

TAB 3: 22-059

Oak Leaf Villas

22-052
OPPOSE

October 5, 2022

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

Dear Mr. Metz and fellow commissioners:

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

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

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

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

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

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

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

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

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

Sincerely, Tom Rackers

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

Please copy all commissioners

October 3, 2022

22-052
22-059
OPPOSITION
PAST MAYOR

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Sincerely, Tom Rackers

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

Please copy all commissioners

Thomas P. Rackers

Home Address:

720 Hobbs Road
Jefferson City, MO 65109

Work Address:

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

Personal Data:

Date of Birth: 4-17-41

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

Education:

Jefferson City High School, 1959

Lincoln University, 1959, 1960

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

Employment:

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

Community and Public Service:

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

Thomas P. Rackers

Page Two

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

Personal Data:

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

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

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

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

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

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

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

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

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

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

Thank you!



Central Electric Power Cooperative

2106 Jefferson Street, PO Box 269
Jefferson City, Missouri 65102
Telephone: (573) 634-2454
Fax: (573) 634-3892

22-059
OP POSITION
UTILITY

October 4, 2022

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

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

Dear Mr. Metz,

Central Electric Power Cooperative is submitting this letter to the Missouri Housing Development Commission to express our concerns regarding the proposed Oak Leaf Villas housing development in Jefferson City. The project located off of Jefferson Street near the corner of Oak Leaf and Red Oak Drive.

Central Electric Power Cooperative is an electric generation and transmission cooperative and is an independent, locally-owned business headquartered in Jefferson City. Central is owned by and delivers power to eight distribution cooperatives covering a 22,000 square mile area in central Missouri. Central Electric Power Cooperative exists to serve the needs of its member cooperatives by providing excellent electric generation and transmission systems and long-term rate stability in a competitive environment.

Central Electric Power Cooperative was recently made aware of the proposed Oak Leaf Villas housing development project after the project had been approved by the City Council of Jefferson City. Central Electric Power Cooperative is concerned that the City of Jefferson and the project developers have pushed forward a project without providing any advanced notice of the project to the adjoining neighborhoods and landowners. As we understand, no notice has been given nor has any discussion been held with the neighboring homes, businesses or landowners. We are therefore concerned about the lack of transparency regarding this particular project.

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

The proposed Oak Leaf Villas development is located at the end of Jefferson Street and, as a result, Jefferson Street would serve as the primary access road to the development. Jefferson Street, Southwest Boulevard, State Highway 54 and State Route C are all highly-congested roads adjacent to or nearby this development. Increased vehicular and pedestrian traffic will result in increased safety concerns for all residents, businesses and visitors to the area.

Jefferson Street is the primary street entrance for a bank with drive-thru services, two fast food restaurants with drive-thru facilities, two hotels, a grocery store, Central Electric, and several residences. Jefferson Street is intersected between Southwest Boulevard and Red Oak Drive by Bubba Lane, where the Missouri Lottery Commission headquarters building is located. Central Technologies Services, a division of Central Bancompany, operates a three-story facility on a short cul de sac, Stewart Drive, which is off of Bubba Lane. Their employees and visitors primarily utilize Jefferson Street for ingress and egress to Bubba Lane in order to access Stewart Drive. Jefferson Street serves as the primary entrance to our facilities, where we have several large trucks and trailers entering and exiting our facilities on a daily basis.

With regard to pedestrian traffic, there is a significant lack of sidewalks in the area for use by pedestrians. Pedestrians walking along Jefferson Street or any of the neighboring streets do not have safe areas to access for walking. Walking along any of these streets poses a safety risk for pedestrians as well as vehicular traffic. Additionally, there are no public transportation access points near this proposed development area for pedestrians to utilize.

Central Electric Power Cooperative is hereby asking the Missouri Housing Development Commission to carefully review the proposed Oak Leak Villas project in light of these concerns. We ask that someone study and confirm that the appropriate steps have been taken with this type of taxpayer subsidized development.

Should you have any questions or require additional information, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher M. Turner". The signature is fluid and cursive, written over a white background.

Christopher M. Turner
CEO/General Manager

From: Debbie McCoy <mccoydebbie123@gmail.com>

Sent: Tuesday, October 4, 2022 8:02:35 PM

To: Gus Metz <gmetz@mhdc.com>

Subject: Red Oak Properties

How dare you attempt to develop in an area that is predominantly older individuals. Subsidized housing will bring in rental property with much less value and not to mention crime. I witnessed what happened in the Ventura Avenue area! How horrible for my mother when she rented in that area! In a matter of 5 years we had to pull her out of her home. Drugs were being sold on the streets and every unit around her. I just purchased my home on Red Oak 18 months ago and wanted to make this my retirement home. You and all of your money hungry property owners are trying to push those of us at retirement age (and there are several of us in this neighborhood) to sell our homes and find our property values decrease.

I will expect to hear from you with a meeting scheduled and notices sent out to all residents in this neighborhood before you make your final plans to build in this neighborhood!

Debbie McCoy

Sent from my iPhone

22-059

Opposition

Citizen

22-059
~~058~~
OPPOSITION

October 18, 2022

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

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

Dear Mr. Metz,

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

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

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

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

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

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

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

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

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

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

Should you have any questions, please let me know.

Sincerely,



Nancy A. Gibler

November 14, 2022

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

Re: Oak Leaf Development, Jefferson City

My name is Gary Barkhaus. I live at 2035 Southridge Drive and am the husband of Pam Barkhaus. Our property abuts the proposed development. I am opposed to the proposed development for the following reasons, most of which have already been stated by others either by letter, email, or your webinar. So hopefully I can add a little something to the already stated reasons.

- 1. Not enough discovery time for all of the city council members to research the proposed project in order to make an informed decision.** It was added to the agenda on the night it was voted on. Procedurally, board wise, this is not the norm for something of this importance. A vote was asked for because the timeline for applications to be accepted was very short. Then, why wasn't the proposal presented at an earlier city council meeting? This is even harder to understand given one of the applicants formally worked for MHC and should therefore be intimately familiar with the application process, timelines, etc. Since five out of the ten city council members had no prior knowledge of the proposed project at the time it was presented, along with the other two projects, it stands to reason they voted no. So obviously the vote was split evenly in each case with the mayor breaking the ties. How the mayor and the other council members knew so much about the projects and voted in the affirmative, makes one a little suspect here. It just doesn't pass the smell test. What was the hurry? I don't know how many times your agency takes applications annually, but in this case, I think the applicants could have waited until the next application period, if there is one. If not, how much difference does it make by waiting another year? Either way, it allows time for everyone (our neighborhood as well as the council members) to review and provide feedback to our respective council member. Then they could respond to the applicant's proposed development in an informed matter to provide more validity to their subsequent vote.
- 2. The site itself is not conducive, in my mind, for development.** I think other developers that may have looked at the property in the past made the decision not to do due to the constraints of the site. The site slopes from three sides down to a dry creek. The slopes on all sides are around 15% to 20%, and maybe more in some cases. Much cut and fill, and grading would be required to sensitively integrate the units and minimize hazards to persons or property, along with enhanced control of the storm water runoff to prevent erosion and ponding of water. Compliance with ADA with certain units will also be made more difficult.

I was a Licensed Professional Landscape Architect for 30 years with Missouri State Parks and dealt with a host of development projects starting from the initial design all the way through overseeing the actual construction. So, I have a pretty good eye for the per cent of slope on any given site. I can say, unequivocally, this parcel would not have been suitable for development in the park system. It probably would be deemed for use as a natural or wild area, meaning little (possibly some trails) to no development. Given how I perceive the site, in my professional opinion, I think it stands to reason why no one has developed the site over the years it has been available for sale. Only with additional outside funding, such as what your agency can provide, would someone even consider developing the site. I would also imagine that if all of the council members had had a chance to view this parcel of land, they would, in all likelihood, agree that it would be unsuitable for the proposed development, plus that fact that single family homes abut the property on two sides. The bottom line here is if this site was suitable for development, it would have been done years ago.

3. And, finally, although I am not completely knowledgeable on numbers or locations in Jefferson City, I am aware of some existing apartments that are boarded up. Maybe the applicants should look into this and then submit a rehab application next time. Also, the city recently announced that the city parks director identified some parcels within the boundaries of certain city parks that might be utilized for affordable housing. I don't know if this is in addition to the current affordable housing submittals or as possible future substitutions for the current applications, given the push back on the three proposed developments.

Thank you for allowing me to comment on this proposed development.

From: pam barkhaus <psbarkhaus@gmail.com>

Sent: Wednesday, November 9, 2022 12:34 PM

To: Gus Metz <gmetz@mhdc.com>

Subject: Re: Thank you for attending Public Hearing for Low Income Housing Tax Credits - Rural MSA Region

Yes, thank you for inviting comments. It was handled very professionally. I do wish Tom Rackers could've gotten thru. I would've liked to hear his comments since he represents Central Electric Coop who has recently expanded their campus in our area and could be impacted by the proposed housing.

In our newspaper this morning an article outlined other areas in the city that are more appropriate for the low to moderate housing. The city is looking at the areas.

For our area, the Oak Leaf/Red Oak project will be a detriment to our homes and is a very rocky terrain. I hope that your agency will decline support for the development.

Thank you for allowing comments on the development, our city reps did not. And, thank you for your time and attention.

Good Morning –

We have received notice that there is a proposed housing development in our area. According to the information received – this would be housing for an additional 40+ units in the Southridge, Meadow Lake, Red Oak, Oakleaf & Jefferson Street area.

As residents, we were not notified by the City, Developer or your office. It is also my understanding that there may/may not have been an attempt to circumvent the normal approval processes for this type of development. While I agree that a type of development such as this is needed, this is the wrong area. There simply is not room to build that many units without putting the established neighborhood in jeopardy. Not to mention that the majority of this area is owner occupied. The few that are rentals have individuals that have been in this area for long periods of time – most being older. We are already experiencing a rise in drug exchanges, theft and vandalism – an unfortunately, given the examples of other developments such as this, we feel that this would increase due to the transients population that would occupy these units.

We request that your office vote no to this proposal and request that the developer seek a different plot of land for this development.

As always, I am willing to visit with you about this issue. Thank you for you time –

Jennifer & David Boyd

2016A Red Oak Drive

573/353-8087

From: Debbie Chick <debchick2555@hotmail.com>
Sent: Sunday, October 30, 2022 5:02:49 PM
To: Gus Metz <gmetz@mhdc.com>
Subject: Red Oak/Oak Leaf Housing Development

Get [Outlook for iOS](#)

Mr Metz,

My name is Debbie Chick. I live at 2039 Southridge Drive. I am writing you today, to voice my concerns about the Low Income Housing that is being considered in my neighborhood.

My Southridge Drive and Meadow Lake Drive neighbors and I are devastated to learn of this news. And, how far it has gone before any of us knew anything about it.

My parents had our home built in 1959. It was one of the first houses built in the area.

This has always been our family home. When my parents passed away in 2003 and 2013 respectively, my husband, Doug Chick and I brought this home. There are many families in the neighborhood that have also built their lives around this area.

It brings tears to my eyes, thinking of how our park like backyards will no longer be. I have seen prints that all of the mature trees will be taken down, with no barrier between our property lines and the housing property. I also noticed that the management office/community room will be in our backyard.

This housing project will cause more noise, traffic, trespassing and crime in this establishment quiet neighborhood. Not to mention, the lowering of our property value.

Has anyone even come out and visited our neighborhood to see how this will greatly affect the people who have spent most of their lives here ?

I most definitely agree that more housing is needed in Jefferson City. I just feel there are better suited locations.

I have written my councilmen, with no response. But I also know that the votes were pushed through by the mayor. I just wonder, if all of the people that want this to go through, would like this housing project in the back yard and at their property line.

Please, I am asking you to consider this situation and vote against the funding of the development.

Sincerely and God Bless,

Debbie Chick

From: Coleen Moses <coleenmoses@aol.com>

Sent: Tuesday, October 11, 2022 9:14 AM

To: Gus Metz <gmetz@mhdc.com>

Subject: Proposed development behind Southridge and Meadow Lake

Good morning! I would like to express my sincere disappointment in the possibility of this so called development. A development should be considered a positive venture-this definitely IS NOT POSITIVE!!! I have lived in this area since 1982. It has always been a sweet, friendly, safe FAMILY neighborhood. Yes, there have been a few negative issues through the years, as with any area, but we have worked together and resolved these and have become even stronger. It would be a great disappointment to have destroyed because of your plans to build this "self-benefiting, trouble bringing, destructive" establishment. Our neighborhood has a few businesses that are considerate to our family neighborhood, even when Central Electric was expanding and during their construction, they took into consideration the people here. I have an in-home daycare and would DEFINITELY NOT feel safe and secure with this in walking distance. It makes me very, very sad to think that you would want to deliberately ruin a wonderful, family oriented neighborhood for a few bucks!!! Please, please put my faith back in the system and DO NOT let this project be built. Please, please DO NOT destroy our neighborhood. I pray you make the right decision.

From: Amber Nichols <ambernichols874@gmail.com>

Sent: Monday, October 10, 2022 10:21 AM

To: Gus Metz <gmetz@mhdc.com>

Subject: Oak Tree Villa's

This is in regards to the construction of these new "condo's". First and foremost, there has been NO communication on this development. This is supposedly going to be built right behind my house. How do you plan to do this without my permission? I own the land and you cannot build on it without my permission. Second of all, I have lived and owned my house for 18 years. I refuse to have this built for low income housing. There are elderly people who live in the neighborhood and don't need this trash coming in. If you try to build on my property without my permission, you can fully expect a lawsuit. I will not allow my child to grow up in a low housing community when I have busted my behind to provide a safe neighborhood for her. Please note, I have several direct connection to law enforcement, fire personnel and city government officials. They all stand behind myself and my neighbors to NOT approve of this. You will be in the wrong and have several issues on your hands.

As a citizen of this community, I EXPECT a direct response from you. If I do not have one, I will be going other routes to get this project canceled. Shame on you and everyone involved in this.

Sent from my iPhone

Dear Mr. Metz,

My name is Laura Malzner, and I own a home at 2014 Meadow Lake Drive in Jefferson City, MO. I am also rehabbing my childhood house, in partnership with my sister, at 2011 Meadow Lake Drive. I am writing to you today in regards to the proposed development at Oak Leaf and Red Oak Drives. Specifically, the proposal to build 42 units (21 duplexes) on the 9 acres located between Meadow Lake Drive and Red Oak Drives. There are two other proposed developments for which low income tax credits are being considered. I cannot speak to those, as I am not as familiar with those areas. I can say as a homeowner engaged in my neighborhood and someone who will be impacted by potential traffic, water run off and sewer issues, as well as foundation issues due to potential blasting, I am disappointed that the public was not notified and invited to provide input. Why Mayor Tergin and some of the council members choose to operate in secret is a concern, but that is something to address through elections.

Regarding the Oak Leaf/Red Oak development, my concern is that this property has not been developed because it is essentially a rocky ditch that will be very expensive to develop, and without the public funding it is likely cost prohibitive. If it was a good investment of funding, a private developer would have already developed the area as they did on Red Oak which has very nice attached homes that are occupant-owned. Honestly, if the city truly wants to address the affordable housing issue, it would enforce codes that keep current rentals from falling into disrepair (case-in-point Southridge Drive about 2-3 miles away from the proposed Oak Leaf Development), and becoming what amounts to a slum. I live in a house that by most people's standards would be considered "affordable housing", but I did more than buy the house, I invested in the neighborhood, and I think a 42 unit development by an out-of-town developer will negatively impact an area already in close proximity to multiple multi-family housing complexes.

The rationale given by the Mayor and some council members to support the resolution was the reduction in low income housing due to property damage caused by a tornado a couple of years ago. My question is why not use public funds to build duplexes or apartments on lots apparently left vacant by the tornado - the infrastructure is already in place, right? It would be a more prudent and fiscally responsible use of funds. Or, better yet, provide property owners/buyers with tax credits directly.

I hope that the City and the Missouri Housing Development Commission truly assesses the feasibility of proposed developments relative to properties that will cost less to develop. If it is determined that it is feasible, then I understand there isn't much for me or my neighbors to do other than move if the traffic and other potential impact of the development becomes untenable. Clearly, our city council representatives were left in the dark concerning this issue, so it feels as if only half the city has a voice.

The video at [City of Jefferson - City Council Meeting 09.06.2022 - YouTube](#) has the developers (starts at 1:51) presenting on the various proposed developments. It is clear that they have taken little initiative to collect actual data (and not just anecdotal, hearsay nonsense), consider impact on school districts or anything else. And, by the way, the developer for the Oak Leaf Villa project confused Meadow Lark with Meadow Lake - two different neighborhoods, but then why should she care.

Sincerely,

Laura Malzner

From: pam barkhaus <psbarkhaus@gmail.com>
To: gmetz@mhdc.com
Cc:
Bcc:
Date: Thu, 29 Sep 2022 10:45:13 -0500
Subject: Red Oak housing Development, Jefferson City, mo

Hello,

I just received info on a potential development in Jefferson City that will be in my backyard! I urge you to not fund this development for the following reasons:

1. Apparently, after a Jefferson City tornado two years ago it is felt there's a need for low income housing which they feel will draw needed workers into our community. That may be the case, but the area that is being proposed is contiguous to very nice single family homes. An original plan years ago included less, larger condos with a tree buffer. Not now.
2. The area being considered lacks adequate exits. The area already has heavy traffic.
3. The developers have not provided us with info on size, who will be managing the property.
4. This appears to be haphazard planning.

I will be contacting our city mayor and council to find out their thinking on this.

If you have questions for me, my number is 5736194974.

Dear Jesse,

My name is Laura Malzner and I live on a street adjacent to the proposed Oak Leaf Development seeking federal funding/tax credits to develop an approximately 9-acre parcel of land including the building of 42 rental units (21 duplexes plus a clubhouse if we've read the schematic correctly). My neighbors and I would like to include the following questions and comments for the November 7, 2022 hearing:

- Councilman Jon Hensley, who supported the City's letter of support for the development, chose not to receive any input or even notify his constituents who will be impacted by the development. If asked, citizens would have readily expressed concerns about loss of value of existing property, increased traffic, impact on the local schools, potential for increased crime and trespass, and noise. In addition, there is concern about any potential blasting that may take place and its impact on surrounding structures. Potential water runoff issues are also of concern as this property is quite literally a ditch with steep embankments.
- We would encourage the MDHC to consider that the development of the Oak Leaf property is not the most prudent use of federal funding/tax credits. The topography - steep hills on bedrock along with no existing infrastructure creates what is likely to be an outsized cost compared to other areas/property left vacant by the tornado that the Mayor is using to justify her support of the development. It simply is not a good use of public resources to support this development.
- We have heard that Mr. Hensley is a previous employee of the MDHC as are the developers of the proposed Oak Leaf project. With MDHC making these very important funding decisions, we have concerns about conflicts of interest and ethical considerations, especially in light of Mr. Hensley's support of the project (again, without constituent input). Can you confirm or deny if Mr. Hensley and the proposed Oak Leaf project developers are previous employees of the MDHC and how MDHC handles these types of conflicts of interest?

We understand the need for affordable housing, but this isn't a project that makes sense from a fiscal standpoint, and it does not appear that the city has done its due diligence with regard to impact on traffic, infrastructure, schools, and existing neighborhoods. My neighbors and I respectfully request that MDHC decline to fund or issue tax credits in support of the Oak Leaf development in Jefferson City based on, if nothing else, that it would be a poor use of public funds.

I have registered for the November 7th hearing and look forward to observing the decision-making process, and appreciate the opportunity to have the preceding comments and questions entered into the official hearing record.

Sincerely,

Laura K. Malzner

Hello!

My husband and I reside at 2035 Southridge Dr., Jefferson City, MO 65109 We have lived at this address for 45 years as have many of our neighbors. Throughout the years, we have continued to maintain and improve our property as to retain and add value. We do not see the proposed low to moderate housing in our backyards improving our value but devaluing it. There are 192 houses/units averaging in the range of \$140,000 to \$250,000 contiguous to this proposed development. The development is completely surrounded by these homes.

I offer the following points in regard to this development:

1. According to an RBG Housing study recently completed of Jefferson City, 77% of the city's workforce live elsewhere Jefferson City has always been where people who live in what we've always called bedroom communities work. City employees are thinking these people work here and live elsewhere because they do not have housing. Having lived, worked and owned businesses in Jefferson City I know these people will not be wanting to reside in the proposed housing. Housing for labor force is not needed!
2. Further the study indicated most housing in Jefferson City is made up of single family homes. Ironically, the study also pointed out that there are new developments in the southwest area, which is also close to the proposed area for the low to moderate housing. So, why would MHDC consider funding for this development?
3. The study suggested mixed use areas that are walkable. The proposed area is not walkable in that there are no sidewalks that will get people out of the area to jobs.
4. The proposed development was brought up at the Jefferson City Council Meeting and voted on with a tie of the council and with the Mayor voting to support this development. I then called John Hensley, our city council person, and asked him why he did not solicit any comments from our neighborhood before he voted in the affirmative. In talking with him, he knew more than me having been an MHDC employee. Conflict? As is the proposed developer. In Jefferson City we have a lot developers who know our city.
5. Jefferson City population is 42, 670 with 11.9% persons below the poverty level. Median income is \$54,000. What will eligibility of these proposed units be?
6. My research indicates MHDC has previously authorized 189 units. How many units will be funded that are competition for private ownership?
7. As proposed, the development will be right up to our property lines. When a private developer proposed building on this property, which I believe he ultimately decided was to rough terrain, he proposed and us as homeowners agreed there will be a buffer. We do not wish contend with trespassers.
8. Transportation is another issue. Our public transportation does not serve our area directly. In fact, Students have to walk to Southridge Drive to catch school buses. So, question is how will these people get to work and school without vehicles.
9. If this proposed development is to bring in workers, I assume there will be a lot of scrutiny because our Police Department is short of police people.
10. In May, 2020 a tornado struck Jefferson City. There are many areas that have been left devastated and residents unable to rebuild that will be perfect areas for MHDC improvements and all in walkable areas.

I hope the Commission will consider these points and issues brought forth by our neighbors and decide the Red Oak development is not a good fit for our neighborhood.

Pam Barkhaus

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

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

*22-059
SUPPORT
Council comm #3*

September 13, 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 Oak Leaf Villas development of 42 new affordable housing units in Jefferson City. The development would consist of 42 two and three bedroom affordable duplex units on Oak Leaf Drive.

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.

Oak Leaf Villas 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 Cole County Commission supports Oak Leaf Villas and requests that the application be approved for funding.

Sincerely,


Sam Bushman
Presiding Commissioner


Harry Otto
Western District Commissioner


Jeff Hoelscher
Eastern District Commissioner

22-059
SUPPORT
EMPLOYEE



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 Oak Leaf Villas development of 42 new affordable housing units in Jefferson City. The development would consist of 42 two and three bedroom affordable duplex units on Oak Leaf Drive.

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.

Oak Leaf Villas 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 Oak Leaf Villas 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](#) | [Twitter](#)

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](#) | [Twitter](#)

Open a World of Possible

City of Jefferson

320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin
Mayor

OFFICE OF THE MAYOR
(573) 634-6303

22-059
SUPPORT
MAYOR

September 1, 2022

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

RE: Oak Leaf Villas Proposed Development

Dear Mr. Stetzler,

It is my pleasure to submit this letter of support for LRG Consulting and Development Inc. development proposal of the Oak Leaf Villas development to be located in Jefferson City, Missouri.

My understanding is that LRG Consulting and Development Inc. is applying for financing from the Missouri Housing Development Commission (MHDC) to develop Oak Leaf Villas. I anticipate Oak Leaf Villas will also be requesting use of CDBG 4451 disaster funds. The development would consist of 42 new, duplex affordable housing units in Jefferson City, Missouri.

I believe the Oak Leaf Villas development will aid the community by giving those citizens who are in the designated family population a nice, clean, affordable place in which to be proud to live. Oak Leaf Villas will help provide relief to the affordable housing market needs in Jefferson City. Jefferson City is in crucial need for such housing and for the area benefit and services it will provide.

The proposed development will consist of 42 duplex units with a mix of 12, two-bedroom, two bath units and 30, three-bedroom, two bath units. It is my understanding that the developer is working with Compass Health to provide Lead Referral Services to seven units for special needs residents.

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. The area most impacted by the tornado lost around 152 housing units, of which 95% were rentals. It has now been three years since the tornado and the housing shortage continues to be a challenge. 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 Oak Leaf Villas proposed project will benefit the community by creating a large number of temporary construction jobs, providing permanent maintenance and management staff positions, as well as providing new housing opportunities.

I encourage the approval of the LRG Consulting and Development Inc. Oak Leaf Villas 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



22-059
SUPPORT
CHAMBER OF CC

September 12, 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 Oak Leaf Villas development of 42 new affordable housing units in Jefferson City. The development would consist of 42 two and three bedroom affordable duplex units on Oak Leaf Drive.

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.

Oak Leaf Villas 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 Oak Leaf Villas and requests that the application be approved for funding.

Sincerely,

Gary Plummer
President & CEO

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

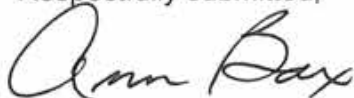
Dear Mr. Stetzler,

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



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



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.



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



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 Oak Leaf Villas development of 42 new affordable housing units in Jefferson City. The development would consist of 42 two and three bedroom affordable duplex units on Oak Leaf Drive.

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.

Oak Leaf Villas 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 Oak Leaf Villas and requests that the application be approved for funding.



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

October 5, 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,

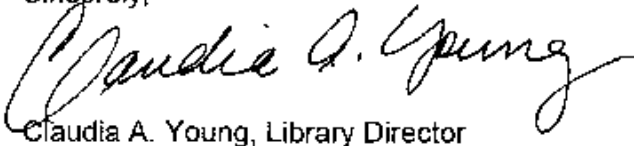
On behalf of the Missouri River Regional Library and our Board of Trustees representing Jefferson City/Cole County library district, I am sending this letter of recommendation in support of three recently proposed housing developments: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

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

PO 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: 573.897.3915

BLAINE LUETKEMEYER
MEMBER OF CONGRESS
3rd District, Missouri

www.luetkemeyer.house.gov/
www.facebook.com/BlaineLuetkemeyer/
www.twitter.com/RepBlainePress
www.instagram.com/RepBlaine

Congress of the United States
House of Representatives
Washington, DC 20515

COMMITTEE ON
FINANCIAL SERVICES
CONSUMER PROTECTION
AND FINANCIAL
INSTITUTIONS
BARRETT MOORE II
HOUSE AND SENATE
COMMITTEE ON
SMALL BUSINESS
BANKRUPTCY

September 23, 2022

Missouri Housing Development Commission
920 Main St, Ste 1400
Kansas City, MO 64105

RE: Letter of Support for Oak Leaf Villas

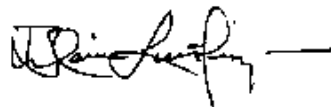
Please accept this letter of support for LRG Consulting and Development's proposed construction of Oak Leaf Villas in Jefferson City, Missouri. The investment provided by the grant will ultimately provide forty-two 2 & 3-bedroom affordable duplex units.

The financial assistance provided by the Missouri Housing Development Commission (MHDC) is critical to the construction of Oak Leaf Villas. The additional access to funds would allow LRG to continue to fulfill their goal of building safe affordable places to live. The development would be strategically placed near several amenities as well as services to create an ease of access for its residents.

Access to affordable housing is vital to the continued success of any community. The Oak Leaf Villas will serve this need for the Jefferson City area. By working with other human service programs, LRG developments better the lives of the underserved by giving access to additional services, while also providing housing.

I respectfully request your consideration for LRG's grant application. Feel free to contact my district office in Jefferson City with any questions regarding my letter of support at (573) 635-7232.

Respectfully,



Blaine Luetkemeyer
Member of Congress

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
22-039
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.

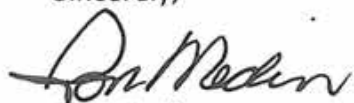
Jefferson City's progress and development has long been undermined by a shortage of affordable, decent rental housing. Stephanie Johnson, then director of the Boys and Girls Club, observed in 2019 that "there's always been a lack of good quality, affordable housing in Jefferson City."ⁱ

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,

A handwritten signature in black ink, appearing to read "Ron Medin". The signature is fluid and cursive, with the first name "Ron" being more prominent than the last name "Medin".

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

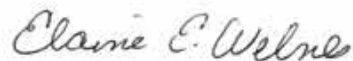
Dear Mr. Stetzler,

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,

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

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

November 8, 2022

Mr. Jesse Mofle
Missouri Housing Development Commission
920 Main Street, Ste 1400
Kansas City, MO 64105

Dear Mr. Mofle:

I am writing this letter in support of Oak Leaf Villas application for funding in Jefferson City, MO.

I am a life long resident of Jefferson City, who graduated high school 2 years ago. I work for Capital Paving and Construction and would qualify for this type of rental housing. As a recent graduate I do not have the credit history or financial capability to purchase a home at this time, so having decent, affordable rental properties in Jefferson City is important to me.

This project fits in the existing neighborhood and would offer me the potential to purchase my unit at the end of the compliance period, which would provide me the opportunity for homeownership.

Please give this application your full consideration in selecting housing in the Jefferson City area.

Sincerely,

Trevin White



22-059
SUPPORT

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 42-duplex development in 24 buildings off Oak Leaf Drive 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

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



From: George Hartsfield <hartsfieldg@gmail.com>

Sent: Monday, November 14, 2022 12:52 PM

To: Gus Metz <gmetz@mhdc.com>

Subject: Tax credits for low income housing

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

From: Michelle Wessler <Michelle@jchamo.org>

Sent: Thursday, November 10, 2022 4:28 PM

To: Gus Metz <gmetz@mhdc.com>

Subject: "Public Hearing for Low Income Housing Tax Credits - Rural MSA Region" Jefferson City/Eldon

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)

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

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

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

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

Thank you
Roger Schwartze



September 9, 2022

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

Re: Proposed Development – Oak Leaf Villas

Dear Commission,

It is my pleasure to submit this letter of support for LRG Consulting and Development's proposal of Oak Leaf Villas development to be located in on Oak Leaf Drive in Jefferson City, Missouri.

It is my understanding that the LRG Consulting and Development, Inc. is applying for financing to the Missouri Housing Development Commission (MHDC) to develop Oak Leaf Villas. The development would consist of 42 two and three bedroom duplex units, that are universally designed constructed to NAHB Green Standards.

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 Oak Leaf Villas 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.

In addition, RACS intends to offer all of our agency outreach services, including counseling, advocacy, and case management, to any residents of Oak Leaf Villa that may need such services. These services will be provided on-site, if appropriate, should MHDC fund the development of this project.

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 Oak Leaf Villas 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 with a light blue background behind it.

Angela Hirsch
Executive Director

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: Oak Leaf Villas 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



September 12, 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 Oak Leaf Villas development of 42 new affordable housing units in Jefferson City. The development would consist of 42 two and three bedroom affordable duplex units on Oak Leaf Drive.

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.

Oak Leaf Villas 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 Oak Leaf Villas and requests that the application be approved for funding.

Sincerely,

Gary Plummer
President & CEO





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: Oak Leaf Villas Workforce Housing Development

Dear Mr. Stetzler:

It is my pleasure to submit a letter of support for the LRG Consulting and Development Inc. multifamily housing development proposal for Oak Leaf Villas 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 Oak Leaf Villas development will be a welcomed and much needed asset to our community to help address the critical housing needs we are facing. LRG's 42 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 LRG Consulting and Development Inc. Oak Leaf Villas development application for Low Income Housing Tax Credits.

Respectfully,



Luke Holt Schneider
President/CEO
Jefferson City Regional Economic Partnership



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 Oak Leaf Villas development of 42 new affordable housing units in Jefferson City. The development would consist of 42 two and three bedroom affordable duplex units on Oak Leaf Drive.

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.

Oak Leaf Villas 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 Oak Leaf Villas and requests that the application be approved for funding.

Sincerely,

A handwritten signature in black ink, appearing to read "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, appearing to read "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



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,

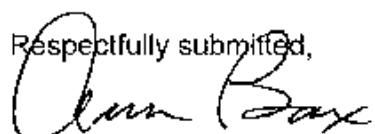
On behalf of the Cole and Miller County Long Term Recovery Committee, we are sending this letter of support for three proposed affordable housing developments in the Jefferson City community: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

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



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

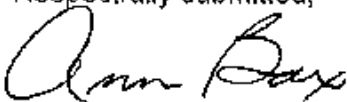
Dear Mr. Stetzler,

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



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 Oak Leaf Villas development of 42 new affordable housing units in Jefferson City. The development would consist of 42 two and three bedroom affordable duplex units on Oak Leaf Drive.

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.

Oak Leaf Villas 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 Oak Leaf Villas and requests that the application be approved for funding.

RESOLUTION

RS2022-22

Sponsored by Councilmember Fitzwater

SUPPORTING THE LIHTC APPLICATION FOR OAK LEAF DEVELOPMENT

WHEREAS, LRG Consulting is proposing to build a 42-unit duplex development for families in the City of Jefferson at Red Oak Drive and Oak Leaf Drive; and

WHEREAS, the Oak Leaf Villas proposal is seeking tax credits through the Missouri Housing Development Commission (MHDC); and

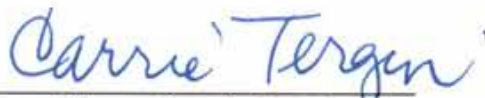
WHEREAS, the City of Jefferson, Missouri, supports economic development and promotes workforce housing choices for the benefit of the families that desire to live and work in the City of Jefferson; and

WHEREAS, the proposed workforce housing development follows the needs as 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 supports the above and foregoing Oak Leaf Villas affordable workforce housing development. The Mayor will sign this Resolution and send letters of support to the Department of Economic Development and the Missouri Housing Development Commission.

Adopted this 6th day of September, 2022.



Mayor Carrie Tergin

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney