on the September 6 council agenda for a resolution of support. They were added with the obligatory 48 hours before. The problems began as many of the councilpersons were not aware of projects. It came to light that Mayor Tergin only granted access to project information to a councilman, beforehand as both had written letters of support for these projects dated before others even learned of the projects. As the others on the council learned of this during the meeting, it led to many councilpersons publicly asking direct questions, such as:

- Why wasn't the council as a whole made aware of these projects?
- Why was this kept a secret?
- Why were none of the residents in the project areas notified?
- To Mayor, Why was your letter on City letterhead, does that not give a false message?

You may be asking why I am concerned about these three (3) projects? I started hearing of opposition to these projects from former councilpersons I served with and former mayors and most importantly, the citizens of this community. I knew it was still my responsibility to stand up for them as trust and transparency are a two-way street. I'm upset because I believe a select few are manipulating a program to enrich themselves at the expense of many everyday citizens. Due Process has not been followed. People deserve better out of their elected officials.

As a former mayor of Jefferson City, it has always been my and the City's policy to make citizens of our community aware of any projects proposed for their neighborhoods. They deserve to know of any development in their neighborhood that may affect their property value. I'm ashamed of the behavior of a few elected officials who have ignored our citizens. That's not how business is supposed to be conducted.

In closing, I, along with many citizens and some businesses are opposed to all three (3) projects due to the secrecy and lack of notice to the proposed homeowners in the affected neighborhoods.

I respectfully ask that you and your fellow commissioners vote no on all three (3) projects.

Sincerely, Tom Rackers

A handwritten signature in cursive script that reads "Tom Rackers".

Please copy all commissioners

October 3, 2022

RE: Eastland Hills Project
Jefferson City, MO 65101

22052
OPPOSE

Mr. Metz:

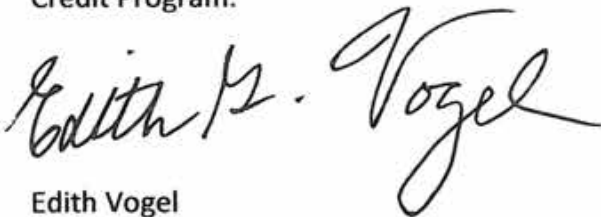
I am Edith Vogel and I want you to know I love Jefferson City. And it is exactly for that reason that I find myself writing you a letter to STRONGLY OPPOSE a proposed project for Jefferson City. It has been dubbed "Eastland Hills" and located on E. Miller Street.

My family has always stood up to try and do what is right. We have had the local Coca-Cola distributorship for four generations. My brother, Carl, was a senator for the Great State of Missouri. I have served on the City Council in Jefferson City and a host of other civic duties. It is because of this calling that I tell you the people of Jefferson City are upset and opposed to these projects and the other two as well.

Frankly, I'm embarrassed our Mayor and City Admin tried to sneak these MHDC projects by the citizens of this fine community. Sometimes Chicago-type politics are not just in Chicago. Thankfully, a few of our councilmen started to learn the details and rallied to oppose the City's resolution of support. Five of the 10 councilmen voted against the resolution. Since then, opposition has grown by leaps and bounds.

I have yet to speak with a local citizen who is supportive of these projects. I know those looking to make a fortune are running around to non-profits and businesses begging for support. I find this disingenuous as I've heard the distortion of truth they have told.

Bad behavior should never be rewarded. I ask you to listen to the people of this community whose voice was bypassed and vote no on the projects financed through the Low Income Tax Credit Program.



Edith Vogel
St. Mary's Blvd
Jefferson City, MO 65101

September 23, 2022

Missouri Housing Development Commission
Mr. Metz
920 Main Street, Suite 1400
Kansas City, Missouri 64105

22-052
OPPOSE

To whom it may concern,

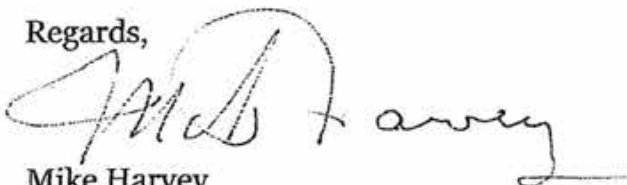
Good afternoon. My name is Mike Harvey and I am a former 1st ward City Councilman in Jefferson City. The proposed Eastland Hills project would be located in the ward I represented for years. I emphatically wish to go on record in OPPOSITION TO THE EASTLAND HILLS proposal.

A few of my objections:

- First and foremost, TRANSPERANCY. I have not spoken with one former constituent who was ever notified by mail, social media or signage on the property.
- This area was originally zoned 'residential'. It is still listed as 'residential' on www.midmogis.org. I have inquired when this zoning change occurred to commercial and have yet to be given an answer other than 'we don't know.'
- At one time this street was discussed to be connected to the other end of E. Miller which dead-ends. Due to the proposed plan, there is no way those streets could ever be connected. This typically is a huge red flag for Planning. For some reason, they have ignored this.
- Public Opinion. 5 of the 10 current City Councilman voted against this. You have received letters from the former Mayors I served under. My former colleagues on the council have told me they have mailed letters of opposition. Those are just the elected folks. I signed a petition today in opposition that had well over 100 residents of the area opposed.

If approved, this will enrich a few at the objection of many. I hope you take my letter to heart.

Regards,



Mike Harvey
Former 1st Ward City Councilman
Jefferson City, MO 65101

October 7, 2022

Missouri Housing Development Commission
Mr. Gus Metz, Director
920 Main Street, Suite 1400
Kansas City, Missouri 64105

22-052
OPPOSE

RE: Eastland Hills, Oak Leaf & Red Oak, Trade Center Parkway

Mr. Metz,

My name is Carolyn McDowell and I would like to go on record as adamantly opposed to the proposed apartment complex at Eastland Hills in Jefferson City.

When I was elected **five** terms on the City of Jefferson Council as well as serving as Cole County Public Administrator and responsible for over 180 individuals as their guardian. In these rolls, I swore an oath to perform my elected duties to the highest of standards and was reminded that a government should always be **"Of the people, for the people, by the people."** In watching the shenanigans play out in Jefferson City, it is easy to say our new motto should be **"of the city, for the money, by the rich."** And it does pain me to write that.

Consider the facts:

- Our mayor kept these projects confidential and only **one** councilman was given information (who just happens to work for the largest bank in **our community**).
- Not a single homeowner in the immediate area was notified in any form and not even a sign was erected on the proposed site.
- All studies typically completed (traffic, infrastructure, etc...) were bypassed in order to keep anyone from the public learning of **the project**.
- No consideration was ever given on location next to a very busy **four** lane highway, less than a mile to a large 'Section 8' housing project and finally, how/if this would overly burden the local school in this area.

Questions like these were never answered when Due Process is bypassed.

Thankful that five of the ten city councilmen opposed this project and voted no on **September 6** at the City Council meeting.

I would appreciate and ask you to vote no on this as well.

Sincerely,



Carolyn McDowell
1222 Carter Street
Jefferson City, MO 65101
573 635 6634
csmcdowell@sprynet.com



FCS FINANCIAL
Growing Relationships. Creating Opportunities.™
— A FARM CREDIT COOPERATIVE —

September 6, 2022

Emily Donaldson, City Clerk
City of Jefferson
320 E. McCarty Street
Jefferson City, MO 65101

22-052
offense

Re: Eastland Hills Apartments Proposed Support Resolution RS2022-23

Councilman Ron Fitzwater:

FCS Financial is submitting this letter to the Jefferson City Council to express our objection to the issuance of tax credits to facilitate the construction of a major residential project to be known as Eastland Hills Apartments in the 1800 block at the end of East Miller Street in Jefferson City.

FCS Financial is a lending institution and member of the Farm Credit System. FCS Financial provides credit and related services to approximately 25,000 agricultural producers and rural residents in the State of Missouri. FCS Financial has approximately 280 employees in the State of Missouri. In 2002, FCS Financial moved its headquarters to Jefferson City, Missouri, constructing its business offices next to an existing branch office on East Miller Street at that time. Over the years, FCS Financial has expanded its presence in Jefferson City with additional offices and now employs approximately 90 employees in Jefferson City.

By chance, FCS Financial learned last week of an apparent application by FLW, LLC for public housing tax credits to enable it to build a 48-unit residential project at the end East Miller Street. This section of East Miller Street is a small street about 200 yards long and ends at FCS Financial's Jefferson City branch office, immediately adjacent to FCS Financial's corporate offices. FCS's corporate and branch offices are the only businesses or residences currently served by this small street. As we understand the developer's proposal, the construction project would be immediately adjacent to FCS Financial's offices.

The magnitude of the construction project in this location will result in serious negative impacts, including increased traffic with heavy machinery potentially blocking employee and customer access, road safety, utility cuts, noise, dust, and vibration. Because of their business, FCS Financial customers are periodically pulling long trailers when they visit. FCS Financial has immediate concerns with the impact on its business of such a major construction project so close to our business. FCS Financial may have additional concerns but frankly has not had the opportunity to assess the longer-term impact. FCS Financial is also concerned about the lack of any notice to affected stakeholders to date in the process. We only learned today of the inclusion of the support resolution on the agenda of the Council's meeting this evening.

CENTRAL OFFICE

1934 East Miller Street | Jefferson City, MO 65101
573.636.7809 | 800.369.3276 | www.myfcsfinancial.com

FCSF objects to the use of public money in the form of tax credits for the proposed Eastland Hills Apartments project. FCSF also objects to the apparent lack of a public process, including notice to affected stakeholders that would provide a meaningful, timely opportunity for comment.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Janish". The signature is written in a cursive style with a large, looping initial "D".

David D. Janish
Chief Executive Officer

Eastland Hills housing project opposed

Clayton Hill,
Jefferson City

Dear Editor,

At the council meeting Sept. 6, I and three others opposed the proposed apartment complex on East Miller Street. The other two proposals received no opposition. The News Tribune has shown biased reporting; no dissenting opinion has been published.

To correct a misspeak: I stated that this site's proposal was not zoned appropriately as the zoning map showed it as predominantly "Red," C-2, Commercial. Evidently, the city also allows multi-family residential. Makes sense, right? Not. As an aside, the zoning map is poorly depicted; it even shows Highway 50/63 right-of-way as multi-family.

I will be submitting a second letter to the Missouri Housing Development Commission (MHDC) to detail the contentious vote and discussion by the council. Seems to be OK for Mayor Tergin and Councilman Kemna to meet with the developer and connive and write separate letters of approval prior to any notification or coordination with the council in whole. That lack of full-council coordination was without question as council members challenged the two in front of the public. There was also a lack of any notification or discussion with the new superintendent who spoke in an introductory role prior to the housing agenda. Councilman Deeken added that Kemna might be in a position of conflict due to his employment with Central Bank, which might be involved in financing projects.

This project, even though appropriately zoned, it is opposed by me and my neighbors, the adjacent commercial property owners and some elected state officials who will voice dissention separately. My comments at the meeting addressed lack of a connection to East Miller Street and the expected traffic problems that will be the result if constructed as a dead-end cul-de-sac. Others voiced that same concern. Additionally, at 48 units, it is more than 4 times larger than any apartment building on the other side of Eastland and is out-of-place in abutting commercial adjacency to the east. I voiced it would be more appropriate on the north end of Eastland or on McCarty Street. It would also increase school bus traffic and student walkings to Lewis and Clark where there is no sidewalk on that side. I imagine students walking in the street or crossing Eastland in heavy traffic.

I encourage the five dissenting council members and others to also write opposing letters to the MHDC. This project is not feasible without grants — our taxes — for private gain.

Thank you, councilmen

Tom Rackers,
Jefferson City

Dear Editor,

I would like to give a big "thank you" to Councilmen Deeken, Fitzwater, Schreiber, Spencer and Spicer for representing their constituents, the very folks who elected them to office.

At the council meeting Sept. 6, these councilmen voted no on three proposals for low-income housing projects in our community. The proposed low-income developments are: 1) two, 24-unit apartment complexes proposed on East Miller Street, called Eastland Hills; 2) 42 duplexes located at the corner of Oak Leaf and Red Oak just below Central Missouri Electric Co-Op; and 3) 40 apartment units located on Trade Center Parkview near Westview Heights.

They voted no because they were not given adequate time to discuss and review each proposed development. They voted no because the hard-working tax-paying families who have homes near the proposed developments were not given any notice of the developments or meeting. The citizens did not have any opportunity to address the council to address their concerns.

It not often you see politicians keep their word and represent the folks who elected them.

As a former Jefferson City mayor, I appreciate politicians who keep their word.

My question is, what was the big rush, why were the affected homeowners not notified in advance of these proposed developments? Why was there no signage on the proposed properties letting people know? People deserve to be respected and made aware. It's just not right to treat people as if their voices do not matter.

Again, thank you Councilmen Deeken, Fitzwater, Schreiber, Spencer and Spicer for a job well done.

In conclusion, I do agree we have needs for housing in our community. We want to help those who want to get ahead and help themselves. To do this properly, all concerned need to be involved and have the opportunity to voice their concerns and needs. This was not done.

CAPITOL OFFICE
State Capitol
201 West Capitol Avenue
Jefferson City, MO 65101-6806

Tele: (573) 751-2412
Fax: (573) 522-0460

E-Mail:
Jay.Barnes@house.mo.gov



COMMITTEES
Chairman:
Government Oversight and
Accountability
Vice-Chairman:
Ethics
Member:
Appropriations – General
Administration
Consumer Affairs

MISSOURI HOUSE OF REPRESENTATIVES
JAY BARNES
State Representative
District 60

Missouri Housing Development Commission
c/o Gus Metz, Affordable Housing Credit Administrator
920 Main Street, Suite 1400
Kansas City, MO 64105

Dear Commissioners:

I write today to voice my vehement objection to the issuance of tax credits to aid in the construction of a 50-unit apartment building in Jefferson City at the corner of Lafayette and E. McCarty Streets. I oppose this project for several reasons:

1. School Overcrowding – The proposed development sits within the boundaries of East Elementary School, which already is already overcrowded. I have heard estimates that this project would result in 50 additional children. The Commission has no authority to help the Jefferson City School Board with additional costs caused by its decision. As a result, I would hope the Commission would refrain using state taxpayer resources to create a substantial burden on a local governmental entity.
2. Concentrated Poverty - The Commission plays an important role in ensuring adequate availability for affordable housing in our state, but as Gov. Kinder and Treasurer Zweifel have pointed out, it must also be careful in where it awards credits so that it does not inadvertently facilitate cycles of poverty. In particular, in response to Ferguson, Lt. Gov. Peter Kinder and Treasurer Clint Zweifel asked the Commission to study the impact of its projects in areas that already had a high percentage of public housing. To the Commission's credit, in its 2015-16 QAP, the Commission indicated it would not authorize projects in census tracts where public housing already comprised more than 20 percent of the existing housing. I do not know the particular percentage of public housing in the QAP. However, substantial public housing developments are located within just a few blocks and the proposed units: (1) the Dulle / Hamilton Towers Apartments overlooking the Missouri River, and (2) public housing units on East Elm, Locust, Chestnut, and Linn Streets.
3. A Single-Family Residential Neighborhood – Other than another public housing facility called the Dulle / Hamilton towers, there is no residential apartment building anywhere close to the scope of the proposed project. Instead, the neighborhood is dominated by single-family residential and stand-alone businesses.

4. Overwhelming Community Opposition – Finally, and most importantly, this project not only has zero community support, it has the opposite – overwhelming, and, to my knowledge, unanimous opposition from the community. As the state representative for the community in question, I have heard from several constituents adamantly opposed to tax credits for this proposal. To date, I have not heard from a single person who thinks it's a good idea.

To the extent the Commission identifies a need for additional affordable housing in Jefferson City, its support is welcome for projects with locations and plans that make sense. However, this project makes no sense for Jefferson City.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jay Barnes', with a large, sweeping initial 'J' and 'B'.

Rep. Jay Barnes

October 7, 2022

Missouri Housing Development Commission
Mr. Gus Metz, Director
920 Main Street, Suite 1400
Kansas City, Missouri 64105

22-052
OPPOSE

RE: Eastland Hills, Oak Leaf & Red Oak, Trade Center Parkway

Mr. Metz,

My name is Carolyn McDowell and I would like to go on record as adamantly opposed to the proposed apartment complex at Eastland Hills in Jefferson City.

When I was elected **five** terms on the City of Jefferson Council as well as serving as Cole County Public Administrator and responsible for over 180 individuals as their guardian. In these rolls, I swore an oath to perform my elected duties to the highest of standards and was reminded that a government should always be **"Of the people, for the people, by the people."** In watching the shenanigans play out in Jefferson City, it is easy to say our new motto should be **"of the city, for the money, by the rich."** And it does pain me to write that.

Consider the facts:

- Our mayor kept these projects confidential and only **one** councilman was given information (who just happens to work for the largest bank in **our community**).
- Not a single homeowner in the immediate area was notified in any form and not even a sign was erected on the proposed site.
- All studies typically completed (traffic, infrastructure, etc...) were bypassed in order to keep anyone from the public learning of **the project**.
- No consideration was ever given on location next to a very busy **four** lane highway, less than a mile to a large 'Section 8' housing project and finally, how/if this would overly burden the local school in this area.

Questions like these were never answered when Due Process is bypassed.

Thankful that five of the ten city councilmen opposed this project and voted no on **September 6** at the City Council meeting.

I would appreciate and ask you to vote no on this as well.

Sincerely,



Carolyn McDowell
1222 Carter Street
Jefferson City, MO 65101
573 635 6634
csmcdowell@sprynet.com



FCS FINANCIAL
Growing Relationships. Creating Opportunities.™
A FARM CREDIT COOPERATIVE

November 4, 2022

Re: Eastland Hills Apartments Application – 22-052

Kip Stetzler, Executive Director
Missouri Housing Development Commission
c/o Rental Production
920 Main St., Suite 1400
Kansas City, MO 64105

Director Stetzler,

FCS Financial is submitting this letter to officially express our objection to the issuance of tax credits to facilitate the construction of a major residential project to be known as Eastland Hills Apartments in the 1800 block at the end of East Miller Street in Jefferson City. The proposed site for this project is not well suited for this project and will cause difficulties for neighboring businesses due to the lack of an adequate street design, existing ingress and egress designs for street entrance, and future construction activities.

FCS Financial is a lending institution and member of the Farm Credit System. FCS Financial provides credit and related services to approximately 25,000 agricultural producers and rural residents in the State of Missouri. FCS Financial has approximately 280 employees in the State of Missouri. In 2002, FCS Financial moved its headquarters to Jefferson City, Missouri, constructing its business offices next to an existing branch office on East Miller Street at that time. Over the years, FCS Financial has expanded its presence in Jefferson City with additional offices and now employs approximately 90 employees in Jefferson City.

By chance, FCS Financial learned of an apparent application by FI.W, LLC for public housing tax credits to enable it to build a 48-unit residential project at the end East Miller Street. This section of East Miller Street is a small street about 200 yards long and ends at FCS Financial's Jefferson City branch office, immediately adjacent to FCS Financial's corporate offices. FCS's corporate and branch offices are the only businesses or residences currently served by this small street. As we understand the developer's proposal, the construction project would be immediately adjacent to FCS Financial's offices.

The magnitude of the construction project in this location will result in serious negative impacts, including increased traffic with heavy machinery potentially blocking employee and customer access, road safety, utility cuts, noise, dust, and vibration. Because of their business, FCS

CENTRAL OFFICE

1934 East Miller Street | Jefferson City, MO 65101
573.636.7809 | 800.369.3276 | www.myfcsfinancial.com

Financial customers are periodically pulling long trailers when they visit. FCS Financial has immediate concerns with the impact on its business of such a major construction project so close to our business. FCS Financial may have additional concerns but frankly has not had the opportunity to assess the longer-term impact. FCS Financial is also concerned about the lack of any notice to affected stakeholders to date in the process. We have since become aware that a significant amount of opposition has organized in our community and with the neighbors to this proposed site.

This proposal did receive the support of the Jefferson City Council, but only after the Mayor broke a tie vote of 5-5. We are confident that the Missouri Housing Development Commission can fund other projects that DO NOT have objections from the immediate neighbors, and we ask that this project not receive state and federal funding during the current round. It is our hope that the site development team will re-evaluate this site in future years and seek to work their neighbors to find a more suitable solution to the concerns raised.

Sincerely,



David D. Jarish
Chief Executive Officer

22-052
OPPOSITION
CITIZAN

October 19, 2022

Mr. Gus Metz
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, MO 64105

RE: Eastland Hills, a proposed Jefferson City Housing Development project

Dear Mr. Metz,

I am submitting this letter to the Missouri Housing Development Commission to express my concerns regarding the proposed Eastland Hills housing development in Jefferson City. This project is located off of Eastland Drive near the intersection of Miller Street and Eastland Drive, and is just a few hundred feet off of State Highway 50.

I was recently made aware of the proposed Eastland Hills housing development project after the project had been approved by the City Council of Jefferson City. I am concerned that the City of Jefferson and the project developers have pushed forward a project without providing any advanced notice of the project to the adjoining neighborhoods and landowners.

Our neighborhood recently held a meeting of its residents. No one was aware of this proposed project and its proximity to our neighborhood or the area of Eastland Drive and Highway 50 in general. I am deeply concerned about the lack of transparency on the part of the City of Jefferson, Mayor Carrie Tergin, and the developers regarding the three recently-proposed and approved low-income housing projects. MHDC staff should clearly be concerned about the type of actions that were taken in order to push the projects through the local approval process. The split vote of the city council that required Mayor Tergin to break the tie vote for the 3 proposed low-income housing projects should be a significant red flag to MHDC staff.

I am concerned that the Jefferson City and the project developers have pushed forward the Eastland Hills housing project without conducting the necessary and appropriate infrastructure studies for the areas in and around the proposed development. Transportation, water, sewer, electricity, storm water and other critical items, have not been studied to determine the feasibility of supporting a project such as this.

Regarding transportation, the proposed Eastland Hills development is located behind FCS Farm Credit Services on Miller Street, which is a dead-end street off of Eastland Drive. Because of this project's location, the traffic interference during and after construction will be significant and pose traffic hazards for residents and businesses in the area. Less than 100 yards from the Miller Street and Eastland Drive intersection is the on-ramp to Highway 50 and its related viaduct crossing over Eastland Drive. Traffic through this area is significant and the development poses risks to drivers and pedestrians along Eastland Drive. Currently there no safe place for pedestrians to walk along Eastland Drive, which poses safety risk for drivers and pedestrians.

I am hereby asking the Missouri Housing Development Commission to carefully review the proposed Eastland Hills low-income housing project in light of these concerns. I ask that someone diligently study this potential multi-family housing project to confirm that the appropriate steps have been taken with this

type of taxpayer subsidized development. There truly are other locations and development – both in Jefferson City and in other communities – that would be better suited for a project such as Eastland Hills.

Please let me know if you have any questions. I appreciate your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Marie Colvin". The signature is written in a cursive, flowing style.

Marie Colvin

Hello

I own property and live on the east end of town and I think this project is and will be harmful to the property values and the people living in that area.

There is a petition to stop this and I believe it should be stopped!

5 city council persons voted no!

Thanks

Troy Williams

Concerned citizen

Sent from my iPhone

Eastland Hills

Jefferson City Mo

65101

Sent from my iPhone

Missouri Housing Development Commission
Mr. Metz
920 Main Street, Suite 1400
Kansas City, Missouri 64105

To whom it may concern,

I learned today about an apartment complex being talked about in Jeff City using a 'low income' program. Before they could finish, I knew exactly where it was going without having to ask. I said, 'let me guess, it will be put on the east side of JC and in the East & LC middle school boundaries.'" Yep, I was right. I knew this because I have taught at East School for too long and have seen how the city has passed this school over for years.

So, why is this important to me? Because the **Eastland Hills project** will feed into my school. My school is a Title 1 school because the poverty is so high. We have had the most poverty in the district for 20+ years. Please allow me to give you some highlights of what we've faced at East School:

- I have yet to ever see a school board member walk through our halls. Last year, the superintendent came over one time- after school. They do not come because they would be confronted with reality.
- No parental participation. We do not have a functioning PTO.
- Learning. Homework is not an option when many kids do not have supplies at home and their home environment provides more disruption than support.
- We've had kids sitting on floor due to lack of accommodations.
- One year, (thankfully) a parent called the fire department and complained we were exceeding the limits of kids per room- and we were! Administration came over, visited with the fire department and somehow our limits of kids per room were increased.
- Continuity doesn't exist. Half the class we start with moves from school to school. We spend more than half our classes backing up and teaching again to try and get kids up to speed.

Please do not misunderstand. I have some WONDERFUL kids. WONDERFUL kids who were born into terrible situations. **For them to have a shot of escaping their circumstances, the answer is NOT to pour more kids of poverty into their class that is already underwater.**

At what point do the poor actually have a voice? Why do they always pick the poorest school to throw their 'projects' on? I will tell you, because the poor never have a voice. I love my kids. I am pleading with you DO NOT throw more kids into an already overrun situation. Because no one will come to these kids rescue, they will just jam them into a room and let the chaos ensue.

I've included some headlines I've saved over a few years. I ask you to read each one. Look at the 'electrical closet', we actually were teaching kids in here and the Fire Dept made us move back 36 inches from the electrical breaker box because 'it's not safe', duh. Or read about the article from Eternity Church talking about how most of our kids don't have access to laundry services or come from traumatic homelives.

I don't imagine that any of you or your families understand the issues these kids are faced with. Maybe you should start learning and you would look more closely at where projects are located and what would happen to the children.

How do you fix East School

2-23-14

Elementary school struggles with outdated building, challenging demographics, poor academic scores

By Kris Hilgedick
kris@newstribune.com

In 1972, this newspaper asked the question: "Is East School at the 'bottom of the list' among local schools and should a new elementary school be built in the East End?"

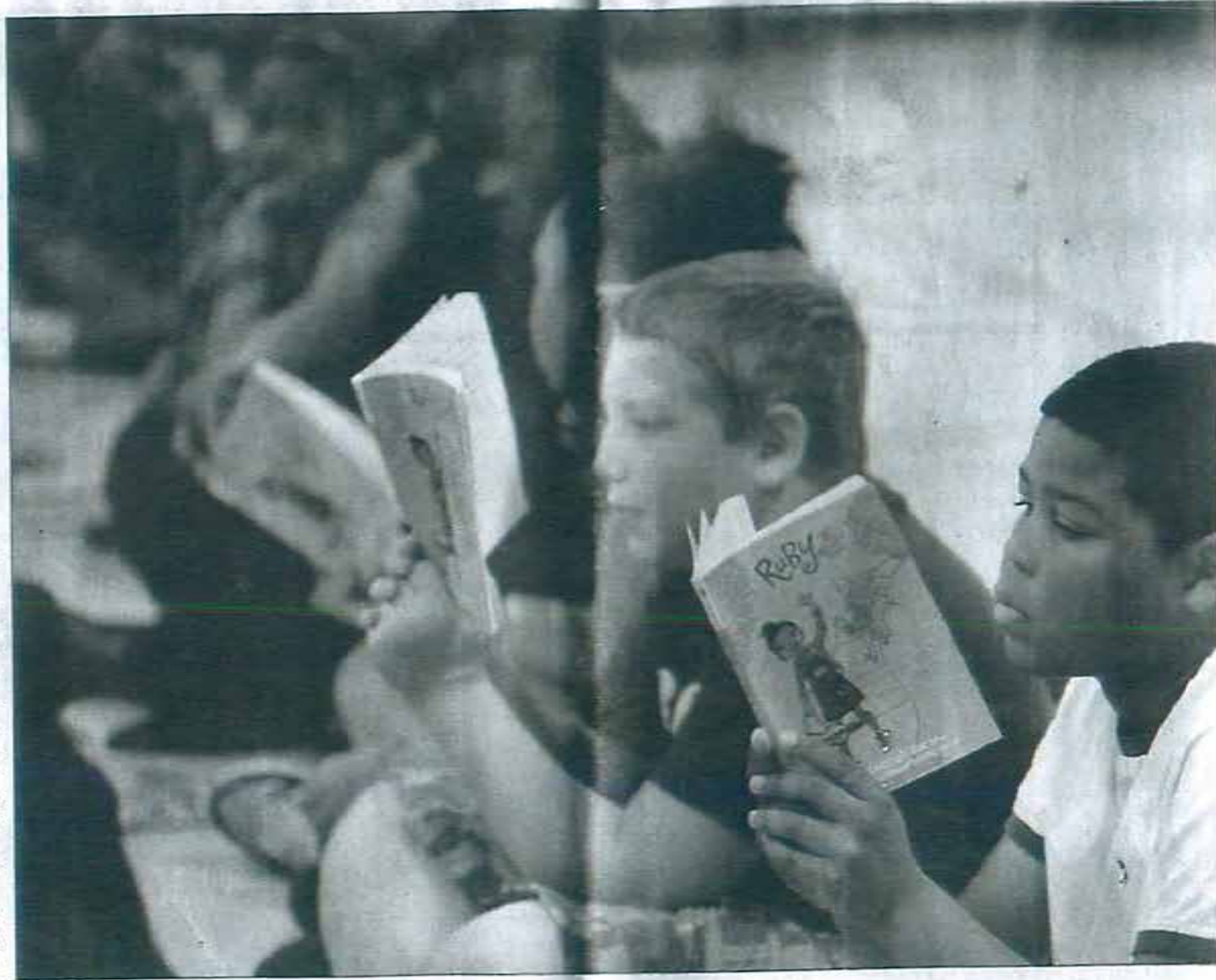
Forty-two years later, the neighborhood still lacks a new school, and some people still are ringing alarm bells over the plight of East Elementary students. Back then, people were concerned the ratio of students per square foot at East School was nearly double that of most of the city's other elementary schools.

Today, statistics maintained by the Missouri Department of Elementary and Secondary Education tell a story about an embattled school community coping with some of central Missouri's toughest socioeconomic conditions. The numbers paint an anxious picture and pose a difficult question: Do some of the city's most-disadvantaged kids attend class every day in the district's most-decrepit structure?

Standardized exams reveal East students' academic struggles.

East Elementary earned a 52.9 score — the lowest in the district — on its 2013 School Annual Performance Report, a tool the state uses to evaluate academic and attendance levels. Nearly half of the school's students scored at the "basic" or "below basic" levels in language arts. One in three East students is "proficient" or "advanced" in science.

The school also has the highest number of students — 87 percent — who qualify for free- and reduced-priced



Kahlil Foster, near, and Peyden Childress read along as children's books author and Missouri native Derrick Barnes reads to East School students during an assembly in October 2011. The school earned the lowest score in the district on its 2013 School Annual Performance Report.

suitable for outdoor learning. They noted the school has no grassy play

Comparison of elementary schools



How do you fix East School?

Elementary school
struggles with outdated
building, challenging
demographics,
poor academic scores

By Kris Hilgedick
kris@newstribune.com

In 1972, this newspaper asked the question: "Is East School at the 'bottom of the list' among local schools and should a new elementary school be built in the East End?"

Forty-two years later, the neighborhood still lacks a new school, and some people still are ringing alarm bells over the plight of East Elementary students. Back then, people were concerned the ratio of students per square foot at East School was nearly double that of most of the city's other elementary schools.

Today, statistics maintained by the Missouri Department of Elementary and Secondary Education tell a story about an embattled school community coping with some of central Missouri's toughest socioeconomic conditions. The numbers paint an anxious picture and pose a difficult question: Do some of the city's most-disadvantaged kids attend class every day in the district's most-decrepit structure?

Standardized exams reveal East students' academic struggles.

East Elementary earned a 52.9 score — the lowest in the district — on its 2013 School Annual Performance Report, a tool the state uses to evaluate academic and attendance levels. Nearly half of the



As noted, our school has a near 90% rate for students who qualify for free and reduced lunch. As we all know, poverty brings with it many issues which students must endure. Our students are witnesses to or victims of such calamities as neighborhood violence, spousal abuse, child abuse, drug abuse, alcohol abuse, pornography, sex, rape, murder, suicide, and hunger. As a result, many of our children come to school angry, afraid, and unable to control their emotions. Some of our students are mentally ill and are unfit for placement in the regular classroom. Consequently, behavior problems dominate the majority of our school day with education being a secondary issue.

Our classrooms are interrupted on a daily basis by the slamming of doors and screaming of students in the hallway. Teachers are routinely belittled and shouted down by children as young as 6 years old. Students who become upset are leaving the classroom or even the building without permission and sometimes go unaccounted for. Last week a student was missing for 30 minutes before he was found. Students are allowed to roam the hallways and disrupt classes. Teachers have been hit, kicked, bit, spit on, and cursed at. Teachers have had their classrooms torn apart by raging students. Students are assaulting other students on the playground, in classrooms, and on the bus. Last week one of our busses had to be boarded by a police officer so a student could be removed. It is not uncommon to see police cars in our school parking lot. All of this adds up to an environment that is unsafe and unfit for any child. You could not pay me money to send my child to the very school I work in.

All of these behaviors are exhibited without swift action or serious consequences. As teachers, we feel that we are nearly powerless. Our principle and superintendent, who are well aware of our frustration, have left us to decide upon disciplinary matters without giving us the tools or support to act.

In conclusion, please use this information to bring to light a terrible crime in our community. I speak not for myself, but for many teachers at East School who are at a loss for what to do. For years we have voiced our concerns to our principal, only to see no results. Additionally, I implore you to come to our school, spend a few hours in the hallways and around the office, and see for yourself. Speak to other teachers in a neutral environment with a cloak of anonymity, and many will echo these truths. Thank you for your time.

Concerned Teacher

Brenda Perkins
Classified Manager
Central Missouri Newspapers, Inc.
News Tribune, Fulton Sun, California Democrat, the Lake Today
210 Monroe
Jefferson City, MO 65101
573-761-0273
Fax: 573-634-7433
email: Brenda@newstribune.com

CREATIVE DESIGN NOTICE: The attached ad proof is under copyright with Central Missouri Newspapers, Inc., and is to be used for the sole purpose of publication in any Central Missouri Newspaper, Inc. product. Redistribution of this ad is prohibited without written permission. Failure to comply will result in a \$40 per hour graphic design charge and by accepting this proof and publishing it in one of our products, you hereby agree to the graphic design charge if this proof is redistributed without written permission.

to publish it without a signature, so I thought I would forward this to you. I have attached a copy of another letter that I received as well.

Thanks,
Brenda Perkins

Dear Editor,

This letter is in response to last Sunday's article concerning East Elementary School and its current conditions. The purpose of this letter is to draw attention to the plight of the students, who struggle to learn, and the staff, who struggle to educate, in a hostile and unstable environment. In drawing attention to our present situation, I hope to inspire change that the current administration has failed to enact. As the author of this letter, I wish to remain anonymous in order to protect my job and family from any reprisals.

I have been a teacher at East Elementary for many years. When I read the article in last Sunday's newspaper, I was both pleased and infuriated. I was delighted to see we had finally received some attention for our deplorable school condition. However, I was incensed that no teachers had been interviewed for the article. For too long our concerns have been unheard or ignored. Quotes in the article from school administrators were lip service only and meant to cover up any real issues and pacify the public. Our real issues have nothing to do with the physical condition of the building. Our real issues concern the school atmosphere and the toxic environment that inhibits the learning of every student in attendance.

"This executive order sets a powerful example," he

Please see Executive, p. 3

office.

East school advocates swarm school board

But bond issue still will center on two high schools

By Phillip Sitter

phillip@newstribune.com

The Jefferson City Public Schools' Board of Education felt the weight Monday night of decades of deferred decisions.

Dozens of community members came forward over the course of the night — out of a full house of upwards of 150 to 200 people at its peak — to voice frustration about various issues.

The board's public meeting — including the 5:30 p.m. presentation about the two high school plan — lasted until approximately 10 p.m., before the board went into closed session.

There were questions from the community about the board's due dil-

igence on its two high school proposal and frustration over a perceived lack of transparency on the board's decision-making. But overcrowding at East Elementary School and a desire to see a solution for it on the April 4 ballot was again chief among concerns.

Former board member Jackie Coleman in particular advocated strongly for East. She told the board "you have an opportunity to make a wrong right. ... This school district loses nothing by

putting it on the ballot."

It seems clear at this point that will not happen.

When it came time to approve the ballot language for the bond issue question of the two high school plan, board member Michael Couty said "I would not be honest with myself" as a community member and a member of the criminal justice community, if the question was not amended to include East Elementary.

Fellow board member F seconded the motion to incl

After some tense mo passionate speeches, ultim motion was defeated.

While the ballot languag officially certified — and can after the deadline for school didates to file for election - issue ballot question as a

Please see School,



News Tribune online

Check for breaking news, submit your news ideas and join the discussions about today's stories at: www.newstribune.com

■ OUTSIDE



Warm spell continues

Today's high: 58
Today's low: 30

© Copyright 2016 News Tribune Co.

■ INSIDE

Business.....	A4
Calendar.....	B1
Classifieds.....	D1-3
Comics.....	C6
Crossword.....	C6
Dear Abby.....	D4
Health.....	E1-3
Kid Scoop.....	E4
Opinion.....	B3
Sports.....	C1
Statistics.....	C2
TV Schedule.....	C6
Weather.....	A2

■ HEALTH



New Year's res-illusions

Hoping this is the year your New Year's weight loss resolution sticks? Here are tips from pros on successful dieting.

■ PAGE E1

■ WATERCOOLER

Bite out of sandwich leads to barricade himself in home

A stolen bite out of his grilled cheese sandwich led a Maryland man to fire a shot inside his house and barricade himself for hours.

Baltimore County police spokesman Shawn Shaw said the dispute began about 5 p.m. Sunday at a Diner. He said the man was eating with his wife and became angry when one of them took a bite from the sandwich, prompting him to fire a shot inside the home. The wife and daughter fled the house, but the man barricaded himself inside. He surrendered peacefully before 9 p.m. No one was injured.

The department said in a news release Monday that Michael Blackwell, 55, has been charged with attempt

Clinton campaign suggested intros, questions prior to events

WASHINGTON (AP) — For Hillary Clinton, the presidential campaign has been about building an approachable image; She's often eschewed big arenas in favor of town halls, peppered her ads with personal stories and planned less-scripted gatherings with voters.

But emails obtained by the Associated Press reveal a careful, behind-the-scenes effort to review introductory remarks for college presidents and students presenting the Democratic front-runner as a speaker, as well as suggesting questions that happened to be aligned with her campaign platform.

While it's not unusual for campaigns to plan detailed appearances, the exchanges preview the kind of image-control apparatus that could be deployed in a Clinton White House, including attempts to steer conversations with her audiences. They also run counter to her campaign's efforts to make Clinton look less wooden and scripted than she did when running eight years ago.

The former secretary of state's preparedness appears in contrast with the presumptive Republican nominee, Donald Trump, who rarely pulls punches in his speeches, speaks more spontaneously and has far more apparently unplanned, unscripted interactions.

Clinton spokesman Nick Merrill said, "We take pride in Secretary Clinton's ability to answer tough questions. We do not screen questioners at events, nor do we script interactions." He said Clinton has answered about 900 questions in formal events on the campaign, and that more-memorable moments came from the fact her events



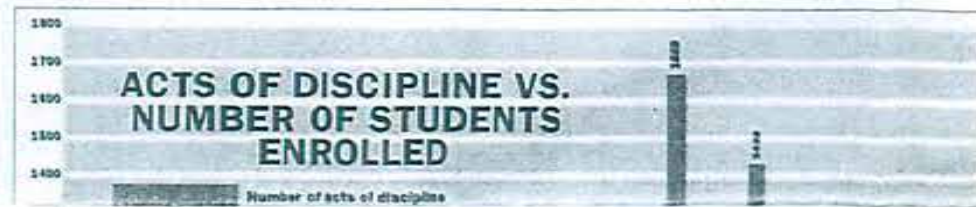
learn important math skills. The project at the National Career Center School are working on discipline expectations so students know should in different school. Through Project Waypoint, I praise demonstrate good by sitting neatly, listening and raising hands.

Disruptive behavior

JCPS to roll out new behavior supports, expectations

By Shelby Rowe
srowe@newstribune.com

District officials at Jefferson City Public Schools have spent the last couple of months creating districtwide behavior policies and are implementing a whole gamut of psychology and behavior analyst supports at the elementary and middle schools for





3/6 line

Extending a helping hand

Eternity Church offers assistance to East School beyond the holidays

Needs are 'very basic'

By Angie Hutschreider
angleh@newtribune.com

Marc Backes now is pastor at Eternity Church on Jefferson City's Westside, not far from where he attended kindergarten at East Elementary School.

More importantly, East is where Backes and his fellow church members hope to help during the holiday season, year-round.

Backes went to East School and counselor Tami Martin would help meet the school's needs, Backes said.

Following that meeting, Backes and fellow church members have provided pants, pillows, gloves, hats, blankets, air mattresses and more to Martin.

"One of the needs we have here for students are very basic,"

Martin said.

Although times are tough across the board, Martin said it is very evident to her on a daily basis the need that exists for the students.

"The need is the way over the top compared to what it is last year," Martin said.

Martin said the days are long gone when teachers only addressed the educational needs of their students.

"We provide many of these children with more than an education," she said. "We make sure they are greeted with a smile and breakfast everyday. We fill in the needs where they are and when we can."

Noting that many of the families with children attending the school

have no laundry facilities, are exposed to the ever-growing violence and drug problems, Martin said the need is clear.

"Some of the children move frequently and lose what little they have," she said. "They do not have much to start with and when they lose what little they have, it is hard for them."

Backes said he was surprised to hear of the need for socks, underwear, blow-up mattresses, pillows, hats and scarves.

"The need is so simple and it is something we as a church can help meet and let them feel our presence within the community," he said.

Martin said even with several

other churches reaching out to help the students, many times teachers and other staff find themselves filling in the gaps where needs exist.

"When there is a need for supplies, many times we as staff address those," Martin said. "We do what we can but it really does take the whole community looking after our children to make sure we can meet as many of their needs as we can."

Martin said the needs are simple. Pants, school supplies, hats, gloves, coats, air mattresses, scarves, shoes and more are needed.

"We have families I know who get to have Christmas this year," Martin said. "We are not asking for just something little to help families so they have a better Christmas open."

Martin said the church will accept donations through

"The need is so simple and it is something we as a church can help meet and let them feel our presence within the community"

Marc Backes
Eternity Church pastor

www.newtribune.com

WEATHER

B4 MONDAY, DECEMBER 22, 2008

I am submitting some comment I would like to be known at the upcoming hearing on November 7, 2022.

I did submit 2 letters to Commissioner Metz on my concerns objecting to the potential of funding and building a two 24 unit Low Income housing First letter dated August and another one on September 9, 2022.

I am following up on my concerns that these units will be located on a dead end street not accessible from the west causing increased traffic onto Eastland Drive (a very busy street without any traffic signaling. Also for foot traffic to use Eastland drive there are no proposed Sidewalks going either direction without crossing the Eastland street.

This project was never brought to the full City Council Meeting until the September 6 for all 10 council members to vote on until the evening of council meeting. After the presentation by proposed contractors a vote was taken and 5 Council Members voted NO and 5 voted YES,, with the Mayor breaking the Tie. So there wasn't a full support by this group.

I took the time to address this potential issue going through my Scenic Drive location taking to neighbors (29 to be exact) and none were aware of the upcoming funding. They all signed a document in opposition for this to move forward.

I request your strong opposition to funding this project as it would have a strong possibility of lowering the current Home Values

Jerome G Rehagen
2021 Scenic Drive.

Sent from [Mail](#) for Win

I am writing you to express my opposition to your project that was not disclosed to any residents of the affected neighborhood! 5 council members voted NO! AND we got 150 signatures against this invasion of my neighborhood! Put it in YOUR BACKYARD and see what your property values do!!! I'm sick and tired of YOU PEOPLE making decisions that affect me and NOT YOU!!

Doug Mueller

Owner/Smokehouse Smokeshop

Sent from my iPhone

9-9-22

C/O Mr. Gus Metz
Mo. Housing Development Commission
920 Main Street #1400
Kansas City Mo. 64105

Dear Gus,

It has come to my attention that Jefferson City has qualified for money due to the damage caused by the tornado a few years back. You are considering a low income housing apartment complex just off of Eastland drive.

Gus I served on the School District's long range planning committee a few years back and East School was severely overcrowded then. East School still has mobile trailers at the school. The board has been trying to balance population to each school along with the poverty in the district. I attended East school as a child and the poverty on the East Side was nothing like it is today. If you put this apartment complex just off of Eastland it will again be unfair to the East Side residents. (More Poverty) It will again over crowd East School.

I have attached pictures I took when I was on the long range planning committee. During a visit at East School, the teachers showed me that they were tutoring some students in the electrical breaker room because they had nowhere else to go. The fire department drew a line on the floor that they could not cross due to safety issues. This was not acceptable.

I also started the movement for the 2nd high school in Jeff City. Many told me Ortmeyer there is no way that's going to happen. Well the politics of Jeff City are nothing new to me. My Dad served two terms on the city council when I was in high school. I learned a lot from him.

We now have two public high schools in Jeff City.

The majority of the rental property damaged by the tornado was single family homes. What is being planned is not equivalent to what was damaged. I own a single family rental home in Jeff City which is in the Moreau Heights grade school boundaries.

If this apartment complex is going to be built it can't be on the east side. There will be opposition if this is the direction of choice. Please make the right decision in this matter.

Dan Ortmeyer

3405 Anthony Court , Jeffereson City Mo. 65101 cell -573-353-9388

VOTE APRIL 2nd

Let Your Voice Be Heard

QUESTION 1 and 2 NO

NO MEGA HIGH SCHOOL

Citizens For  Public High Schools

www.jcneeds2hs.com Paid for by Citizens for Two Public High Schools, Dan Ortmeier, Treasurer







RE: Eastland Hills off Eastland Drive in Jefferson City.

Dear Mr. Metz

I'm writing today to address the Eastland Hills off Eastland Drive in Jefferson City (MO) project, which as I understand it to be, a project to provide more low income housing here in Jefferson City. And first I would like to say, I do recognize the need for available housing and understand it is crucial to every community. However, the location which has been proposed is very concerning to me.

This area already inhibits an incredibly large amount of Government Housing projects within a small circumference area; East Elm St., Lafayette, Dulle/Hamilton Towers, Locust/Chestnut Streets. Why continue to build up an area already so overwhelmed with poverty? This would do nothing but continue to further segregate the more disadvantaged along with the schools there, mainly East Elementary School.

This school already has the highest poverty. It has had overcrowding problems for years and been the topic of other areas of our city portraying highly negative remarks. Our school district was recently forced to deal with some very hateful, inappropriate, and highly prejudiced comments when working on our school boundaries. I was very disheartened to read what the people on the "West End" think of our children here on the "East End". So why make it worse? It seems as if the goal here is to segregate the more disadvantaged to one location, thus forcing them to attend one school.

Further, instead of asking or taking advice from people who have zero children in the public school district, wouldn't it make more sense to address those who do? Perhaps holding a public forum with more transparency would be beneficial in providing real insight from those who would be most affected. Those families with single family homes living in the center of your proposed area to build.

Our district leaders have been working hard for years to balance our schools in order to create a better, more positive atmosphere for our children to grow and learn. This move would only further complicate matters and make it nearly impossible. I do hope that will be of deep consideration when determining placement for this project.

Sincerely,

Carrie Morgan