

SUPPORT
22-052
CITIZEN

John C. Taylor
1433 Christy Drive
Jefferson City, MO 65101
573-634-3103
john.taylor@edwardjones.com

Dear Director Metz:

It is my pleasure to recommend Eric and Bo West to manage and maintain the Eastland Hills Apartments. I have known Eric and Bo for over 30 years and consider them friends. As a businessman I have watched them deal with other business people and tenants and have been impressed with their knowledge of property management. They have the knowledge, energy, ethics, and character to do an outstanding job for you as managers of the Eastland Hills Apartments.

Please feel free to contact me regarding Eric and Bo if you have any questions.

Sincerely



22-052
22-402
22-076
SUPPORT
EMPLOYERS



United Way of Central Missouri
205 Alameda Drive
Jefferson City, MO 65109
Phone: 573-636-4100
Fax: 573-636-8077
www.unitedwaycemo.org
info@unitedwaycemo.org

September 20, 2022

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

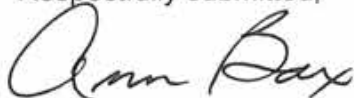
Dear Mr. Stetzler,

On behalf of the United Way of Central Missouri and our Board of Directors who represent over 20 major employers in the Jefferson City community, I am sending this letter of recommendation in support of three proposed affordable housing developments: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

We are well aware of the negative impact a lack of quality affordable housing has on a community and its members and see the ripple effect on the clients we serve every day. Our community has experienced a shortage of affordable housing for years, but that shortage was exacerbated due to the May 19, 2019 EF3 tornado that tore through our community, impacting over 140 rental properties. Most of those rental units have not been brought back to our market. Salvation Army, our trusted partner, currently has eight people living in the Center of Hope homeless shelter who have the financial capacity to be self-sufficient and in permanent housing, but there are no affordable rental units available. So these clients continue to live in the shelter and individuals needing temporary shelter continue to be on the streets. This is just one of the many examples of the ripple effects impacting our community due to the lack of affordable housing.

United Way of Central Missouri and our Board of Directors urge you to approve one, two or all of these developers requests for funding. Funding all three developments would almost bring our community back to the affordable housing level prior to the 2019 tornado. Only through MHDC's support are these developments possible and additionally MHDC's involvement ensures these developments continue to be an asset for the community in the future. Thank you for your consideration to fund these important developments to create much needed affordable housing and ensure our community and community members can thrive.

Respectfully submitted,


Ann Bax, President


Andy Fecht, Board Chair



United Way of Central Missouri Board of Directors

Cassandra Atchison - Modern-Litho
Corey Backues - GFI Digital
Amy Berendzen - Missouri State Department of Economic Development
Gregg Bexten - Hawthorn Bank
Sharon Campbell - Missouri Farm Bureau
Tammy Chute - Scholastic, Inc
Mike Downey - Lincoln University
Andy Fechtel - Fechtel Beverage
Ryan Freeman - Freeman Mortuary
Kirk Duncan - Central Bank
Bob Gilbert - Bartlett & West
Lori Hoelscher - Ameren Missouri
Lindsay Huhman - The Carden Group
Ryann Kampeter - KMIZ
Brenda Leydens - Mid America Bank
John Moseley - Lincoln University
Mark Mueller - Jefferson Bank
Ben Musholt - Polsinelli PC
Britt Smith - City of Jefferson - Public Works
Beverly Stafford - Missouri Rural Health Association
Stacey Sturm - Modine Retiree
Pat Tatum - Jefferson City School District Retiree
Matt Tollerton - Central Bank
Sheriff John Wheeler - County of Cole
Treaka Young - Missouri Telehealth Network



LINCOLN UNIVERSITY

820 Chestnut Street
Jefferson City, MO 65101

Office of the President

Phone: (573) 681-5042
Fax: (573) 681-6074

September 28, 2022

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

Dear Mr. Stetzler,

I am sending this letter to you today in support of the Eastland Hills development in Jefferson City. This development of 48 new units is critically needed to help address the affordable housing shortage in our area.

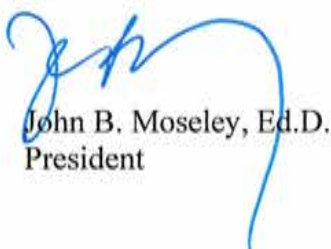
For years Jefferson City has struggled with a lack of affordable rental housing. In May 2019, that shortage became even more acute after the EF3 tornado destroyed many housing units, negatively impacting more than 120 rental properties. Most of these properties have not been brought back to the market.

At Lincoln University, one of Jefferson City's major employers and local economic contributors, we clearly see and feel the effects of this shortage when we are trying to attract and recruit new employees. The lack of housing is a deterrent to our recruitment efforts. When we do secure a new hire and they are faced with little or no affordable housing options, they are often forced to find residence outside of the city limits — which creates unnecessary strain on their budget and time for their commute to work and decreases the opportunity to strengthen our economy with their residence in Jefferson City.

We need the Eastland Hills development to help meet the affordable housing demand. For Jefferson City to grow and thrive, we must provide affordable rental options for residents. Please help us by supporting local housing and the local workforce with your funding approval for the proposed Eastland Hills development. Your support is an investment in our city's and Lincoln University's futures and will have a significant positive impact on the economy and the lives of those who wish to make Jefferson City home.

Thank you for your consideration of funding for this development.

Sincerely,



John B. Moseley, Ed.D.
President

*Founded 1866: 62nd & 65th Colored Infantries
An equal opportunity institution*



September 22, 2022

MEMO TO: Mr. Kip Stetzler

FROM: Gregg Bexten and Ken Theroff
Co-Chairmen

We're sending this letter of support for the proposed Eastland Hills development of 48 new affordable housing units in Jefferson City.

On May 22, 2019 Jefferson City was impacted by a tornado which destroyed many housing units, the majority of which were rental properties. Very few units were brought back to our market. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing.

Civic Progress consists of the leaders of more than 50 businesses in the Jefferson City area. We have identified a lack of housing as a major deterrent to attracting new people to our workforce. It's on behalf of those 50 businesses and other public and private sector employers who face similar challenges, that we send this letter of support.

Eastland Hills will help address our lack of affordable housing in Jefferson City. The involvement of MHDC will also help ensure this development remains an asset for the community in the future. Civic Progress supports Eastland Hills and requests that the application be approved for funding.

September 22, 2022

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

Dear Mr. Stetzler,

We support the proposed Eastland Hills development of 48 new affordable housing units in Jefferson City.

Jefferson City was impacted in May of 2019 by a tornado which destroyed many housing units, most of which were rental properties. Very few units were rebuilt. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing. As Morris Packaging works every day to attract additional employees, the lack of affordable housing is one of our biggest challenges.

Our company is involved in two local committees which have identified a lack of housing as a major deterrent to attracting new people to our workforce. They are the Manufacturer's Roundtable and Workforce Coalition, both representing more than 25 major employers. The support for the construction of affordable housing is unanimous among those major employers.

Eastland Hills will help address our lack of affordable housing in Jefferson City. Morris Packaging supports Eastland Hills and requests that the application be approved for funding.

Sincerely,

Steve Loethen
Plant Manager



September 29, 2022

MEMO TO: Mr. Kip Stetzler

FROM: Michael Whelan, Chair
Manufacturer's Roundtable

We're sending this letter of support for the proposed Oak Leaf Villas, Stronghold Landing and Eastland Hills developments of over 120 new affordable housing units in Jefferson City.

On May 22, 2019, Jefferson City was impacted by a tornado which destroyed many housing units, the majority of which were rental properties. Very few units were brought back to our market. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing.

The Manufacturer's Roundtable consists of the leaders of more than 20 different industries in the Jefferson City area. We have identified a lack of housing as a major deterrent to attracting new people to our workforce. Currently, our struggles to fill jobs are forcing several manufacturers to shift work to their facilities in other parts of the country, which will have a long-term negative impact on our community and state. It's on behalf of those 20 businesses and other public and private sector employers who face similar challenges, that we send this letter of support.

Oak Leaf Villas, Stronghold Landing and Eastland Hills will help address our lack of affordable housing in Jefferson City. The involvement of MHDC will also help ensure these developments remain an asset for the community in the future. The Manufacturer's Roundtable requests that these applications be approved for funding.





22-052
22-402
22-076
SUPPORT

September 20, 2022

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

Dear Mr. Stetzler,

On behalf of the Cole and Miller County Long Term Recovery Committee, we are sending this letter of support for three proposed affordable housing developments in the Jefferson City community: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

The Cole and Miller County Long Term Recovery Committee (CMC-LTRC) is made up of leaders from health and human services and faith based groups from Cole and Miller County. The committee was charged to lead response, recovery and rebuilding efforts after the May 19, 2019 tornado left a path of destruction through these counties. Over three years later, our committee continues to work with disaster survivors impacted through this disaster.

Our Jefferson City community has experienced a shortage of affordable housing for years, but the tornado in 2019 destroyed an additional 140+ rental properties that to-date have not been rebuilt. Due to the shortage of affordable housing options, many disaster survivors moved their families into housing above their financial means just to have a roof over their heads--only to have to move out a short time later because they could not afford the higher rent. We have worked with disaster survivors living in horrific conditions because the lack of affordable housing does not motivate landlords to provide quality rental units. There are still disaster survivors who are couch surfing and unhoused; and many gave up and left the community because there were no affordable housing options. Every person and family deserves to live in safe, secure and sanitary living conditions and our current affordable housing inventory makes this impossible in Missouri's capital city.

The Cole and Miller County Long Term Recovery Committee respectfully requests that applications of one, two or all of these developers be approved for MHDC funding. Funding all three developments would almost bring our community back to the affordable housing level prior to the 2019 tornado. Thank you for consideration to support these important developments to create much needed affordable housing in Jefferson City.

Respectfully submitted,

Ann Bax, CMC-LTRC Co-Chair

Reverend Doctor Bill Fogelsong, CMC-LTRC Co-Chair



22-052
SUPPORT
EMPLOYER

September 21, 2022

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

Dear Mr. Stetzler,

We're sending this letter of support for the proposed Eastland Hills development of 48 new affordable housing units in Jefferson City.

On May 22, 2019 Jefferson City was impacted by a tornado which destroyed many housing units, the majority of which were rental properties. Very few units were brought back to our market. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing.

As the major private employer in Jefferson City, we have first-hand knowledge of the difficulty our employees have in finding housing in this community, and support the proposal to help rectify the situation.

Eastland Hills will help address our lack of affordable housing in Jefferson City. The involvement of MHDC will also help ensure this development remains an asset for the community in the future. Scholastic Inc. supports Eastland Hills and requests that the application be approved for funding.

Sincerely,

Heath Garvin

SVP Distribution and National Service Organization
Scholastic Inc.
2931 East McCarty Street, Jefferson City, Missouri 65101
212-343-6468
HGarvin@Scholastic.com
[Scholastic.com](https://www.scholastic.com) | [Facebook](https://www.facebook.com) | [Twitter](https://www.twitter.com)

Open a World of Possible

Tammy Chute

VP of Human Resources
National Service Organization
Scholastic Inc.
2931 East McCarty Street, Jefferson City, Missouri 65101
573-632-1616
tchute@scholastic.com
[Scholastic.com](https://www.scholastic.com) | [Facebook](https://www.facebook.com) | [Twitter](https://www.twitter.com)

Open a World of Possible

September 29, 2022

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

Dear Mr. Stetzler,

I am sending this letter of support for three proposed developments of 130 new affordable housing units in Jefferson City- Stronghold Landing, Oak Leaf Villa and Eastland Hills

On May 22, 2019 Jefferson City was impacted by a tornado which destroyed many housing units, the majority of which were rental properties. Very few units were brought back to our market. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing.

Our Chamber of Commerce recently voiced their support, as well as the support of over 800 Chamber members, based on the efforts of two working committees; the Manufacturer's Roundtable and Workforce Coalition, representing more than 25 major employers of our community. As a resident of Cole County and an employee of a Jefferson City financial institution, I agree with and support the recommendation of these organizations.

These three developments will help address our lack of affordable housing in Jefferson City. The involvement of MHDC will also help ensure this development remains an asset of the community in the future.

I support Stronghold Landing, Oak Leaf Villas and Eastland Hills and request the applications be approved for funding.

Kindest regards,



Kitrina Tinnin
231 Summerhill Dr.
Jefferson City, MO 65109

August 23, 2022

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

Re: Proposed Development

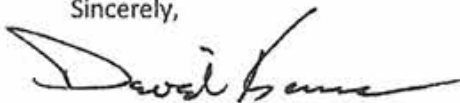
Dear Mr. Metz,

I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,



David B Kemna
1st Ward councilman
Jefferson City MO

First whole-council
action 9-6-22

City of Jefferson

320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin
Mayor

OFFICE OF THE MAYOR
(573) 634-6303

August 9, 2022

Mr. Gus Metz

Director of Rental Production
Missouri Housing Development
Commission 920 Main Street #1400
Kansas City, MO 64105

*First whole
council action
9-6-22*

RE: Eastland Hills Proposed Development

Dear Mr. Metz,

It is my pleasure to submit this letter of support for FLW, LLC's development proposal of the Eastland Hills development to be located in Jefferson City, Missouri.

My understanding is that FLW, LLC is applying for financing from the Missouri Housing Development Commission (MHDC) to develop Eastland Hills Apartments. The development would consist of 48 new, affordable housing units in Jefferson City, Missouri.

I believe the Eastland Hills development will aid the community by giving those citizens who are in the targeted family population a nice, clean, affordable place in which to be proud to live. Eastland Hills will help provide relief to the affordable housing market needs in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. Jefferson City is in crucial need for such housing and for the area benefit and services it will provide.

In 2019, Jefferson City suffered severe damage from an EF-3 tornado, which severely and adversely impacted the city's east side. Houses and apartment complexes were destroyed, and many families lost their homes. Before the tornado, the city had a shortage of housing options, including affordable housing, which the tornado exacerbated. While the city's east side has made positive strides from the tornado's impact, there is still a significant need for affordable housing options.

The Eastland Hills project will benefit the community by creating a large number of temporary construction jobs, providing permanent maintenance and management staff positions, and providing new housing opportunities.

I encourage the approval of the FLW, LLC Eastland Hills development application by the Missouri Housing Development Commission.

If you would like to discuss further, please call my office number at (573) 634-6303.

Respectfully,

Carrie Tergin
Carrie Tergin
Mayor

cc: Mr. Bo West

CAPITOL OFFICE
State Capitol, Room 235BB
201 West Capitol Avenue
Jefferson City, MO 65101-6806
Tele: 573-751-2412
Email:
Dave.Griffith@house.mo.gov



COMMITTEES

Chair: Veterans

Member: Administration and Accounts
Member: Corrections and Public Institutions
Member: Substance Abuse Prevention

DAVE GRIFFITH
State Representative
District 60

August 16, 2022

Missouri Housing Development Commission
920 Main Street #1400
Kansas City, MO 64105

RE: Eastland Hills Apartment development application

FLW, LLC is pursuing the development and construction of Eastland Hills Apartments, which is a 48-unit affordable housing development, with a community building, located on the East side of Jefferson City.

Jefferson City has had housing shortages for years, and this was made worse by the EF-3 tornado that hit in May 2019. The proposed apartments will help provide more affordable housing in the area. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to be an asset for the area.

I support this project, and if you have further questions please call me at 573-751-2412.

Sincerely,

A handwritten signature in black ink that reads "Dave Griffith".

Representative Dave Griffith, 60th District
MO House of Representatives

*Note:
This letter will
be re-issued by
Rep Griffith. He
said this Sept 12, 2022*

Proudly Serving the Citizens of the 60th District.

22-052
SUPPORT
CITIZEN

September 1, 2022

Mr Gus Metz
Director of Rental Production
Missouri Housing Development Commission
920 Main Street #1400
Kansas City, MO 64105

Dear Mr Metz:

I am writing to express my support for an affordable housing concept outlined in the request submitted for the Eastland Hills project.

With the substantial loss of housing due to natural disaster and soaring costs of housing, our community has been unable to meet the housing needs of our citizens.

As a property manager/owner of 458 units in Jefferson City I can speak from every day experience of this need. Jefferson City does not have the housing to fulfill current needs, which means no opportunity for growth.

For many years I have participated in discussions on how to rectify our housing shortage and this project would be an excellent start to meeting our basic community need, housing.

It is important that Jefferson City have means to house people of all income levels and I feel this project will aid in this.

I look forward to contributing my voice and learning more as the conversation about the Eastland Hills project develops in the coming months.

Thank you,



Brandon Saucier
Managing Member
deVille I Properties LLC

DEVILLE I PROPERTIES, L.L.C.
839 Southwest Boulevard
Jefferson City, MO 65109
Office (573) 635-0613
Fax (573) 761-4838
E-Mail Contact@deVilleSW.com
On the Web www.deVilleSW.com
Hours: M-F 8-5:30 Sat. 9-Noon



22-052
SUPPORT
BANK.

September 6, 2022

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

RE: Proposed Development

Dear Mr. Metz,

I am writing this letter in support of FLW, LLC's proposal to develop and construct a 48-unit affordable housing development on the East side of Jefferson City, Missouri.

In May 2019 an EF-3 tornado tore through Jefferson City, MO. Much of the destruction from the tornado was rental housing, and many of those units have not returned to a habitable condition. Affordable housing inventory in Jefferson City was unable to keep up with demand prior to the tornado but has posed a larger problem in the years following.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MDHC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,

Ken Theroff
Central Bank
President/CEO
Ken.Theroff@centralbank.net
573-634-1122



22-052
Support
Citizen

714 Wildwood Dr.
Jefferson City, MO 65109

Phone (573) 893-3240
Fax (573) 893-2603

Mr. Gus Metz
Director of Rental Production
Missouri Housing and Development Commission
920 Main St. #1400
Kansas City, MO 64105

Dear Mr. Metz,
We want to acknowledge the need and our support for the Eastland Hills project. The need for affordable housing is critical in our community.

Our community hasn't fully recovered from the tornado that left many with no place to live. Many were forced to leave town. The cost of new construction is prohibitive and a public private partnership using tax credits is a positive alternative.

We need housing to attract workers. The jobs are here, but we need more housing to support those jobs. The cost many incur to commute to Jefferson City takes a toll on our work force and a toll on the environment. We want to lend our support for this project and the local management team that has submitted this proposal.

Thank you,

Steven Lightner
Jefferson West & Cliffside Apartments Owner



22-052
SUPPORT

839 Southwest Blvd. · Jefferson City, MO 65109 · 573.635.0613 · www.midmoapt.com · contact@devillesw.com

September 1, 2022

Mr Gus Metz
Director of Rental Production
Missouri Housing Development Commission
920 Main Street #1400
Kansas City, MO 64105

Dear Mr Metz:

I am writing to express The Mid-Missouri Apartment Association support for an affordable housing concept outlined in the request submitted for the Eastland Hills project. Many residents of Jefferson City pride themselves on welcoming new community members, but with the substantial loss of housing due to natural disaster and soaring costs of housing, our community has been unable to grow.

As a city and region we face a housing affordability crisis, and one of the most important actions we can take to address that crisis is to build more affordable homes. This project will help fill the most basic need, housing.

It is important that Jefferson City be a leader in affordable housing, and ensures that residents of all income levels can afford to live in any Jefferson City neighborhood they choose.

I look forward to contributing my voice and learning more as the conversation about the Eastland Hills project develops in the coming months. In the meantime I wanted you to know how important this issue is to me, and I hope we can work together to adopt strong and citywide affordable housing.

Thank you,

Jana Millard
President,
Mid-Missouri Apartment Association

SAM BUSHMAN
Presiding Commissioner
(573) 634-9113

JEFF HOELSCHER
Eastern District Commissioner
(573) 634-9112

HARRY OTTO
Western District Commissioner
(573) 634-9111



DEBBIE MALZNER
Finance Officer
(573) 634-9162

JILL LAHUE
County Counselor
(573) 634-9107

MELODY WELSCHMEYER
Administrative Assistant
(573) 634-9110

Cole County Commission

311 East High Street, Jefferson City, MO 65101
(573) 634-9110 FAX (573) 634-8031

*22-052
SUPPORT
County Commission
x3*

August 23, 2022

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

Re: Proposed Development

Dear Mr. Metz,

We are writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. We support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,

Handwritten signature of Sam Bushman in blue ink.

Sam Bushman
Presiding Commissioner

Handwritten signature of Harry Otto in blue ink.

Harry Otto
Western District Commissioner

Handwritten signature of Jeff Hoelscher in blue ink.

Jeff Hoelscher
Eastern District Commissioner

City of Jefferson

320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin
Mayor

OFFICE OF THE MAYOR
(573) 634-6303

22-052
SUPPORT
MAYOR

August 9, 2022

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

RE: Eastland Hills Proposed Development

Dear Mr. Metz,

It is my pleasure to submit this letter of support for FLW, LLC's development proposal of the Eastland Hills development to be located in Jefferson City, Missouri.

My understanding is that FLW, LLC is applying for financing from the Missouri Housing Development Commission (MHDC) to develop Eastland Hills Apartments. The development would consist of 48 new, affordable housing units in Jefferson City, Missouri.

I believe the Eastland Hills development will aid the community by giving those citizens who are in the targeted family population a nice, clean, affordable place in which to be proud to live. Eastland Hills will help provide relief to the affordable housing market needs in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. Jefferson City is in crucial need for such housing and for the area benefit and services it will provide.


In 2019, Jefferson City suffered severe damage from an EF-3 tornado, which severely and adversely impacted the city's east side. Houses and apartment complexes were destroyed, and many families lost their homes. Before the tornado, the city had a shortage of housing options, including affordable housing, which the tornado exacerbated. While the city's east side has made positive strides from the tornado's impact, there is still a significant need for affordable housing options.

The Eastland Hills project will benefit the community by creating a large number of temporary construction jobs, providing permanent maintenance and management staff positions, and providing new housing opportunities.

I encourage the approval of the FLW, LLC Eastland Hills development application by the Missouri Housing Development Commission.

If you would like to discuss further, please call my office number at (573) 634-6303.

Respectfully,


Carrie Tergin
Mayor

cc: Mr. Bo West



22-052
SUPPORT
CHAMBER OF C

September 8, 2022

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

Dear Mr. Stetzler,

We're sending this letter of support for the proposed Eastland Hills development of 48 new affordable housing units in Jefferson City.

On May 22, 2019 Jefferson City was impacted by a tornado which destroyed many housing units, the majority of which were rental properties. Very few units were brought back to our market. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing.

The Chamber has two working committees which have identified a lack of housing as a major deterrent to attracting new people to our workforce. They are the Manufacturer's Roundtable and Workforce Coalition, both representing more than 25 major employers. It's on their behalf in addition to more than 800 Chamber members who face similar challenges, that we send this letter of support.

Eastland Hills will help address our lack of affordable housing in Jefferson City. The involvement of MHDC will also help ensure this development remains an asset for the community in the future. The Chamber supports Eastland Hills and requests that the application be approved for funding.

Sincerely,

Gary Plummer
President & CEO

September 28, 2022

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

22-076
22-059
22-052
SUPPORT
CITIZEN

Re: Proposed Jefferson City Developments

Mr. Metz:

I am writing in support of all three applications (Stronghold Housing, Oak Leaf Villas and Eastland Hills) submitted to develop affordable workforce housing in Jefferson City. On the Jefferson City Council, I represent Ward 2 which was the hardest hit area by the tornado that came through in May of 2019. I was fortunate in that my home experienced only minor roof damage; however, a couple of blocks away, 40-plus houses were rendered uninhabitable. Those houses, most of which were affordably priced rentals, have since been torn down and the High School is developing playing fields on that property. Unfortunately, none of that affordable rental housing previously available from those homes has been replaced. As you know Jefferson City lost over 150 housing units from that tornado damage. Even if all three proposals are approved, we will still have less workforce housing than we had before the tornado hit.

Since that disaster in 2019, it has been almost impossible to find an available rental unit in Jefferson City that is affordable for a low or moderate-income family. What this has created is situations in which unscrupulous, irresponsible landlords take advantage of citizens by forcing them to live in unsafe housing. The City on September 1, 2022 issued a 62 page "Declaration and Notice of Dangerous Building and Order to Abate" document to the owner of the 50-plus units Heritage Apartments which is a block from my home. I know several families that live in those apartments. One family whose apartment has been flooded numerous times and is mold infested has been trying for months without success to find other housing.

My granddaughter and her nine-year old just moved back to Jefferson City from upstate NY. Via the internet and based upon landlord claims and pictures of the unit, she secured an apartment paying the usual deposit and first month's rent. However, when she tried to move in, she found the place uninhabitable – the toilet continuously overflowed and the apartment was infested with roaches among other issues. Even though she has not been able to move in and has terminated her agreement, the landlord refuses to return her deposit and rent payment.

If an adequate supply of safe, affordable housing were available in Jefferson City, we would not have citizens so desperate for housing that they are easy prey for unscrupulous landlords. Building the proposed developments will help achieve that desirable outcome.



Mike Lester
City Council, Ward 2
Jefferson City, Missouri



FIRST UNITED METHODIST CHURCH
OF JEFFERSON CITY

22-052
22-059
22-076
Support

September 27, 2022

Kip Stetzler, Executive Director
Missouri Housing Development Corporation
920 Main Street, Suite 1400
Kansas City, Mo. 64105

Re: Housing Development Projects in Jefferson City, Missouri

Dear Mr. Stetzler:

I am the Senior Pastor of the First United Methodist Church in Jefferson City, MO. I arrived here shortly after the 2019 tornado which wiped out 152 housing units of which 95% were rentals. From what I have learned, this only enhanced an affordable housing problem Jefferson City has been experiencing for a long time. What was just a problem, has really become a crisis.

As a downtown church, we get the privilege of serving many low-income and unsheltered residents. Some are currently homeless and others are near the brink of it. We also get a front row seat to many who have improved their life by acquiring and keeping a job and are now ready to get permanent housing. Unfortunately, there is no housing for these hard-working residents to get into. This vital and life-saving asset that so many of us take for granted is simply not available in Jefferson City; especially for those overcoming poverty and establishing self-sufficiency. The lack of housing is a detriment to allowing low-income residents to continue to grow and contribute to our city. To help solve it, we need help.

That is why we at First United Methodist Church ask for your support for the three proposed affordable housing developments: The Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing. All three of these projects will greatly aid our community in allowing low-income residents to finally have a place to call home. In doing so, they will continue to grow in their financial stability and self-sufficiency.

Jefferson City is filled with people who have a heart to help other human beings. We have created organizations like Common Ground, Jefferson City Room at the Inn, and Transformational Housing. Our agencies work together in wonderful ways, but long-term housing for low-income residents is essential for the future of our city. With this help from MHDC, our community can finally recover from the 2019 tornado and make great strides in our effort to reduce or eliminate homelessness in Jefferson City.

Thank You,



Trevor W. Dancer

September 27, 2022

22-052
22-059
22-076
SUPPORT

Mr. Kip Stetzler
Executive Director
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, Missouri 64105

Re: Housing Development Projects in Jefferson City, Missouri

Dear Mr. Stetzler:

I have been committed to the battle against the shortage of affordable housing in Jefferson City for nearly 30 years, first as a founding member of the local affiliate of Habitat for Humanity, then as a member of the City Council representing the east side of Jefferson City and most recently as a member of the board of directors for a transitional housing organization. Of course, my primary motivation has been addressing the human costs of the affordable housing shortage. But it goes much further than that. This is a human issue but it also a community issue.

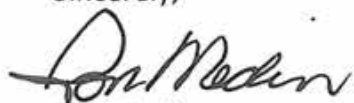
Jefferson City's progress and development has long been undermined by a shortage of affordable, decent rental housing. Stephanie Johnson, then director of the Boys and Girls Club, observed in 2019 that "there's always been a lack of good quality, affordable housing in Jefferson City."ⁱ

That situation was greatly exacerbated with the destruction of existing rental units by a tornado on May 22, 2019, and by flooding from the Missouri River around that same time. Jefferson City officials estimated that at least one hundred fifty residential units were destroyed by the tornado.ⁱⁱ Others estimated that five hundred sixteen residential buildings were damaged by the tornado and three hundred ninety-one individuals were impacted by the tornado and flooding.ⁱⁱⁱ

The path of the destruction fell disproportionately on neighborhoods with low-income rental housing. Some landlords with damaged properties chose to simply take the insurance money and not rebuild. Other landlords with properties unaffected by the disaster suddenly found their properties in high demand and became very selective in accepting tenants. One mother of school-age children reported, "I've lived in Jefferson City for the last seventeen years and never has it been so hard to find an affordable place to live like now."^{iv}

This shortage of affordable housing has gone on far too long. I enthusiastically support the three housing developments currently being proposed: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing. Your consideration of these projects is greatly appreciated and your approval will yield returns to our community for decades to come.

Sincerely,



Ron Medin

ⁱ Jefferson City News Tribune, November 24, 2019

ⁱⁱ Ibid.

ⁱⁱⁱ Jefferson City Magazine, September/October 2019

^{iv} Jefferson City News Tribune, November 24, 2019



22-052
22-059
22-076
Support

October 4, 2022

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

Dear Mr. Stetzler,

Common Ground's mission is to provide an innovative and relationship-focused approach to addressing the needs of clients in poverty. Through the development of a strong network of community-based partners and services, Common Ground strives to help individuals and families achieve sustainable freedom from poverty. We just celebrated ten years of servicing the Jefferson City Area.

Everyday the staff and volunteers of Common Ground witness the effects of Jefferson City's lack of enough affordable housing. People come in or call to ask if we know of available properties. People with Housing Choice Vouchers are not able to use them. Landlords are able to raise their criteria for renters and charge excessive deposits. Tenants are afraid to tell authorities about poor property conditions because if the city condemns the rental properties the tenants have nowhere to go.

I urge you to approve one, two, or even all three of the proposed housing projects of Eastland Hills Apartments, Oak Leaf Villas, and Stronghold Landing. Common Ground has agreed to be a service provider for Stronghold Landing but supports the building of all three properties.

Sincerely,

A handwritten signature in black ink that reads "Tina Mollenkamp".

Tina Mollenkamp
Executive Director
Common Ground Community Building
573-522-4314

September 30, 2022

22-052
22-059
22-076
Support

Mr. Kip Stetzler, Executive Director
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, Missouri 64105

RE: Housing Developments in Jefferson City, Missouri

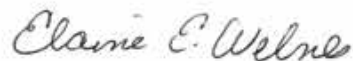
Dear Mr. Stetzler,

The shortage of affordable housing has existed in Jefferson City for a long time. For almost 30 years I worked as a social worker for a nonprofit mental health agency in Jefferson City. Our staff struggled to find decent affordable rental housing for our clients. The May 2019 tornado further reduced the low income rental housing availability.

People need to meet their basic necessities like housing before they can address other issues. Your approval of the three housing development projects in Jefferson City (Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing) will help our community address the need for stable, decent low income rental units.

Thank you for your consideration of these projects. Housing is so important and the funding of these projects will help our community overall.

Sincerely,



Elaine E. Wehnes



22-052
22-059
22-076
SUPPORT

October 4, 2022

Mr. Kip Stetzler
Executive Director
Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, Missouri 64105

Re: Housing Development Projects in Jefferson City, Missouri

Dear Mr. Stetzler:

Please allow us to introduce you to Transformational Housing. It was created after a group of concerned individuals thoughtfully considered how to best respond to the lack of affordable housing in Jefferson City made much worse by a tornado that gutted low-income areas of town on May 22, 2019. Transformational Housing's mission, though, is more narrowly focused than just providing additional low-income rental housing units. It seeks to work with individuals and families who for one reason or another have not been successful as renters. Transformational Housing provides a structured, transitional housing environment to equip them to be successful in traditional landlord/tenant relationships. So far Transformational Housing has rehabilitated a burned-out building on Jefferson City's East Side that provides five rental units and is presently renovating a similar structure a few blocks away that will house five more rental units.

Transformational Housing is under no illusion that it will ever come close to providing enough units to ease the rental housing shortage in Jefferson City. Transformational Housing's model is not to enter into long-term tenant relationships. Rather, it hopes to coach, counsel and at times rehabilitate its tenants so that they might transition to stable, long-term rental housing provided by others.



P.O. Box 104784
Jefferson City,
MO 65110

EMAIL housing@transformationalhousing.org
EMAIL info@transformationalhousing.org
WEBSITE <https://transformationalhousing.org/>

And therein lies the basis for Transformational Housing's support of the three housing developments currently being proposed: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing. Transformational Housing can only be successful in its mission if there is somewhere for its tenants to go following their time with Transformational Housing. If there are no affordable rental units available, then the whole process bogs down. Transformational Housing cannot turn its renters out on the street so they become longer term tenants and then there is no space available for additional transitional renters.

Jefferson City can overcome its long-term shortage of affordable rental housing. Transformational Housing can play an important part in that effort. But equally critical is the creation of additional units such as those proposed by the housing developments currently before you. Transformational Housing urges you to approve these projects to address the immediate human needs of prospective tenants and to contribute to the on-going vitality of the greater Jefferson City community.

Thank you for your time and attention.

Sincerely,
Transformational Housing

A handwritten signature in cursive script that reads "Blosser". The signature is written in black ink and has a long, sweeping tail that extends to the right.

John Blosser, President



SUPPORT
22-052
22-059
22-076

October 13, 2022

Kip Stetzler, Executive Director
Missouri Housing Development Corporation
920 Main Street, Suite 1400
Kansas City, MO 64105

Dear Mr. Stetzler,

As chair of the Capital City Housing Task Force, I am contacting you in support of the three proposed affordable housing developments in Jefferson City: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

Our Task Force was created after the 2019 tornado that ripped through our town. Members of our task force consist of community leaders from various agencies in town including River City Habitat for Humanity, Salvation Army, RACS, MO Association for Community Action, United Way, Common Ground, Samaritan Center, Building Community Bridges and more. We all recognized the impact the housing shortage was having on our town and came together to work on viable solutions.

We urge you to approve, one, two or all of these developers requests for funding. If all three projects were funded, it would almost bring us back to the affordable housing level prior to the 2019 tornado. Thank you for your consideration to fund these important developments and create much needed affordable housing in our town.

Sincerely,

Susan Cook-Williams
Chair

October 7, 2022

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

SUPPORT
22-052
22-059
22-076

Dear Mr. Stetzler,

Recently, there has been a great deal of discussion about affordable housing in the Jefferson City area.

The 2019 tornado that struck this city did the most harm to those who could afford it the least, causing our housing availability, already poor for those in the lower income brackets, to worsen. Recovery is still ongoing.

As an employee of the city's library, I can see firsthand the unhoused that spend a great deal of their days in and around our facilities, where I hear their problems and needs. I have helped those needing rent and utility relief as well. As a participant in Homelessness Task Force meetings, I am aware of the many needs of the city, affordable housing is a prime need.


Now I can see that in more definable terms. I was shown the recent Jefferson City Housing Study. My take is that our employment needs are not matching up to available housing. The areas where our employment has grown do not matching up with the available housing prices, both that currently exists and that is now being built.

My concern is primarily a moral one: people should the right to affordable housing. The study adds a practical one as well – we need to invest in Jefferson City's future, so that we are equipped for both population and job growth.

Currently, there are three projects that are being considered, Stronghold Landing, Oak Leaf Villas, and Eastland Hills Apartments. All are necessary, although each would be beneficial. I understand that many of our bigger employers as well as the United Way have stated their support for these efforts, but that for these plans to become reality, the support of the Missouri Housing Development Commission is needed.

Thank you for your careful consideration of these proposals and, I hope, your future support. And I appreciate your allowing me to express my support as well.

Sincerely,



Ken Satterfield
1125 W. McCarty St.
Jefferson City, MO 65109



Claudia Young
Director
.....
www.mrrl.org

October 5, 2022

SUPPORT
22-052
22-059
22-076

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

Dear Mr. Stetzler,

On behalf of the Missouri River Regional Library and our Board of Trustees representing Jefferson City/Cole County library district, I am sending this letter of recommendation in support of three recently proposed housing developments: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

Here at the main library in Downtown Jefferson City, both the staff and I witness the negative effects of the lack of affordable housing on a daily basis. The library consistently has at least 12-15 people using our facilities as a day shelter. The unhoused population utilize not only library resources (specifically Wi-Fi, computers, and charging stations), but also necessities such as water, restrooms, comfortable seating, and basic shelter from the harsh cold of the winter months and the oppressive heat of the summer ones. The last year has found these same people sometimes living on the library grounds overnight, and one of the reasons is due to lack of affordable housing options in our area. Along with their regular library duties, our staff has strived to assist the unhoused population in a number of ways including providing form assistance for state/federal/job applications, inviting social service agencies into the library monthly, and making some older library lockers available for personal storage.

The Missouri River Regional Library and our Board of Trustees urge you to approve one, two or all of these developers' requests for funding. Funding all three developments would almost bring our community back to the affordable housing level prior to the 2019 tornado. Only through MHDC's support are these developments possible and additionally MHDC's involvement ensures these developments continue to be an asset for the community in the future.

Thank you for your consideration to fund these important developments to create much needed affordable housing and to ensure our Jefferson City community and community members can thrive.

Sincerely,

Claudia A. Young, Library Director

Mailing Address

P.O. Box 89
Jefferson City, MO 65102-0089
573.634.6064
Fax: 573.634.7028

Administrative Offices

308 East High Street
Suite 205
Jefferson City, MO 65101
573.634.6064
Fax: 573.634.7028

Main Library

214 Adams Street
Jefferson City, MO 65101
573.634.2464
Fax: 573.634.7028

Osage County Library

22 Library Lane
Linn, MO 65051
573.897.2951
Fax: 573.897.3815

October 5, 2022

Mr. Kip Stetzler

Executive Director
Missouri Housing Development Commission
Rental Production
920 Main Street #1400
Kansas City, MO 65109

Support
22-052
22-059
22-074

Dear Mr Stetzler,

As a librarian at the Missouri River Regional Library, the public library in Jefferson City, I am writing this letter in support of the three proposed affordable housing units: Oak Leaf Villas, Stronghold Landing, and Eastland Hills Apartments.

As a public institution we see people from all walks of life, especially people in need that have nowhere else to go. Over the last couple of years we have seen an increase in the number of homeless people. As you know the tornado of 2019 destroyed quite a number of rental properties. We have people living in the streets who could afford an apartment if only there were some available. The Salvation Army cannot help all those in need, again because their guests who actually have the money cannot find any affordable housing in Jefferson City.

I urge you and the Board of directors to support all three of the housing developments listed above. Lack of affordable housing has widespread negative effects on our community. Thank you for your consideration in funding these important developments.

Sincerely,



Qhyrrae Michaelieu
Adult Services Manager
Missouri River Regional Library
214 Adams
Jefferson City, MO 65101



We build strength, stability, self-reliance and shelter.

October 13, 2022

Kip Stetzler, Executive Director
Missouri Housing Development Corporation
920 Main Street, Suite 1400
Kansas City, MO 64105

SUPPORT
22-052
22-059
22-076

Dear Mr. Stetzler,

On behalf of the Board of Directors and everyone here at River City Habitat for Humanity, I am contacting you in support of the three proposed affordable housing developments in Jefferson City: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

Our community has faced a housing crisis for many years, but three years ago, a tornado ripped through our town and exacerbated the situation. Many of the properties destroyed in the tornado were rental properties, forcing people in our town to now compete for a limited stock of affordable housing. Our Habitat for Humanity affiliate tirelessly works to build safe, affordable homes for people in need throughout our community. However, we cannot alone out-build this crisis. Our town needs more affordable rental properties to help provide safe, affordable housing in our community.

We urge you to approve, one, two or all of these developers requests for funding. If all three projects were funded, it would almost bring us back to the affordable housing level prior to the 2019 tornado. Thank you for your consideration to fund these important developments and create much needed affordable housing in our town.

Sincerely,

A handwritten signature in blue ink that reads "Susan Cook-Williams".

Susan Cook-Williams
Executive Director

11/16/22

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

Dear Mr. Stetzler,

We support all of the proposed developments of new affordable housing units in Jefferson City.

Jefferson City was impacted in May of 2019 by a tornado which destroyed many housing units, most of which were rental properties. Very few units were rebuilt. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing. We see everyday in our industry, the lack of housing at all levels in Central Missouri. But we especially today, see the lack of affordable housing.

Our company sees the desperate need for housing in Jefferson City. As property owners and landlords in Jefferson City, we receive dozens of phone calls a week of perspective tenants asking if we have any availability. When we have a vacancy, the number of applicants we receive is astonishing. There simply is not enough housing.

I understand there have been a few people against the projects. I respect their opinions. However, this is a desperate need for our community for many reasons. I hope you will consider funding, if not all, at least some of these projects.

All of these projects will help address our lack of affordable housing in Jefferson City. Myself and my organization, Gratz Real Estate, LLC, requests that the application be approved for funding.

Sincerely,



Logan Gratz

Broker-Salesperson

Gratz Real Estate, LLC

Dear Mr. Metz,

22-052 SUPPORT CITIZEN

I was born and raised in Jefferson City, and have lived on the East End all my life. My wife and I owned a business Downtown for over 30 years as well. I also sit on a Workforce Development Committee too. Jefferson City, and the Eastsides are stagnant, but we are fortunate to have national companies that contribute much to our community. According to the 2020 Census Jefferson City grew by only 200 since the last census. The numbers aren't correct, but between Covid and the 2019 tornado the census was skewed.

SAM BUSHMAN

339 REDWING DRIVE

JEFFERSON CITY, MO 65101

Was need housings for our workforce people.
There is a tremendous shortage of housing,
and we have workers driving up to 50 miles
to come work in Jefferson City. This won't continue
with the high cost of gas, and other communities
and businesses stealing them away.

I have known the West family for many
years, going back to their father. They build
good properties, and more importantly, they
maintain them! These 40 units aren't
enough, but it's a start.

I welcome them to the Eastend, and hope they
will build more units as well.

With Warmest Regards,
Sam Bushman

22-052
SUPPORT
CITIZEN

October 31, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing you today to voice my support for FLW, LLC's development of Eastland Hills Apartments.

Eric and Bo West have a great and long-standing reputation in Jefferson City, MO as housing providers. They currently own/manage both market rate and LIHTC properties.

Housing in Jefferson City had been tightening before the tornado that hit our City in 2019. After the tornado, no new inventory has been brought to town and it is hurting both those populations in need of affordable housing and the economic development within our City.

The construction of the 48 units of Eastland Hills Apartments will greatly serve an area of our City in most need of affordable housing. The participation in the State's LIHTC program will ensure this development will remain an asset to our community for decades to come.

Thank you,

Brian Mack

A handwritten signature in cursive script, appearing to read "Brian Mack".

**RICHARD A. HOWERTON
PROPERTIES & DEVELOPMENT, INC.**

720 Heisinger Road
P.O. Box 574
Jefferson City, MO 65102-0574

Office 573-636-5046
FAX 573-636-4978
Mobile 573-257-4606
Mobile 573-690-4986

www.howertonproperties.com

October 26, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

22-052
SUPPORT
CITIZEN

Dear Mr. Metz,

I am writing to you today to voice my support for the development of Eastland Hills Apartments.

As a business owner in Jefferson City since 1974, having a good stock of quality affordable housing is critical to having a healthy workforce. Our City is in the midst of an employment crisis, and a large driving factor is lack of housing.

In 2019, Jefferson City already was facing a shortage of affordable housing. In May of that year, we were hit by an EF-3 tornado and lost over 150 housing units, over 95% of which were rentals. Since then, our City has not had any development of rental units. The below average rental prices in Jefferson City, compared to the State average, already made new construction difficult for conventional development. With the inflation seen since the onset of the pandemic, new conventional development is all but impossible.

I have known the developers of Eastland Hills Apartments for decades and Eric and Bo West have stellar reputation within our community of providing quality and well-maintained housing. With their experience in both market rate and LITHC developments, I'm confident Eastland Hills will be one more valuable asset brought to our community by the West's.

Thank you for your consideration, and I look forward to seeing Eastland Hills Apartments being brought to this community.

Thank you,



Richard Howerton
Richard A. Howerton Properties
Jefferson City, MO 65109

22-052
SUPPORT
CITIZEN

October 26, 2022

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

RE: Proposed Development

Dear Mr. Metz,

I am writing this letter in support of FLW, LLC's proposal to develop and construct a 48-unit affordable housing development on the East side of Jefferson City, Missouri.

I support the project as proposed as it will provide some much-needed affordable housing relief to the Jefferson City Area. I respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,



Harold Westhues

22-052
SUPPORT
CITIZEN

October 26, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing you today to voice my support for FLW, LLC's development of Eastland Hills Apartments.

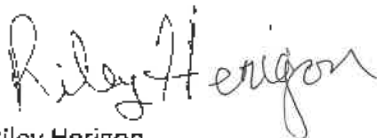
Eric and Bo West have a great and long-standing reputation in Jefferson City, MO as housing providers. They currently own/manage both market rate and LIHTC properties.

Housing in Jefferson City had been tightening before the tornado that hit our City in 2019. After the tornado, no new inventory has been brought to town and it is hurting both those populations in need of affordable housing and the economic development within our City.

The construction of the 48 units of Eastland Hills apartments will greatly serve an area of our City in most need of affordable housing. The participation in the State's LIHTC program will ensure this development will remain an asset to our community for decades to come.

Thank you for your consideration. I look forward to seeing this development being brought to Jefferson City, MO.

Thank you,



Riley Herigon
1015 Madison Street, Apt E.
Jefferson City, MO 65101

22-052
SUPPORT
CITIZEN

October 26, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing this letter of support in favor of the development of Eastland Hills Apartments.

As a local entrepreneur and real estate developer, I am keenly aware of the state of housing in our Capital City.

Housing was already heading into a tightening market in the spring of 2019. Then in May of 2019, we were hit by an EF-3 tornado, damaging over 4000 residences, and completely destroying nearly 150 rental units.

Conventional development was already hard to cash flow as rents in our area are below the state average, however, our construction costs are not. With the onset of the pandemic and the inflation we've seen in construction cost, new development of rental units is all be impossible without some investment from the State, like the State's LIHTC program.

I have personally known both Eric and Bo West for over 20 years and can testify to the reputation they have within our community as property owners/managers. Properties they own and/or manage, whether market rate or LIHTC, have a stellar reputation in our City and provide a valuable service to residents who wish to live in rental housing.

Thank you for your consideration. I look forward to MHDC funding the construction of Eastland Hills Apartments and this much needed development.

Thank you,



Ed Storey
2916 Foxdale Drive
Jefferson City, MO 65109

22-052
SUPPORT
CITIZEN

October 26, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing you today to voice my support for FLW, LLC's development of Eastland Hills Apartments.

Eric and Bo West have a great and long-standing reputation in Jefferson City, MO as housing providers. They currently own/manage both market rate and LIHTC properties.

Housing in Jefferson City had been tightening before the tornado that hit our City in 2019. After the tornado, no new inventory has been brought to town and it is hurting both those populations in need of affordable housing and the economic development within our City.

The construction of the 48 units of Eastland Hills apartments will greatly serve an area of our City in most need of affordable housing. The participation in the State's LIHTC program will ensure this development will remain an asset to our community for decades to come.

Thank you for your consideration. I look forward to seeing this development being brought to Jefferson City, MO.

Thank you,



Floyd Wiggins
3110 Rock Ridge Road
Jefferson City, MO 65109

22-052
SUPPORT
CITIZEN

October 26, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing you today to voice my support for FLW, LLC's development of Eastland Hills Apartments.

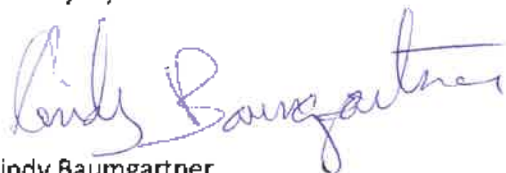
Eric and Bo West have a great and long-standing reputation in Jefferson City, MO as housing providers. They currently own/manage both market rate and LIHTC properties.

Housing in Jefferson City had been tightening before the tornado that hit our City in 2019. After the tornado, no new inventory has been brought to town and it is hurting both those populations in need of affordable housing and the economic development within our City.

The construction of the 48 units of Eastland Hills apartments will greatly serve an area of our City in most need of affordable housing. The participation in the State's LIHTC program will ensure this development will remain an asset to our community for decades to come.

Thank you for your consideration. I look forward to seeing this development being brought to Jefferson City, MO.

Thank you,



Cindy Baumgartner
1506 Independence Drive
Jefferson City, MO 65109

22-052
SUPPORT
CITIZEN

October 18, 2022

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

Dear Mr. Metz,

I am writing in support of the Eastland Hills Apartment Project which would address the issue with the lack of multifamily housing in Jefferson City. Because of this issue the citizens and businesses both suffer. A recent Jefferson City study shows that the workforce age population is declining with one of the major contributing factor being a lack of housing.

The proposed Eastland Hills Apartments would be built and managed by Eric and Bo West an established local owner and manager of several different apartment communities in Jefferson City. This complex would bring quality housing to the Jefferson City Community.

MHDC oversight will help ensure that this development will remain an asset to Jefferson City citizens and businesses for years to come.

Favorable MHDC support would be appreciated.

Thank you for your consideration,



Charles R. Jackson

22-052
SUPPORT
CITIZEN

October 24, 2022

Mr. Gus Metz
Director of Rental Production
MHDC
920 Main St, #1400
Kansas City, MO 64105

Dear Mr. Metz:

I am writing on behalf of Eric and Bo West regarding the proposal for workforce housing in Jefferson City, MO.

I have known Eric and Bo for over 20 years and am familiar with the properties that they own and manage in Jefferson City. All of these properties are well maintained and the longevity rate of their tenants speaks for itself.

Please consider this as my recommendation for award of a contract for the Eastland Hills Apartments.

Sincerely,



Stan Paczkowski
1024 W. Main St.
Apt 111
Jefferson City, MO 65109

22-052
SUPPORT
CITIZEN

October 25, 2022

Mr. Gus Metz
Director of Rental Production
MHDC
920 Main Street
Kansas City, MO 64105

RE: Eastland Hills Apartments

Dear Mr. Metz:

I am writing to show my support for the Eastland Hills Apartment project which will include 48 two and three bedroom apartments located on Jefferson City's East side near many employers and businesses.

Jefferson City has a severe housing shortage, only made worse by the 2019 tornado and there has been no development of multifamily housing since the tornado. Recent study released by the City of Jefferson shows Jefferson City workforce age population is in decline and notes the lack of housing is a major contributing factor to the population decline.

The apartments will be well maintained and managed by Eric and Bo West, local owners and managers of several apartment communities in Jefferson City.

Oversight provided by MHDC will help ensure this development will remain an asset to Jefferson City for years to come.

Sincerely,

Richard Pemberton
830 Shanon Dale Court
Jefferson City, MO 65109

22-052
SUPPORT
CITIZEN

October 26, 2022

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

Re: Eastland Hills Apartments

Dear Mr. Metz,

As a resident of Jefferson City, I am writing this letter in support of the *FLW, LLC's* development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward.

I have known Eric West for decades and he and his son's reputation in the apartment industry in Jefferson City is outstanding. They provide quality and well-maintained apartment units throughout the City. I support this development as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,



Jim Morris

635 Oak Creek Ct.
Jefferson City, MO 65101

22-052
SUPPORT
CITIZEN

James Kelly Foster
1902 Maplewood Ct.
Jefferson City, MO 65109

October 25, 2022

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

Dear Mr. Metz,

I strongly support the Eastland Hills Apartment Project brought forth by Eric and Bo West. I believe it to be vitally important in addressing Jefferson City's housing shortage.

Thank you for your consideration.

Yours sincerely,

A handwritten signature in black ink that reads "James Kelly Foster". The signature is written in a cursive, flowing style.

James Kelly Foster

22-052
SUPPORT
CITIZEN

DAVID A. & JANIE D. NUNN

**917 SUMTER PLACE
JEFFERSON CITY, MO 65109**

October 24, 2022

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

Dear Mr. Metz,

The purpose of this letter is to voice support for the three proposed MHDC projects in Jefferson City, but in particular the one that would be situated on the east side of town on Miller Street and developed by Eric and Bo West.

As a retired real estate appraiser (MAI designation) who has appraised a few of these projects in the past, I am at least generally familiar with the stringent requirements such as a yearly audit, adequate maintenance, etc. that must be met on an ongoing basis. I am also familiar with an MHDC property the Wests previously developed and still operate, Cedar Ridge Apartments.

Knowing how well Cedar Ridge has been managed and maintained in conjunction with a recent housing study released by the City of Jefferson that showed a need for this type of housing, I would fully support the Wests' planned development as well as the other two proposed projects it is my understanding were also submitted to MHDC.

Respectfully,


David A. Nunn

22-052
SUPPORT



October 17, 2022

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

I am writing to you in support of a housing development of 48 new 2- and 3-bedroom units called Eastland Hills Apartments. This project will provide much-needed residences in the Jefferson City community.

This new housing is critically needed. Jefferson City has a severe housing shortage, only worsened by the destruction wrought by the 2019 tornado. There have been no new developments of multifamily housing since that time.

The Eastland Hills Apartments project is situated near many employers and businesses on the east side of town. The addition of this much needed housing will help slow the decline of workforce aged population. Losing this vital part of our population is a concern for the future well-being of our city, and providing appropriate housing is a great way to insure that we remain a healthy and thriving community.

I am certain that Eric and Bo West, local owners and managers of several different apartment communities in the city, will keep the property well maintained. Oversight provided by MHDC will help ensure this development will remain an asset to Jefferson City in the future.

Sincerely,

A handwritten signature in black ink that reads "Lawrence D. Neill". The signature is written in a cursive style with a horizontal line underneath the name.

Lawrence D. Neill, owner

Southern Hills Townhouses & Apartments, LLC
4627 Shepherd Hills Road #325
Jefferson City, MO 65101

22-052
SUPPORT
CITIZEN

RICHARD L RACKERS
904 SHILOH PLACE
JEFFERSON CITY, MISSOURI 65109

Mr. Gus Metz
Director of Rental Production
MHDC
920 Main Street
#1400
Kansas City, Missouri 65105

October 20, 2022

RE: Eastland Hills Apartments

Dear Mr. Metz:

Just a short note of support for the above development. The development will be located off East Miller Street, just off Eastland Drive. It will be less than ½ mile from Eastland Plaza with employment opportunities for residents. This will be the first multi-family development since the tornado.

The development will consist of 48 newly constructed 2 and 3 bedroom apartments. Jefferson City has a severe housing shortage and there has been no development of multi-family housing since the tornado in 2019.

A recent study released by the City of Jefferson shows that lack of housing is a major factor in the decline of workforce age population.

The development will be maintained and managed by Eric and Bo West. The West's are local owners of several significant apartment communities. They have the experience and track record of providing quality housing in Jefferson City. They have a wonderful reputation in the community.

This project will be a contributing asset to the community for many future years.

Appreciate your attention to this matter.

Very truly yours,



Richard L Rackers

Gus Metz
Director of Rental Production
Missouri Housing Development Commission
920 Main St., Suite 1400
Kansas City, MO 64105

Dear Mr. Metz:

For the past 3 ½ years, Jefferson City has faced a housing crisis. The May 2019 tornado destroyed more than 150 homes in the city, and 95% of them were rental homes. The lack of affordable housing in Jefferson City has hobbled our organization's ability to find housing for those we serve.

Within our 24 mid-Missouri counties, there are 249 children waiting to be adopted. Of those, 42 are ages 15 and older and in danger of aging out of foster care without a family support system. If the past is an indicator, their futures won't be bright. One of our programs, Community Connections Youth Project (CCYP), works to change that. We address various needs of these young adults, and housing is often at the top of the list. Finding it has become increasingly difficult.

Here's one recent example: Ashley Whitehead, one of our CCYP specialists, recently made contact with a young man who had been in foster care and had no family to support him. After his temporary housing became unsuitable, he found himself with nowhere to go. Our organization put him in emergency housing – a hotel – while we worked to find him an apartment that would accept rent assistance from a Foster Youth Independence (FYI) Initiative Voucher. The young man and his CCYP mentor spent weeks trying to find housing in both Columbia and Jefferson City. More than 40 calls were placed in Jefferson City alone. Meanwhile, his life was on hold. Eventually, our program found him an apartment in Columbia.

This isn't an isolated situation; the problem is real. But Jefferson City now has the opportunity to start fixing it. Four developers have stepped forward with plans that would ease the housing crisis. In turn, these projects also could help to ease the worker shortage within the city.

The Central Missouri Foster Care & Adoption Association would specifically like to express its full support for the proposed 48-unit apartment building in the 1800 block of East Miller Street (to be called Eastland Hills Apartments) to receive low-income housing tax credits.

Proactive leaders and residents in Jefferson City have worked to address this problem since the tornado. Now, the city has a chance to make a big impact on affordable housing with these projects. We hope you will approve this project. It will truly make a positive impact on people's lives.

Sincerely,



DeAnna Alonso,

President/CEO, Central Missouri Foster Care & Adoption Association

22-052
SUPPORT
CITIZEN

10/30/2022

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

Re: Proposed Development Dear Mr. Metz,

I write this letter in support of the FLW, LLC's development proposal for the construction of new affordable housing units in Mid-Missouri.

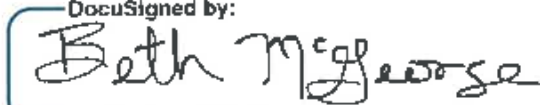
As a well-known local REALTOR® I get multiple requests per week regarding rental needs. The requests are most often for low to moderate income earning families, and we simply do not have enough supply to meet the local demand. Demand has been steadily growing over the years and while we've always been lacking in affordable housing options, the tornado devastated the majority of what little inventory we did have.

With the surge in building costs and shortage of builders, I'm VERY EXCITED to see this group taking on a project such as this in Jefferson City! I feel the location is a great fit, the demand high for properties such as this and I have trusted this group with my clients rental needs for years with zero complaints.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support the project as proposed and request that the application be approved for funding in the upcoming application round. Construction costs have skyrocketed, I do not see this project being possible without this help, and our community needs it.

All my best,

DocuSigned by:



AA20ECD63A4C442...

Beth McGeorge, RE/MAX Jefferson City

900 Madison Street
Jefferson City, MO 65101

October 29, 2022

22-052
SUPPORT
CITIZEN

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

Dear Mr. Metz

My name is Eric Hemeyer. I am a realtor, property manager, and resident of Jefferson City, MO. I am writing you this letter in support of the proposed Eastland Hills development that is currently applying for MHDC funding.

Mid Missouri, and specifically Jefferson City, is in dire need of affordable housing options. Several years ago we were experiencing a very tight rental market and then the tornado hit our city. That natural disaster wiped out a large number of housing units and greatly exacerbated an already troubled situation. Fast forward through the Covid-19 epidemic and Jefferson City has made very little progress in regaining an adequate number of available units for individuals and working families to choose from in regards to affordable housing.

All one has to do is call the numerous agencies and non-profits that are diligently working to help all those in need and they would see the multitude of people that are being forced to use alternative methods that they wouldn't otherwise need to utilize. From the housing report that the City of Jefferson commissioned, all the way to various local news outlets, all point to the very precarious state that the housing supply in Jefferson City is facing. Just this week, KRCG-13 did an article on this very problem.

The West family is the proposer of the Eastland Hills development. They have a multi-decade long track record of providing quality housing units to the working class residents of Jefferson City. Their properties are clean, well managed, and offer amenities that a lot of other facilities do not.

As a real estate professional who also owns residential rental property, I can say with my utmost confidence that the West family will make Eastland Hills a success and bring many more quality units into Jefferson City that we so desperately need.

Your consideration for this project is greatly appreciated and would make a huge impact on bringing those much needed housing units back to our great capital city.

Sincerely,



Eric Hemeyer

22-052
SUPPORT
CITIZEN

October 28, 2022

Dear Mr. Metz,

Hello, my name is Mark Kolb and I am writing today in support of the newly constructed apartments that Eric and Bo West want to build. The east side of Jefferson City has few apartments available and with the jobs on that side of town I think it would be a great opportunity for Jefferson City to be able to offer. Jefferson City has not grown for years and it is for the lack of housing. Which the tornado has not helped us out at all destroying homes. With your help I believe this development would be an asset to community.

Thanks,

Mark Kolb

Mark Kolb

22-052
SUPPORT
CITIZEN

October 29, 2022

Dear Mr. Metz,

Hello, my name is David Keller and I believe what Eric and Bo West is wanting to do for Jefferson City would be a blessing for the community. There are not enough places offered to rent and nice places at that and these two guys personally manage the apartments in town now and do a fantastic job. Please with your help with the oversight of the development this would be an asset. These gentlemen have a long history in Jefferson City with offering places to live that is nice and kept up. In Jefferson City the workforce age population has declined and this is mainly from the lack of housing. There are no places nice to live and not enough of them. Especially on the east side of town.



DAVID KELLER

22-052
Support

October 28, 2022

Dear Mr. Metz,

I am writing today to let you know that I support the development of Eastland Hills Apartments. As a local business owner of several businesses and developments Jefferson City needs more housing especially since the tornado. Jefferson City has not grown for years and after the tornado hit no one can afford to rebuild with construction cost so that has made the apartment shortages.

Eric and Bo West has several developments in Jefferson City and is well known in the community with a reputable reputation.

Thank you,


Donna Kolb

D & M Kolb Properties, LLC

D & M Madison, LLC

Capital Bluffs Event Center

22-052
SUPPORT

October 26, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing you today to voice my support for FLW, LLC's development of Eastland Hills Apartments.

Eric and Bo West have a great and long-standing reputation in Jefferson City, MO as housing providers. They currently own/manage both market rate and LIHTC properties.

Housing in Jefferson City had been tightening before the tornado that hit our City in 2019. After the tornado, no new inventory has been brought to town and it is hurting both those populations in need of affordable housing and the economic development within our City.

The construction of the 48 units of Eastland Hills apartments will greatly serve an area of our City in most need of affordable housing. The participation in the State's LIHTC program will ensure this development will remain an asset to our community for decades to come.

Thank you for your consideration. I look forward to seeing this development being brought to Jefferson City, MO.

Thank you,



Dave Kormann
3220 Winchester Court
Jefferson City, MO 65109

22-052
SUPPORT

October 29, 2022

Dear Mr. Gus Metz,

I believe the development Eastland Hills Apartment would be very beneficial to the east end. I am a business owner of Greens Electric in town and the town has not grown and the businesses that have went out on the east end do not have the apartments to choose from like the west end of Jefferson City.

Also, with the tornado that came thru a few years back has not helped our community at all with houses not being rebuilt and the construction cost today is almost doubled compared where we have been. Therefore, leaves a shortage on housing and apartments in the community. With your help and MHDC overlooking this project it could help a lot of families in this town. We need this!!

Thank you,

Handwritten signatures of Christopher Green and Ashley Green in cursive script.

Chris Green & Ashley Green

Greens Electric

22-052
SUPPORT

Eastland Hills Apartments

- 48 newly constructed 2 and 3 bedroom apartments
- Located on Jefferson City's East side near many employers and businesses
- Jefferson City has a severe housing shortage, only made worse by the 2019 tornado and there has been no development of multifamily housing since tornado
- Recent study released by City of Jefferson shows Jefferson City workforce age population is in decline and notes lack of housing is a major contributing factor to population decline
- Will be well maintained and managed by Eric and Bo West. Local owner and managers of several different apartment communities in Jefferson City with a long standing track record of bringing quality housing to the City
- Oversight provided by MHDC will help ensure this development will remain an asset to the community for years to come

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

Supporter of the above:

James R. Baumgartner

James R. Baumgartner

10-26-22

Previous McDonald's Owner

22-052
SUPPORT

Eastland Hills Apartments

- 48 newly constructed 2 and 3 bedroom apartments
- Located on Jefferson City's East side near many employers and businesses
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- Oversight provided by MHDC will help ensure this development will remain an asset to the community for years to come

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

Supporter of the above
Sean Gates MFG. Cottons
print Restauran
Sign [Signature]
10/27/22 Today!!
Date

22-052
SUPPORT

Eastland Hills Apartments

- 48 newly constructed 2 and 3 bedroom apartments
- Located on Jefferson City's East side near many employers and businesses
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Mr. Gus Metz
Director of Rental Production
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Supporter of the above

Alaina Leffert
alaina.leffert
10-27-2022

22-052
Support

Eastland Hills Apartments

- 48 newly constructed 2 and 3 bedroom apartments
- Located on Jefferson City's East side near many employers and businesses
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Mr. Gus Metz
Director of Rental Production
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Supporter of the above
Caroline Wilson 10/27/22

22-052
Support

Eastland Hills Apartments

- 48 newly constructed 2 and 3 bedroom apartments
- Located on Jefferson City's East side near many employers and businesses
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- Oversight provided by MHDC will help ensure this development will remain an asset to the community for years to come

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

Supporter of the above

Raegan Hoecker
print

Raegan Hoecker
Sign

10/27/2022
Date

22-052
Support

Ron Lehman
2401 Aiello Ln.
Jefferson City, Mo. 65109

October 28, 2022

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

Re: Eastland Hills Apartments

Dear Mr. Metz,

As a resident of Jefferson City, I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

In May of 2019, Jefferson City, MO took a direct hit from an EF-3 tornado. Because of this destructive tornado and the large amount of damage to the properties it hit, Jefferson City has suffered a drastic reduction of affordable rental properties. Even before this tornado, Jefferson City was experiencing shortages, therefore, after this, the problem became much worse.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support this development as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,

Ron Lehman
Jefferson City, MO resident

22-052
Support

Mr. Gus Metz
Executive Director, MHDC
920 Main Street #1400
Kansas City, Missouri 64105

Dear Mr. Metz,

My name is Danny Baumgartner. I have been a citizen of Jefferson City, Missouri my entire life (61 years).

I have been involved with property management and construction for most of my life, beginning the building and owning process at the age of eighteen.

Jefferson City absolutely has a shortage of housing. Specifically in the East end of town. I personally know the West family and their properties and cannot think of a better group to handle this LIHTC project. These folks have a great reputation and very clean properties.

Please consider them strongly for this development, as it is well needed in Jefferson City.

Thank you,

Danny Baumgartner
Owner of Capital Bluffs Event Center &
Turkey Creek Golf Center

October 26, 2022

22-052
SUPPORT

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing this letter of support in favor of the development of Eastland Hills Apartments.

As a local contractor, I am keenly aware of the state of housing in our Capital City.

When our City was hit by an EF-3 tornado in May of 2019, we were already in a housing market that was tightening. After the tornado damaged over 4000 residences, and completely destroying 150 rental units, our City was facing a housing crisis. Now, nearly 3 years since the tornado, this is the first opportunity to see development in our City of affordable housing units.

Conventional development was already hard to cash flow as rents in our area are below the state average, however, our construction costs are not. After COVID hit, construction prices soared and without some sort of State investment into Capital City, like the LIHTC program, new development is all but impossible. Additionally, by participating the LIHTC program, the state oversight will ensure Eastland Hills remains a valuable asset to our community.

I have personally known both Eric and Bo West for over 20 years and can testify to the reputation they have within our community as property owners/managers. Properties they own and/or manage, whether market rate or LIHTC, have a stellar reputation in our City and provide a valuable service to residents who wish to live in rental housing.

Thank you for your consideration. I look forward to MHDC funding the construction of Eastland Hills Apartments and this much needed development.

Thank you,



Kevin Kliegel
Kevin Kliegel Construction Company
Jefferson City, MO 65109

Harold F. Krieger, Jr.
1800 Southwest Boulevard
Jefferson City, Missouri 65109

22-052
Support

October 31, 2022

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

Dear Mr. Metz:

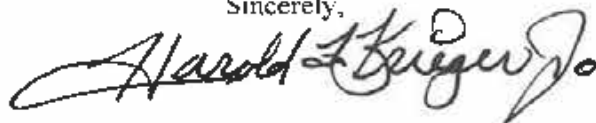
I am writing this letter to express my support for newly constructed apartments in the Jefferson City, Missouri community. I am the seventh generation member of this community and have proudly watched it grow over the years as a member of this town, as well as, a former business owner of Krieger and Krieger Tax Accounting and Consultants in this community. I am also a commercial business rental property owner.

Currently, I have noticed Jefferson City is lacking affordable multifamily apartments/housing and this was made even worse when a devastating tornado hit in 2019 and the following year, a major hail storm caused severe damage. There has been no development of multifamily housing since. Recent studies released by City of Jefferson shows Jefferson City workforce age population is in decline and notes lack of housing is a major contributing factor to population decline.

The project for newly constructed two (2) and three (3) bedroom apartment development is needed. I understand Eric and Bo West would be managing and developing this project. I have known these two for a very long time and have seen how they have managed several different apartment communities in Jefferson City. They have a long-standing track record of bringing quality housing to this area. They are very well respected in this community and have been for many years.

The consideration and oversight by MHDC will help ensure this development will remain an asset to the community for years to come and help our City to grow our labor force.

Sincerely,



Harold F. Krieger, Jr
Retired CEO

22-052
Support

ServiceMaster Restoration Services by AERODRY
1221 Creek Trail Drive
Jefferson City, MO 65109
573.634.3651

October 28, 2022

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

Re: Eastland Hills Apartments

Dear Mr. Metz,

As a resident and a business owner of Jefferson City, I am writing this letter to let you know that I am in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

In May of 2019, Jefferson City, MO took a direct hit from an EF-3 tornado. Because of this destructive tornado and the large amount of damage to the properties it hit, Jefferson City has suffered a drastic reduction of affordable rental properties. Even before this tornado, Jefferson City was experiencing shortages, therefore, after this, the problem became much worse.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support this development as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,

Lisa Lehman, President
ServiceMaster Restoration Services by AERODRY

22-052
SUPPORT

November 3, 2022

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

Re: Eastland Hills Apartments

Dear Mr Metz:

I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

As a resident, business owner and former Cole County Commissioner I know first hand that we need more housing to accommodate a workforce. On May 22, 2019 our community took a direct hit from an EF-3 tornado and we suffered the loss of many homes and rental units. Our business's need housing for our workforce and we need it now. I know of one business that is renting an entire hotel to house employees.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support this development as proposed and respectfully request that the application be approved for funding. I appreciate your time and want to thank you for any help that you might be able to provide.

Sincerely,



Kristopher K Scheperle
All Seasons Landscaping & Construction, Inc
2417 Southridge Drive
Jefferson City, MO 65109
573-893-4257
kscheperle@gmail.com

To whom it may concern,

SUPPORT
22-052

I'm writing this letter in support of new apartment complexes being built in Jefferson City. Housing at this time is very hard to find in this area, whether it be a house to rent, or an apartment to rent. This is also due in part from the tornado that came through the city and took a lot of housing out of the area, and these areas have yet to rebuild. Most of the damaged property either got demolished, or sold off and then leveled. This of course hasn't brought any new revenue in the form of tax dollars to the city. If housing was available to people looking to relocate to this wonderful area, think of the tax revenue that this would bring into the city over the course of the years.

I again would be in support of the Eastland Hills Apartments. This will be good for the City of Jefferson!!

Eric Kinter

22-052
SUPPORT

October 26, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing you today to voice my support for FLW, LLC's development of Eastland Hills Apartments.

Eric and Bo West have a great and long-standing reputation in Jefferson City, MO as housing providers. They currently own/manage both market rate and LIHTC properties. I have personally been a resident at one of their properties in the past and have firsthand experience with their reputation and loyalty to their tenants.

Housing in Jefferson City had been tightening before the tornado that hit our city in 2019. After the tornado, no new inventory has been brought to town and it is hurting both those populations in need of affordable housing and the economic development within our city. One of my sons currently lives in Marshall, MO and has been trying to find affordable housing here in Jefferson City so he can move back. It's been over a year and still nothing.

The construction of the 48 units of Eastland Hills apartments will greatly serve an area of our city in most need of affordable housing. The participation in the State's LIHTC program will ensure this development will remain an asset to our community for decades to come.

Thank you for your consideration. I look forward to seeing this development being brought to Jefferson City, MO.

Thank you,



Kevin Wendel
Jefferson City, MO 65109

22-052
SUPPORT

November 2, 2022

Mr. Gus Metz
Executive Director
MHDC
920 Main Street, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing you today to voice my support for FLW, LLC's development of Eastland Hills Apartments.

Eric and Bo West have a great and long-standing reputation in Jefferson City, MO as housing providers. They currently own/manage both market rate and LIHTC properties. Being in the flooring industry, I have worked with Eric and Bo on many of their developments and can personally attest to the quality of housing they provide residents in Jefferson City. I have performed work at both their market rate and LIHTC properties.

Housing in Jefferson City had been tightening before the tornado that hit our City in 2019. After the tornado, no new inventory has been brought to town and it is hurting both those populations in need of affordable housing and the economic development within our City.

The construction of the 48 units of Eastland Hills Apartments will greatly serve an area of our City in most need of affordable housing. The participation in the State's LIHTC program will ensure this development will remain an asset to our community for decades to come.

Thank you for your consideration. I look forward to seeing this development being brought to Jefferson City, MO.

Thank you,



Jay Howell
Howell's Carpet
2014 Missouri Blvd.
Jefferson City, MO 65109

22052
SUPPORT

November 2, 2022

Dear Mr. Metz,

We are saddened by the lack of affordable housing here in Jefferson City. Being senior citizens knowing some elderly downsizing to a smaller home or apartment, and working with high school youth several of whom having no place to live after high school makes us want to be pro-active in bringing this before you. I am sure you are well aware of the need and are in search of solutions.

We are here to recommend Eric and Bo West in the quest to build affordable apartments. They already own and maintain several complexes here in Jefferson City and have a clear plan to help with the shortage of apartments. We have known Bo for many years and know him to be honest and dedicated to doing the job right. Eric and Bo's expertise will bring quality housing to this town.

We respectfully request that the FLW LLC's application for development and construction of 48 new units be approved. We sincerely appreciate your consideration.

Yours truly,

Betsy Branstetter

Rick Branstetter

Rick and Betsy Branstetter

600 Boonville Rd.

Jefferson City, MO

65109

22-052
SUPPORT

To whom it may concern,

It is my privilege to give my support to Eric and Beau West for the upcoming project they are planning for the east side of Jefferson City.

It has been my honor to know and work with them for many years.

They have proved themselves to be pillars in our community.

Both Eric and Beau are of impeccable honesty in everything they have dealt with me and my business.

I strongly put them forth to any project they would endeavor to do.

Sincerely

A handwritten signature in cursive script that reads "Phil LePage". The signature is written in black ink and is positioned to the right of the word "Sincerely".

Phil LePage
President
Jim Lewis tire and Wheel, inc.
1300 Mo Blvd
Jefferson City, Mo 65108

22-052
SUPPORT

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

November 2nd, 2022

Dear Mr. Metz,

I am writing to you to express my support for a new Housing development; Eastland Hills Apartments, that is being proposed by Eric and Bo West, Owner/Operators of several different Apartment communities in Jefferson City.

I have known Bo and his father Eric for many years through our association within the Jefferson City business community. I have no doubt that this new apartment complex that is being proposed will be well managed and maintained by the Wests, as they have a long-standing track record of developing quality housing units within our community.

The Eastland Hills Apartments, as proposed, will provide 48 new and much needed 2- and 3-bedroom apartments and will be located on Jefferson City's East Side near many established business employers!

As you know Jefferson City has suffered from a severe housing shortage due to the 2019 tornado that touchdown and traveled through Jefferson City's near east side, severely damaging many multifamily housing units in this area of our city and have yet to be replaced.

Recent studies conducted by the City of Jefferson concluded that the workforce age population within the city is in decline and as noted that the lack of housing is a major contributing factor to the decline within this segment of our population. In another recent report headed up by the Capital City Housing Taskforce it was reported, "Housing deficiencies stunt the cities growth, and by association, economic development. Some 77 percent of the labor force lives elsewhere. Minimal housing stock, let alone affordable options, often drive people to commute from other areas to work in Jefferson City."

In conclusion upon the approval of this proposed housing development by the City of Jefferson I would appreciate your support and approval by MHDC to provide the low-income tax credits applied for by the Wests through your agency to develop the proposed workforce housing development units (**Eastland Hills Apartments**).



Sincerely, Lance Stegeman
9318 West Lohman Road
Lohman MO. 65053

22-052
Support

Jefferson City
East Side

Business Association

11/02/2022

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

Re: Proposed Development

Dear Mr. Metz,


I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LIHTC program will help ensure that this project continues to remain an asset for the area going forward. I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Our organization is made up of businesses and residents of the "East Side" of Jefferson City. Our members are focused on growth in all areas. We understand it takes people to sustain and grow a community and for that to happen we need places for those people to live. We feel this development will help solve the problem we have that the tornado only made worse.

Sincerely,


Joey O'Connor

President
Jefferson City East Side Business Association

Jefferson City East Side Business Association
PO Box 106001
Jefferson City, MO 65110
info@jcesba.org

22-052
SUPPORT

309 Kent Street
Jefferson City, Mo 65109
4 months 2022

Sue Metz
Director of Rental Production
MHC
920 Main St. #1400
Kansas City, Mo 64105

Dear Sue,

The Jefferson City area is lacking
multifamily housing especially since
the tornado.

The Eastland Hill apartment project
will be an asset to the community.

Truly yours,

Donald Alberts

22-052
Support

November 1, 2022

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

Re: Eastland Hills Apartments

Dear Mr. Metz,

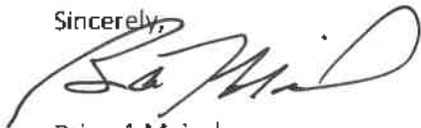
As a resident and business owner in Jefferson City, I am writing in support of the *FLW, LLC's* development proposal to construct 48 new affordable housing units inside Jefferson City, MO.

Demographics I reviewed by the Jefferson City Area Board of Realtors and the Jefferson City Area Chamber of Commerce provided a snapshot of our local housing market. The average sale price in our market in 2018 was \$167,259 in comparison to September 2022 of \$232,817. Year over year home prices have risen 10%. In contrast, 65.5% of average household income within the city is below \$75,000, and 93% of households make less than \$150,000 in 2018 estimates.

In May 2019, Jefferson City experienced an EF-3 tornado that destroyed a significant portion of housing in the central section of our city. The impacted areas were primarily rental housing units, and unfortunately most were raised and never rebuilt. Statistics show we were already experiencing a shortage of affordable housing, and recent escalating costs has only exacerbated this problem.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support this development as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,



Brian A Meisel
520 Dix Rd., Ste B-2
Jefferson City, MO 65109

SUPPORT
22-052

10/29/2022

Mr. Gus Metz
Executive Director

MHDC

920 Main St, #1400
Kansas City, MO 64105

Dear Mr. Metz

I am writing you to voice my support for FLW,
LLC's development of Eastland Hills Apartments.

Eric + Bo West are wonderful people + have a great
long-standing reputation in my home town of Jefferson
City, MO as housing providers and members of our community.
They currently own/manage both market rate +
LIHTC properties and maintain them at the highest level.

Growing up my mother, 2 sisters and I lived in
Colonial West apartments for many years. We always
felt safe, in well maintained + secure property
that was taken care of at a superb level.

The strain the tornado of May 2019 has brought
to our towns housing market, combined with no
new inventory constructed for those populations has
brought the need for affordable housing within our
community.

The construction of the 48 units planned for Eastland Hills apartments will greatly serve an area of our city most in need of affordable housing. The participation in the states LIHTC program will ensure this development will remain an asset to our community for decades to come. I believe Eric and Bo West are best suited to manage this complex, and manage it properly!

Thank you for your consideration and time. I look forward to your approval and seeing this development being brought to Jefferson City.

Thank you,
Ricky Kutscher
(573) 821-5477
Jefferson City, MO

22-052
SUPPORT

November 2, 2022

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

Re: Proposed Affordable Housing Development – Eastland Hills

Dear Mr. Metz,

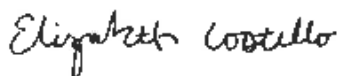
I am writing this letter in support of Eastland Hills, a proposed 48-unit affordable multifamily housing development in Jefferson City, Missouri. As a local business owner and east end resident, I am proud to offer my support for the Eastland Hills development.

Affordable housing is key to the economic vitality of a community. A healthy mix of both affordable and market rate housing helps businesses attract and retain key employees, individuals improve their economic situation, and citizens lead less stressful lives, resulting in healthier and happier families and communities.

Our city is a wonderful place to live and work; however, many current and potential new residents have long struggled to find safe, stable, and affordable housing. Since a tornado hit Jefferson City in 2019, our housing problem has gotten even worse. The tornado destroyed many of Jefferson City's previous rental houses, and numerous of those houses were never restored. The Eastland Hills development won't solve our housing problem overnight, but it will provide much needed relief to this critical issue.

I am particularly excited about the Eastland Hills development because of their team, solution, and experience. Their team offers a proven track record of developing and sustaining both affordable and market rate housing across the community. Furthermore, as lifelong members of the Jefferson City community, they offer valuable local expertise and have a vested interest in ensuring this project is successful for decades to come. Funding, oversight, and collaboration with MHDC through the LIHTC program will further ensure their experienced team can continue to provide affordable housing to the Jefferson City community going forward. I support the Eastland Hills development, and I respectfully request the application be approved for funding in the upcoming application round.

Sincerely,



Elizabeth "Morgan" DeLong Costello



Woodman Engineering Company

217 Commerce Drive
Jefferson City, MO 65109-1195
OFFICE (573)893-3131 • FAX (573)893-5639

22-082
Support

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

November 3, 2022

Re: Eastland Hills Apartments

Dear Mr. Metz,

We are an HVAC business in Jefferson City, Missouri and have been in operation since 1932.

We have been doing business with the West family for many years and know them to be experienced and extremely knowledgeable in the housing industry. All of their properties are very well maintained with necessary repairs and updates taken care of in a timely manner.

As a service business, we rely on repeat and long-time standing customers. We appreciate and value their continued patronage.

Sincerely,

A handwritten signature in black ink that reads "Thomas Pitera".

Thomas Pitera, General Manager

A handwritten signature in black ink that reads "Shawn Rackers".

Shawn Rackers, Installation Manager

/llr

22-052
SUPPORT

October 27, 2022

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

Re: Eastland Hills Apartments

Dear Mr. Metz:

As a resident of Jefferson City, I am writing this letter in support of FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, Mo.

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in 3 years since, it has only become an even larger problem.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will ensure that this project continues to remain an asset for the area going forward. I support this development as proposed and respectfully request that the application be approved for funding in the upcoming application round.

The Jefferson City school system was set up to handle this number of families from the East side. Eric and Bo West are quality people and developers.

Sincerely,



Hallie H. Gibbs

Hallie H. Gibbs
617 S. Eagle Trace
Jefferson City, MO 65109



P.O. Box 104266
1707 Christy Drive
Jefferson City, MO 65110-4266
www.scruggslumber.com
Phone (573) 635-6881

Fax (573) 635-5687

26 October 2022

22-052
Support

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

Dear Mr. Metz,

I am writing in support of the West Families proposal for the Eastland Hills Apartments.

Jefferson Cities own study shows a decline in our workforce. The study indicates a lack of affordable housing is a major contributing factor.

The West's have been long time providers of apartments in our community. Their management skills and techniques show a stellar record of quality housing in Jefferson City.

The devastating tornado in 2019 eliminated numerous affordable rental properties. The storms devastation required the properties to ultimately be torn down. Also, a complete complex was razed after a fire destroyed one of the buildings and damaged the adjacent structures. Missouri River flooding contributed to the decision of not rebuilding this complex.

Please fund this project, through the Eastland Hills Apartments, so affordable housing can be provided in Jefferson City.

Sincerely,


Robert T. Scruggs

22-052
SUPPORT

**Hal and Anne Dulle
104 Douglas Drive
Jefferson City, Missouri 65109**

November 1, 2022

Dear Mr. Metz

Jefferson City has a critical need for all types of housing. The Capital City Housing Task Force was established to study the problem and develop strategies to address the lack of housing and provide alternative methods to increase the housing stock.

A study was commissioned by the City of Jefferson and found that there is a definite lack of local housing coupled with rising rent and for-sale prices. Lack of sufficient housing has created stagnant population growth in Jefferson City. Three out of four workers in Jefferson City reside outside of the city.

One local company, owned by residents Eric and Bo West, have proposed a development to increase the housing stock in Jefferson City. The Eastland Hills Apartments would bring quality housing to the city. Oversight would be provided by MHDC which will ensure this development will remain an asset to our community for many years.

We asked that you consider favorably the Eastland Hills Apartments proposal before you which will help in reducing the housing shortage in our community and gain a foothold in aiding economic growth in the City of Jefferson.

Thank you for your time and consideration.

Sincerely,



Hal J. Dulle

22-052
SUPPORT

October 26, 2022

Gus Metz
Director of Rental Production
MHDC
920 Main Street #1400
Kansas City, MO 64105

I am writing in support of the Eastland Apartment Project in Jefferson City. I speak personally when I say Jefferson City has a severe housing shortage.

I recently sold my home and was unable to find an apartment to rent. At one facility there was a waiting list of 20 and was told it would likely be a year before a vacancy would be available.

I personally know Eric West and have no doubt that he and his son would continue to bring much needed quality housing to Jefferson City.

I fully support this project.

Regards,



Ralph G. Biele
3267 B S Ten Mile Drive
Jefferson City, MO 65109

22-052
Support

Kwik Kar

WASH & DETAIL

Mr. Gus Metz
Director of Rental Production
MHDC
920 Main St, #1400
Kansas City, MO 64105

Dear Mr. Metz,

I am writing this letter to you to express my support of the Eastland Hills Apartments being developed by Eric and Bo West. Jefferson City has been experiencing a severe housing shortage for several years and it has been exacerbated by a tornado that hit our community in 2019. The tornado primarily devastated a significant swath of affordable housing and with that, rents have been rising at a pace such that it has made leasing or owning a property unattainable for lower and middle class residents. Eric and Bo have also been in the community for decades and their primary careers have revolved around ownership and management of multi-family properties throughout the city limits. All of their properties are clean and well maintained and they have a rich history of providing consistent, quality service to their residents.

I have been a resident of Jefferson City for thirty five years and have transacted business with Eric over the last seventeen years. We have always had a professional and cordial relationship. I believe that Eric and Bo are best qualified to take on this project in a manner that will be greatly beneficial to the community as well as being a valuable partner to MHDC. I look forward to your consideration in helping the Wests continue their legacy of providing quality housing to the residents of Jefferson City in need.

Sincerely,



Nick DeSimone
Owner/General Manager
Kwik Kar Wash Detail Lube
2711 West Edgewood Dr.
Jefferson City, MO 65109
(573) 893-4161 Office
(573) 690-0318 Cell

KWIK, EASY & PROFESSIONAL. EVERYTIME.

2711 W. Edgewood Dr. Jefferson City, MO 65109 | KwikKarMo.com | P: 573.893.4161 | FX: 573.893.7525

Also visit Kwik Kar Wash Express located in Jefferson City or Kwik Kar Wash • Detail • Lube located in Osage Beach.

SUPPORT
22-052

October 26, 2022

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

Re: Eastland Hills Apartments

Dear Mr. Metz,

My name is Tim Schnieders and as a resident of Jefferson City, I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO. My wife and I are very familiar with the housing market in Jefferson City as we too own several duplexes and single-family homes that we rent.

On May 22, 2019, Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem. My wife and I receive frequent inquiries on available housing that we manage. Unfortunately, we have to turn these people away because our units are full. When we do have a vacancy, we receive 30-40 inquires to view the property.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support this development as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,



Tim Schnieders
2011 Buehrle Drive
Jefferson City, MO 65109

Date: 10/31/2022

22-052
22-059
22-676

Support

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

Dear Mr. Metz,

I am writing to you today regarding three proposed housing developments located Jefferson City, MO currently before MHDC applying for funding with the State's Low Income Housing Tax Credit program.

Recently, I attended the Capital City Housing Conference put on by the Capital City Housing Task Force. This conference was open to the public and detailed the state of housing in our Capital City. City Staff, the Executive Director of Missouri Inclusive Housing, and the President of Real Estate Solutions Group all made presentations. Along with these speakers, two panel discussions were held.

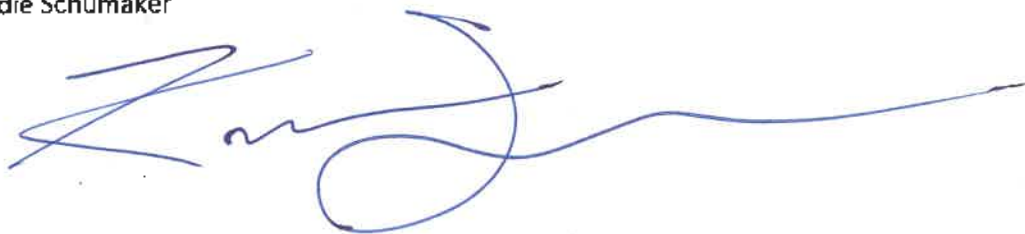
What was made very clear by all the presentations and discussions is Jefferson City, MO is in dire need of new housing. One panelist mentioned before the 2019 tornado, housing was already in a tight market, but after the tornado there just isn't any inventory available. Especially inventory in affordable housing. Other discussions were held on how large businesses currently in Jefferson City are looking for ways to expand but investment in Jefferson City isn't likely without more housing options for the workforce. The LIHTC program was also brought up and how properties in this program serve the area for decades with quality, well maintained affordable housing with the accountability of State oversight. These are exactly the type of developments needed in Jefferson City to serve our community.

My understanding is that Eastland Hills Apartments, Stronghold Landing Development, and Oak Leaf Villas have all already received a Letter of Intent from the City of Jefferson on receiving CDBG-DR funds they applied for earlier this fall, and that each development is now before MHDC awaiting funding approval in the LIHTC Program. Jefferson City lost over 150 rental units in 2019 and there has been no development since the tornado. Please accept this letter as my support for all three developments receiving funding. Jefferson City needs as much affordable housing development as possible, and if all three developments are funded, we are still a few units short of our pre-tornado inventory levels.

Thank you for your consideration, and our community looks forward to this important and absolute needed investment into our State's Capital City.

Sincerely,

Koddie Schumaker



I am writing to you as a two-term former mayor of Jefferson City. I strongly support the application for tax credits for housing for low and moderate income citizens of our community. There is a critical shortage of such housing, especially since the tornado destroyed that area of our city.

Thanks for your consideration.

Sincerely,
George Hartsfield

Mr. Metz:

I am not sure what the issue was with the sound, but when I logged in, I had a message pop up that I was muted and would not be permitted to unmute.

Anyway, some thoughts since you received so much negativity from a few Jefferson City residents.

As the Public Housing Authority CEO for the City of Jefferson, I was appalled by the City Council and the community's reaction to the development of workforce housing in our area. Their mindset of "Not behind my home" is counterproductive to a vibrant and thriving community.

Jefferson City is a small town and the majority of the workers, have always worked for the state and the majority of the state employees have always commuted from outside the City, and taken their pay back to their communities, not spending it in Jefferson City.

If you drive through Jefferson City there are help wanted signs almost everywhere you look. Even the City is short on Police and Fire personnel. These developments will provide workforce housing to fill a lot of these positions. The majority of the renters in these developments will have jobs and have credit and rental histories that will be evaluated, regardless if they hold a Voucher. Unfortunately, not every employer can afford to pay \$20+ an hour to an employee and not every employee is qualified for a \$20+ an hour position and therefore needs the benefit of a lower monthly rent.

Our City had a lack of rental housing before the Tornado, as the administrator of the Housing Choice Voucher Program for Jefferson City for 20 years we have always struggled to lease our 235 vouchers. We issue the Voucher, the Voucher expires or they port out to another jurisdiction that absorbs the voucher, and we start the process over.

The working class here in Jefferson City struggle to find affordable housing, we inform individuals when we issue a voucher, if they cannot find anything they can remain in their public housing unit. About a fourth of the waiting list for Vouchers includes individuals in the public housing program, hoping to move up out of poverty.

We are in the process of renovating units as grant and capital funding permits. Our Public Housing stays pretty full, other than units that have been pulled offline for renovations.

We have a lot of elderly housing in Jefferson City and that is where we struggle most to keep our units full. Family Housing has never been a huge problem.

If we do not build rental property for people to live in, Jefferson City businesses are going to go somewhere else where they can find workers. One major manufacturer Scholastic stated they have taken a large portion of their company's production and moved it to another area where they could house their workers.

Quaker Windows in Eldon, MO, has busses to bring workers to their two plants from Fulton and Kingdom City areas. Eldon is another area starving for housing and the Tornado went through Eldon destroying homes and businesses, on its way to Jefferson City.

The Housing Study mentioned was published in the News Tribune on September 4th, the city council meeting where the 3 LIHTC developments were discussed, was on September 6th. I attached the Agenda and a link to the meeting.

https://www.youtube.com/watch?v=7CaD3UMvX_c

There was a 5-5 split and the Mayor broke the tie for all 3 developments. Things were said that were quite disturbing at the 2hr:42min mark by 1st Ward Councilman Jack Deeken.

I understand no one wants an apartment community near their home, but Jefferson City does need this housing.

Thank you for your time,
Michelle

Michelle Wessler, CPHM
CEO/Executive Director
Housing Authority of the City of Jefferson
Michelle@jchamo.org
(573) 635-6163 ext. 216
(573) 635-9680 (fax)
(573) 291-6696 (cell)

SAM BUSHMAN
Presiding Commissioner
(573) 634-9113

JEFF HOELSCHER
Eastern District Commissioner
(573) 634-9112

HARRY OTTO
Western District Commissioner
(573) 634-9111



DEBBIE MALZNER
Finance Officer
(573) 634-9162

JILL LAHUE
County Counselor
(573) 634-9107

MELODY WELSCHMEYER
Administrative Assistant
(573) 634-9110

Cole County Commission

311 East High Street, Jefferson City, MO 65101
(573) 634-9110 FAX (573) 634-8031

August 23, 2022

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

Re: Proposed Development

Dear Mr. Metz,

We are writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem.

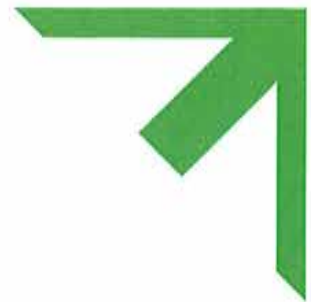
Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LIHC program will help ensure that this project continues to remain an asset for the area going forward. We support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,


Sam Bushman
Presiding Commissioner


Harry Otto
Western District Commissioner


Jeff Hoelscher
Eastern District Commissioner



September 16, 2022

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

RE: Eastland Hills Workforce Housing Development

Dear Mr. Stetzler:

It is my pleasure to submit a letter of support for the FLW, LLC's multifamily housing development proposal for Eastland Hills in Jefferson City, Missouri.

As the economic development organization representing Cole County and Jefferson City, I plead with you to assist us in addressing our biggest barrier to economic sustainability and growth, which is affordable housing. While communities surrounding Jefferson City have grown in population and wealth, we have struggled to break even over the past two decades.

We are the seat of state government and home to a diverse industry base, but we must continue to grow our community in a way that supports these operations. Jefferson City is challenged with workforce availability, and that availability is hindered by the lack of affordable housing. Employers are currently unable to meet the workforce needs for their current operations, which is forcing them to make investments outside of the area and many times outside of Missouri. Our businesses have opportunities for growth, large growth, but that growth will not happen if they do not see more affordable housing in our community.

The Eastland Hills development will be a welcomed and much needed asset to our community to help address the critical housing needs we are facing. FLW, LLC's 48 new, quality units will help provide relief to the affordable housing market needs in Jefferson City. The additional support provided by MHDC, coupled with the wrap-around services at the development, will make a true impact on the housing issues and workforce challenges we are facing.

We are a strong and resilient community but the issues we are facing today require additional support and partnerships. I urge the Missouri Housing Development Commission to approve the FLW, LLC's Eastland Hills development application for Low Income Housing Tax Credits.

Respectfully,



Luke Holtschneider
President/CEO
Jefferson City Regional Economic Partnership



September 8, 2022

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

Dear Mr. Stetzler,

We're sending this letter of support for the proposed Eastland Hills development of 48 new affordable housing units in Jefferson City.

On May 22, 2019 Jefferson City was impacted by a tornado which destroyed many housing units, the majority of which were rental properties. Very few units were brought back to our market. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing.

The Chamber has two working committees which have identified a lack of housing as a major deterrent to attracting new people to our workforce. They are the Manufacturer's Roundtable and Workforce Coalition, both representing more than 25 major employers. It's on their behalf in addition to more than 800 Chamber members who face similar challenges, that we send this letter of support.

Eastland Hills will help address our lack of affordable housing in Jefferson City. The involvement of MHDC will also help ensure this development remains an asset for the community in the future. The Chamber supports Eastland Hills and requests that the application be approved for funding.

Sincerely,

Gary Plummer
President & CEO





9/6/2022

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

Re: Proposed Development

Dear Mr. Metz,

I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem.

Eastland Hills will help provide much needed relief to the affordable housing market in Jefferson City. Ameren is very supportive of this effort as housing is a key component in terms of economic development. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward.

In terms of construction costs to bring electric to the site, Ameren's line extension tariffs at the time of construction will apply. Typically, this includes a reduction in Ameren infrastructure costs to the developer as they are offset with projected revenue. We look forward to the opportunity of working with Eastland Hills on specific recommendations as the project develops.

I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,

A handwritten signature in blue ink that reads "Chip Webb".

Chip Webb
Director, Central MO Division

Compass Health Network | 1800 Community | Clinton, MO 64735

September 20, 2022

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

RE: Service Provider Letter of Intent for the Compass Health, Inc. LRA

Dear Commission:

Compass Health, Inc. hereby confirms its agreement to provide Lead Referral Agency services for Eastland Hills in Jefferson City, Missouri on approval and completion of the development.

Compass Health, Inc. is non-profit health care organization that provides a full continuum of behavioral health services and supports as well as primary and dental health services throughout Missouri. A community-based organization with a history that spans over 48 years, Compass Health serves 46 counties in the state of Missouri through over 80 office locations.

We take a person-centered, integrated approach to caring for our customers. This health care model focuses on treating the whole person and is a collaboration of care involving the individual customer, personal providers and, when appropriate, family members. Our efficient, effective services are enhanced by data and technology to ensure customers receive evidence-based care delivered in the right way, at the right time and in the right place.

Compass Health, Inc. is a proven leader in providing comprehensive behavioral healthcare services to a wide array of customers since the mid 1970's. Today it employs over 3,000 healthcare professionals including psychiatrists, social workers, professional counselors, advance practitioner nurses, primary care physicians, dentists, dental hygienists, case managers, housing specialists, and other support personnel. This team of dedicated professionals provides a full continuum of care.

Consistent with the service-related documents outlined throughout this application including the service plan, Compass Health intends to offer the following supportive services to residents living in the units set aside for permanent supportive housing priority population.

1. Housing Service Coordination and Case Management
2. Clinical Case Management
3. Community Based Services
4. Mental Health Services
5. Substance Use Disorders Treatment

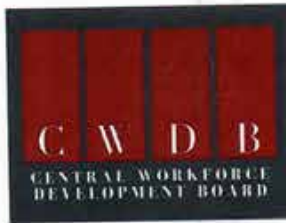
As Compass Health, Inc. is established and rich in history and experience in providing these kinds of services to the Jefferson City community, we are very familiar with the unique needs of populations such as individuals with mental and/or physical disabilities and individuals who have experienced other kinds of traumas. Thus, Compass Health, Inc. is excited for the opportunity to expand its services to the future residents of Eastland Hills and is thankful for MHDC's time and consideration of the opportunity.

If there are any questions, please contact Rhonda Meyer at 660.890.1485 or at rmeyer@compasshn.org.

Sincerely,



Rhonda Meyer
Vice President
Housing Development and Administration



1107 KINGSHIGHWAY | ROLLA, MO 65401 | 573.426.6030 | CWDREGION.COM

September 2, 2022

Kip Stetzler
Executive Director, Missouri Housing Development Commission
C/O Rental Production
920 Main Street, Suite 1400
Kansas City, Missouri 64105

Dear Mr. Stetzler,

On behalf of the Central Workforce Development Board (CWDB), I am pleased to offer support for the Eastland Hills Housing Development Project in Jefferson City, Missouri. The lack of affordable housing is a significant issue in Jefferson City, particularly since the 2019 tornado took out several properties.

The availability of housing has a significant economic impact on a community's ability to attract and maintain a quality workforce. Currently, job openings in the Central Missouri area outnumber job seekers almost two-to-one. Area businesses are struggling to be competitive because of lack of workers. Ensuring a community's economic well-being requires all of these factors be inter-connected.

This is an important and excellent opportunity for our community. Thank you for your consideration of the Eastland Hills Housing Development Project in Jefferson City, Missouri.

Sincerely,

Amy Sublett
CWDB Executive Director

JEFFERSON BANK

August 19, 2022

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

RE: Proposed Development

Dear Mr. Metz,

I am writing this letter in support of FLW, LLC's proposal to develop and construct a 48-unit affordable housing development on the East side of Jefferson City, Missouri.

In May 2019 an EF-3 tornado tore through Jefferson City, MO. Much of the destruction from the tornado was rental housing, and many of those units have not returned to a habitable condition. Affordable housing inventory in Jefferson City was unable to keep up with demand prior to the tornado but has posed a larger problem in the years following.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MDHC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,



Brandy A. Bryant
Jefferson Bank
President/CEO
Brandy_Bryant@jefferson-bank.com
573-634-0801





839 Southwest Blvd. · Jefferson City, MO 65109 · 573.635.0613 · www.midmoapt.com · contact@devillesw.com

September 1, 2022

Mr Gus Metz
Director of Rental Production
Missouri Housing Development Commission
920 Main Street #1400
Kansas City, MO 64105

Dear Mr Metz:

I am writing to express The Mid-Missouri Apartment Association support for an affordable housing concept outlined in the request submitted for the Eastland Hills project. Many residents of Jefferson City pride themselves on welcoming new community members, but with the substantial loss of housing due to natural disaster and soaring costs of housing, our community has been unable to grow.

As a city and region we face a housing affordability crisis, and one of the most important actions we can take to address that crisis is to build more affordable homes. This project will help fill the most basic need, housing.

It is important that Jefferson City be a leader in affordable housing, and ensures that residents of all income levels can afford to live in any Jefferson City neighborhood they choose.

I look forward to contributing my voice and learning more as the conversation about the Eastland Hills project develops in the coming months. In the meantime I wanted you to know how important this issue is to me, and I hope we can work together to adopt strong and citywide affordable housing.

Thank you,

A handwritten signature in black ink that reads "Jana Millard". The signature is written in a cursive style.

Jana Millard
President,
Mid-Missouri Apartment Association



September 19, 2022

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

Re: Proposed Development

Dear Mr. Metz,

On behalf of Porite Jefferson Corporation, I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

Our company is always working to help prospective employees and visiting Engineers from our sister plant in Taiwan to find places to live for long term. It is very difficult at times and there are times that we are not sure they will be able to stay in Jefferson City.

Our company is very much in support of this development, and we are excited about the prospect. Please consider this endeavor in our community so as employers we can continue to attract good talent to our community. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward! Thank you.

Sincerely,

A handwritten signature in black ink that reads "Joan Kramer".

Joan Kramer
Human Resources Manager and Manager
of Production Control



September 21, 2022

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

Dear Mr. Stetzler,

We're sending this letter of support for the proposed Eastland Hills development of 48 new affordable housing units in Jefferson City.

On May 22, 2019 Jefferson City was impacted by a tornado which destroyed many housing units, the majority of which were rental properties. Very few units were brought back to our market. Even prior to the tornado, Jefferson City was experiencing a shortage of affordable housing.

As the major private employer in Jefferson City, we have first-hand knowledge of the difficulty our employees have in finding housing in this community, and support the proposal to help rectify the situation.

Eastland Hills will help address our lack of affordable housing in Jefferson City. The involvement of MHDC will also help ensure this development remains an asset for the community in the future. Scholastic Inc. supports Eastland Hills and requests that the application be approved for funding.

Sincerely,

A handwritten signature in black ink that reads "Heath Garvin".

Heath Garvin

SVP Distribution and National Service Organization
Scholastic Inc.
2931 East McCarty Street, Jefferson City, Missouri 65101
212-343-6468
HGarvin@Scholastic.com
Scholastic.com | [Facebook](#) | [Twitter](#)

Open a World of Possible

A handwritten signature in black ink that reads "Tammy Chute".

Tammy Chute

VP of Human Resources
National Service Organization
Scholastic Inc.
2931 East McCarty Street, Jefferson City, Missouri 65101
573-632-1616
tchute@scholastic.com
Scholastic.com | [Facebook](#) | [Twitter](#)

Open a World of Possible



United Way of Central Missouri
205 Alameda Drive
Jefferson City, MO 65109
Phone: 573-636-4100
Fax: 573-636-8077
www.unitedwaycemo.org
info@unitedwaycemo.org

September 20, 2022

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

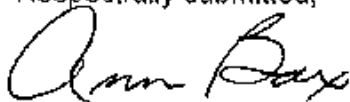
Dear Mr. Stetzler,

On behalf of the United Way of Central Missouri and our Board of Directors who represent over 20 major employers in the Jefferson City community, I am sending this letter of recommendation in support of three proposed affordable housing developments: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

We are well aware of the negative impact a lack of quality affordable housing has on a community and its members and see the ripple effect on the clients we serve every day. Our community has experienced a shortage of affordable housing for years, but that shortage was exacerbated due to the May 19, 2019 EF3 tornado that tore through our community, impacting over 140 rental properties. Most of those rental units have not been brought back to our market. Salvation Army, our trusted partner, currently has eight people living in the Center of Hope homeless shelter who have the financial capacity to be self-sufficient and in permanent housing, but there are no affordable rental units available. So these clients continue to live in the shelter and individuals needing temporary shelter continue to be on the streets. This is just one of the many examples of the ripple effects impacting our community due to the lack of affordable housing.

United Way of Central Missouri and our Board of Directors urge you to approve one, two or all of these developers requests for funding. Funding all three developments would almost bring our community back to the affordable housing level prior to the 2019 tornado. Only through MHDC's support are these developments possible and additionally MHDC's involvement ensures these developments continue to be an asset for the community in the future. Thank you for your consideration to fund these important developments to create much needed affordable housing and ensure our community and community members can thrive.

Respectfully submitted,


Ann Bax, President


Andy Fachtel, Board Chair



United Way of Central Missouri Board of Directors

Cassandra Atchison - Modern-Litho

Corey Backues - GFI Digital

Amy Berendzen - Missouri State Department of Economic Development

Gregg Bexten - Hawthorn Bank

Sharon Campbell - Missouri Farm Bureau

Tammy Chute - Scholastic, Inc

Mike Downey - Lincoln University

Andy Fechtel - Fechtel Beverage

Ryan Freeman - Freeman Mortuary

Kirk Duncan - Central Bank

Bob Gilbert - Bartlett & West

Lori Hoelscher - Ameren Missouri

Lindsay Huhman - The Carden Group

Ryann Kampeter - KMIZ

Brenda Leydens - Mid America Bank

John Moseley - Lincoln University

Mark Mueller - Jefferson Bank

Ben Musholt - Polsinelli PC

Britt Smith - City of Jefferson - Public Works

Beverly Stafford - Missouri Rural Health Association

Stacey Sturm - Modine Retiree

Pat Tatum - Jefferson City School District Retiree

Matt Tollerton - Central Bank

Sheriff John Wheeler - County of Cole

Treaka Young - Missouri Telehealth Network



JEFFERSON CITY AREA BOARD OF REALTORS®, INC.
1906 BUBBA LANE
JEFFERSON CITY, MISSOURI 65109-5634
573/636-6721 EMAIL: contact@jcabor.com

The Voice of Real Estate® in the Jefferson City Area

August 30, 2022

Mr. Kip Stetzler, Executive Director
Missouri Housing Development Commission
c/o Rental Production
920 Main Street – Ste. 1400
Kansas City, MO 64105

Dear Mr. Stetzler:

The Jefferson City Area Board of REALTORS® is proud to offer its support to the Eastland Hills project application.

We recognize the critical need for housing in our community. Area businesses benefit by the added housing, and it spurs economic vitality and community growth. This project should attract a diverse community of people.

We appreciate your consideration of the application.

Sincerely,

Kayla Hoey
2022 President



Mr. Gus Metz, Executive Director
Missouri Housing Development Commission
c/o Rental Production
920 Main Street, Suite 1400
Kansas City, MO 64105

Date: August 25, 2022

RE: Eastland Hills Project, Jefferson City, MO

Dear Mr. Metz,

Our need for affordable housing is at a critical stage. I am the owner of C&S Business Services here in Jefferson City. We have served this area as an employment service for 45 years. I also serve on the workforce coalition team. We endured the flood of 1993 which took out the town of Cedar City a population of just over 400. Located right across the river. Cedar City was never rebuilt after this.

Then came the tornado of 2019. This was devastating to our community and took out a lot of homes and rental properties. Many of my employees could not find alternative housing and had to move back in with family members in another city or state. We are like a lot communities where it is difficult to find employees, but with the flood and tornado thereby causing the lack of housing, we are struggling to bring new families to our community to support the high demand in work force.

Any favorable consideration would be appreciated.

Sincerely,

Paula S. Benne, CTS, CSP
President



September 6, 2022

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

RE: Proposed Development

Dear Mr. Metz,

I am writing this letter in support of FLW, LLC's proposal to develop and construct a 48-unit affordable housing development on the East side of Jefferson City, Missouri.

In May 2019 an EF-3 tornado tore through Jefferson City, MO. Much of the destruction from the tornado was rental housing, and many of those units have not returned to a habitable condition. Affordable housing inventory in Jefferson City was unable to keep up with demand prior to the tornado but has posed a larger problem in the years following.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MDHC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,

Ken Theroff
Central Bank
President/CEO
Ken.Theroff@centralbank.net
573-634-1122



Capital Region[®]
MEDICAL CENTER
An Affiliate of  Health Care

1125 Madison Street
P.O. Box 1128
Jefferson City, MO 65102-1128
Phone: 573-632-5000
www.crmc.org

September 1, 2022

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

RE: Eastland Hills Project; Jefferson City, MO

Dear Mr. Stetzler,

As the leader of a community-based hospital in Jefferson City with over 1200 employees, we were pleased to learn about the Eastland Hills Project proposal and are supportive of its development.

Capital Region Medical Center is vested in the growth and success of this community. Housing availability is a challenge in Jefferson City.

I am confident that the development of this project would positively impact our workforce by increasing potential applicants and support retention by increasing available housing options in our community.

In addition to improving recruitment opportunity of employees, patients we serve in our community would also benefit by having good housing options. Improving housing options directly contribute to improved health status and health outcomes for communities.

On behalf of Capital Region Medical Center, we fully support the Eastland Hills project and look forward to its development.

Sincerely,

Gaspare Calvaruso
President

/jh

Better. Every day.

September 1, 2022

Mr Gus Metz
Director of Rental Production
Missouri Housing Development Commission
920 Main Street #1400
Kansas City, MO 64105

Dear Mr Metz:

I am writing to express my support for an affordable housing concept outlined in the request submitted for the Eastland Hills project.

With the substantial loss of housing due to natural disaster and soaring costs of housing, our community has been unable to meet the housing needs of our citizens.

As a property manager/owner of 458 units in Jefferson City I can speak from every day experience of this need. Jefferson City does not have the housing to fulfill current needs, which means no opportunity for growth.

For many years I have participated in discussions on how to rectify our housing shortage and this project would be an excellent start to meeting our basic community need, housing.

It is important that Jefferson City have means to house people of all income levels and I feel this project will aid in this.

I look forward to contributing my voice and learning more as the conversation about the Eastland Hills project develops in the coming months.

Thank you,



Brandon Saucier
Managing Member
deVille I Properties LLC

DEVILLE I PROPERTIES, L.L.C.
839 Southwest Boulevard
Jefferson City, MO 65109
Office (573) 635-0613
Fax (573) 761-4838
E-Mail Contact@deVilleSW.com
On the Web www.deVilleSW.com
Hours: M-F 8-5:30 Sat. 9-Noon



Fechtels Beverage & Sales, Inc.

September 2, 2022

Mr. Gus Metz
Director of Rental Production
Missouri Housing Development Commission
920 main Street #1400
Kansas City, MO 64105

Re: Proposed Development

Dear Mr. Metz,

I'm reaching out today to show my support of the FLW, LLC's proposed development producing 48 new affordable housing units here in Jefferson City, Missouri.

As you are fully aware availability of housing-both for purchase and for rent-has seen a real shortage actually beginning prior to the tornado of 2019. As availability was getting sparse, the tornado destroyed a multitude of rental housing options, most of which were never rebuilt or replaced. Since then, with people opting to move during quarantine mandated by the pandemic as well as an increase in incoming residents and a surge in immigration, the need has only gotten worse while supply has become almost nonexistent.

The proposed Eastland Hills development will provide needed relief to the housing market in Jefferson City. But most importantly, with the oversight of the MHDC and the LITHC programs the community can be assured that the development will continue to be an asset to the community.

I respectfully ask for your consideration in funding the upcoming application round.

Bernard J. Fechtel
President

September 2, 2022

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

Re: Proposed Development

Dear Mr. Metz,

I am writing this letter in support of FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

There has been a shortage of residential housing in Jefferson City for quite some time. As you may be aware in May of 2019 Jefferson City, MO took a direct hit from an EF-3 tornado, which put an even larger strain on an already tight housing market. The Eastland Hills development would ease some of the pressure in the central Missouri affordable housing market. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward.

As a business owner who employs dozens of people in the Jefferson City community, I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Best Regards,

A handwritten signature in black ink, appearing to read "Andy Stuckenschneider". The signature is stylized with a large, looping initial "A" and "S".

Andy Stuckenschneider



August 25, 2022

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

RE: Eastland Hills Workforce Housing Development

Dear Mr. Stetzler:

It is my pleasure to submit this letter of support for the FLW, LLC's development proposal for Eastland Hills in Jefferson City, Missouri.

The Eastland Hills development will be a welcomed asset to our community to help address the critical housing needs we are facing. Housing has been a challenge in Jefferson City for many years, but that challenge was magnified after the E3 tornado devastated our community in 2019. While the tornado affected nearly all aspects of our community, the impact it had on housing, specifically the rental housing market, was devastating. We are a strong and resilient community that continues to drive forward, but the issues we are facing today require additional support and partnerships.

Hawthorn Bank has been a part of the Jefferson City community for over 150 years. We currently have a branch on Eastland Drive near the proposed development and believe this complex will allow affordable housing for some of our current and future employees.

Eastland Hills 48 new, quality units will help provide relief to the affordable housing market needs in Jefferson City. The additional support provided by MHDC, coupled with the wrap-around services at the development, will make a true impact on the housing issues and workforce challenges we are facing.

I encourage the Missouri Housing Development Commission to approve the FLW, LLC Eastland Hills development application for Low Income Housing Tax Credits.

Respectfully,

Signature

A handwritten signature in blue ink that reads "Gregg A. Bexten".

Gregg A. Bexten

Regional President



1420 Creek Trail Drive
Jefferson City, MO 65109
Office-573.635.6001 Fax-573.632.6001
www.hbacentralmo.com

September 15, 2022

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

Mr. Stetzler,

On behalf of the Home Builders Association of Central Missouri, we would like to express our support for the Eastland Hills Apartments application submitted by FLW, LLC . This project is set to be build on the eastside of our city and would provide 43 additional housing units.

The HBA is excited to see developments such as this taking place in our city as we are fully aware of the shortage of affordable and safe rental housing. The HBA encourages your favorable review and funding of this project to address the housing needs that were exaggerated after the tornado that struck our community in 2019.

We appreciate any consideration and are hopeful this application receives a favorable recommendation with the current round of funding available through state and federal low-income housing tax credits.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rachel Andrews', with a long horizontal flourish extending to the right.

Rachel Andrews
Executive Officer, HBA of Central Missouri

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

Date: September 9, 2022

RE: Eastland Hills Project, Jefferson City, MO

Dear Mr. Stetzler,

Hitachi Energy USA Inc. is a major U.S. and global supplier of products, systems, software and services to the energy sector. As the largest producer of power transformers in the United States, Hitachi Energy's Jefferson City manufacturing facility, located at 500 W Highway 94, is one of the premier manufacturers and employers in the city.

Our plant has been a staple in the community since it first started manufacturing electrical transformers back in 1972. Jefferson City continues operation, staffed with about 950 essential workers that provide critical infrastructure for utility companies that keep the nation's electrical grid up and running. The production and modernization of transformers is a key factor in the efficacy and security of the national grid. Significantly, the overall U.S. transformer industry – and thus the nation's power grids – depends on manufactures such as us.

On May 22, 2022, we celebrated Jefferson City's 50th Anniversary with Governor Parson, and conveyed the need for housing development within the state of Missouri – more specifically, Jefferson City. With recruiting challenges across the U.S. and the need to recruit employees/new families to our community to support the high demand and anticipated growth in our work force, we are excited to see proposals for *workforce housing developments* projects in Jefferson City. The need is urgent, and the time is right.

Therefore, Hitachi Energy is pleased to offer this letter of support for proposed housing development projects in Jefferson City as a critical need to support our growing workforce.

Sincerely,

Greg Callahan
Facility Manager



714 Wildwood Dr.
Jefferson City, MO 65109

Phone (573) 893-3240
Fax (573) 893-2603

Mr. Gus Metz
Director of Rental Production
Missouri Housing and Development Commission
920 Main St. #1400
Kansas City, MO 64105

Dear Mr. Metz,

We want to acknowledge the need and our support for the Eastland Hills project. The need for affordable housing is critical in our community.

Our community hasn't fully recovered from the tornado that left many with no place to live. Many were forced to leave town. The cost of new construction is prohibitive and a public private partnership using tax credits is a positive alternative.

We need housing to attract workers. The jobs are here, but we need more housing to support those jobs. The cost many incur to commute to Jefferson City takes a toll on our work force and a toll on the environment. We want to lend our support for this project and the local management team that has submitted this proposal.

Thank you,

Steven Lightner
Jefferson West & Cliffside Apartments Owner

August 23, 2022

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

Re: Proposed Development

Dear Mr. Metz,

I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem.

Eastland Hills will help provide relief to the affordable housing market in Jefferson City. The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,



David B Kemna
1st Ward councilman
Jefferson City MO



KOLB PROPERTIES

214 Prodo Drive, Suite 101 • Post Office Box 6850
Jefferson City, Missouri 65102-6850
(573) 893-7320 • (573) 893-2631
(office) (fax)

August 25, 2022

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

Re: Eastland Hills, Jefferson City, MO.

Mr. Kip Stetzler:

This is to notify you as owner of Kolb Properties, a full service commercial real estate company, our company and staff are in full support of the Eastland Hills project.

We manage approximately six hundred thousand square feet of office and retail spaces in the Jefferson City area. All organizations are finding that housing and workforce development are two of the hardest things to deal with for finding full time employees.

Personally, I have been in the Jefferson City real estate business since 1972 and I have never seen such a shortage of rental housing as we currently have in Jefferson City, MO.

Respectfully Submitted,

Larry F. Kolb
Broker/Owner
Kolb Properties

File: Eastland Hills project



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

Mr. Stetzler,

Please consider this letter as formal support for the Eastland Hills housing project in Jefferson City, Missouri. Modern Litho employs roughly 170 full-time employees in the Algoa Industrial Park on the east side of Jefferson City. We can confirm the lack of work force housing options, specifically on the east side of Jefferson City, are negatively impacting our ability to recruit and retain employees to our company. We feel strongly that this development is essential to being rebuilding lost housing due to the tornado that impacted the community in 2019 and begin to fulfill the documented future needs for additional housing in Jefferson City. We appreciate your consideration in this matter.

Regards,

A handwritten signature in black ink, appearing to read 'JD', with a large, sweeping flourish extending to the right.

Jeff Davidson
Vice President
Modern Litho



September 2, 2022

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

Re: Proposed Development – Eastland Hills

Dear Mr. Metz,

It is my pleasure to submit this letter of support for FLW, LLC's development proposal of the Eastland Hills development to be located in East Jefferson City, Missouri.

As the Executive Director of the only domestic violence agency in Cole County, I have seen firsthand the impact that the 2019 tornado has had on Jefferson City's housing availability. Especially affordable housing. For the last three years, residents of the Rape & Abuse Crisis Service (RACS) shelter have struggled to find safe, affordable, permanent housing after feeling domestic violence situations.

Although we are able to offer safety, shelter and services for survivors as long as they need it, RACS is not a permanent housing solution for families. Too often, families have succeeded in achieving their goals of healing employment, education and stability while at RACS only to find that the limited housing options available in Jefferson City force them to remain in shelter. This results in families extending their shelter stay for three months, six months, or longer which prevents other survivors who need shelter safety from accessing our shelter services. The Eastland Hills project will benefit the residents of RACS by giving families an option for a safe, clean, affordable place to live free of the violence and abuse that they have fled.

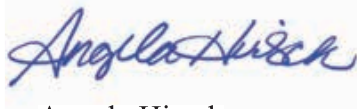
This project will also benefit the community by creating a large number of jobs through constructions, maintenance and management positions while providing new housing opportunities for dozens of Jefferson City families.

The additional oversight offered by MHDC and the LITHC program will ensure that this project remains an asset for the community going forward. Jefferson City is in critical need of such housing options and this opportunity is one that will benefit the community for generations.

RACS is proud to support this project to ensure that more housing opportunities are available to working-class families. I encourage the approval of the Eastland Hills development application by the Missouri Housing Development Commission.

If you would like to discuss further, please feel free to contact me at (573) 634-8346 ext. 101.

Yours in Service,

A handwritten signature in blue ink that reads "Angela Hirsch". The signature is written in a cursive style and is positioned above the printed name and title.

Angela Hirsch
Executive Director



St. Mary's Hospital
2505 Mission Drive
Jefferson City, MO 65109
phone: 573-681-3000

August 31, 2022

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

Dear Mr. Stetzler,

We are writing in support of the Eastland Hills Housing Project in Jefferson City as there is a critical need for housing for our workforce.

As the first hospital in Jefferson City, SSM Health opened St. Mary's Hospital almost 120 years ago. Even with our longstanding tradition of exceptional care and the public's confidence in our services, we have difficulty in recruiting for frontline caregiver positions at our hospital. Registered nurses are the most-employed position at our hospital, and we are experiencing record levels of vacancy. We also have difficulty filling other professional and support positions.

Two factors that are making it difficult to recruit is the lack of housing and daycare in our community. We believe if we had affordable housing, then recently graduated nurses, as well as those with a few years of experience, would be able to stay in the area.


The Jefferson City Workforce Coalition is partnering with the United Way Early Childhood Initiative to address the lack of affordable childcare. We believe the Eastland Hills Housing Project with 48 apartments would go a long way in meeting our community's housing needs.

We ask that you support this housing proposal in Jefferson City.

Sincerely,

A handwritten signature in black ink, appearing to read "K.C. DeBoer".

K.C. DeBoer
Regional President in Mid-Missouri



Through our exceptional
health care services,
we reveal the healing
presence of God.

Date: August 31, 2022

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

Re: Proposed Development

Dear Mr. Metz,

I am writing this letter in support of the FLW, LLC's development proposal for the construction of 48 new affordable housing units in Jefferson City, MO.

On May 22, 2019 Jefferson City, MO took a direct hit from an EF-3 tornado. Much of the destruction of the tornado was rental housing units, with a high volume of those never being brought back to market. Prior to the tornado, Jefferson City was already experiencing a shortage of affordable housing, and in the 3 years since, it has only become an even larger problem.

I currently own 6 businesses & employ 180 people, all located on the East/South Side of Jefferson City. Striker's (The Old West Gate Lanes Bowling Alley) was hit by the tornado & the building suffered substantial damage. I saw an opportunity to buy it and bring a family friendly business back to life. Striker's opened on March 1, 2022 and employs 82 people. The Eastland Hills will offer affordable, well managed, safe housing that is desperately needed to help alleviate the shortage of work force for my businesses & other businesses located on the East/South Side of Jefferson City.

The additional oversight offered by MHDC and the LITHC program will help ensure that this project continues to remain an asset for the area going forward. I support the project as proposed and respectfully request that the application be approved for funding in the upcoming application round.

Sincerely,



Scot A. Drinkard

August 25, 2022

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

RE: Eastland Hills Workforce Housing Development

Dear Mr. Stetzler:

It is my pleasure to submit this letter of support for the FLW, LLC's development proposal for Eastland Hills in Jefferson City, Missouri.

The Eastland Hills development will be a welcomed asset to our community to help address the critical housing needs we are facing. Housing has been a challenge in Jefferson City for many years, but that challenge was magnified after the E3 tornado devastated our community in 2019. While the tornado affected nearly all aspects of our community, the impact it had on housing, specifically the rental housing market, was devastating. We are a strong and resilient community that continues to drive forward, but the issues we are facing today require additional support and partnerships.

The Unilever facility in Jefferson City is a strategic manufacturing site that employs approximately 500 employees with some seasonal shifts. We continue to see business growth and have experienced staffing issues with local labor supply shortages, along with several other manufacturers. It is important to Unilever in Jefferson City to see continued housing development and growth in the local population.

Eastland Hills 48 new, quality units will help provide relief to the affordable housing market needs in Jefferson City. The additional support provided by MHDC, coupled with the wrap-around services at the development, will make a true impact on the housing issues and workforce challenges we are facing.

I encourage the Missouri Housing Development Commission to approve the FLW, LLC Eastland Hills development application for Low Income Housing Tax Credits.

Respectfully,



Michael Whelan
Factory Director, Unilever Jefferson City

RESOLUTION

RS2022-23

Sponsored by Councilmember Fitzwater

SUPPORTING THE LIHTC APPLICATION FOR EASTLAND HILLS APARTMENTS

WHEREAS, Eastland Hills Apartments is proposing to build a 48-unit workforce apartment community for families at the 1800 block of East Miller Street; and

WHEREAS, the Eastland Hills Apartment proposal is seeking tax credits through the Missouri Housing Development Commission (MHDC); and

WHEREAS, the City of Jefferson supports economic development and promotes workforce housing choices for the benefit of the families that desire to live and work in the City of Jefferson; and

WHEREAS, the proposed workforce housing development follows the housing needs identified in the City's Comprehensive Plan; and

WHEREAS, the proposed workforce housing development would replace roughly one third of the rental units lost as a result of the 2019 tornado.

NOW THEREFORE, BE IT RESOLVED BY the Council of the City of Jefferson support for the pursuit of Low-Income Housing Tax Credits (LIHTC) for the Eastland Hills Apartments workforce housing development. The Mayor will sign this Resolution and send letters of support to the Missouri Housing Development Commission.

Adopted this 6th day of September, 2022.


Mayor Carrie Tergin

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney