

**TAB 2: 22-054**

**Simonsen Place**

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

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 4<sup>th</sup>, the city council meeting where the 3 LIHTC developments were discussed, was on September 6<sup>th</sup>. I attached the Agenda and a link to the meeting.

[https://www.youtube.com/watch?v=7CaD3UMvX\\_c](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 1<sup>st</sup> 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](mailto:Michelle@jchamo.org)  
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September 30, 2022

22-034  
SUPPORT  
CITY COUNCIL

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

Re: Simonsen Place, Jefferson City, Missouri

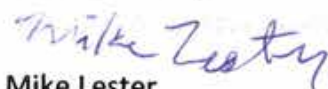
Mr. Metz:

I am writing in support of the Simonsen Place historic rehabilitation proposal submitted to develop affordable workforce housing in Jefferson City. I represent Ward 2 on the Jefferson City Council. Ward 2 was the area hardest hit 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. Jefferson City lost over 150 housing units from that tornado damage.

Approval of the Simonsen Place project would not only provide replacement affordable housing options for the residents of Jefferson City, but also salvage one of the most significant historic buildings in downtown Jefferson City. A unique aspect of this proposal is that the units are studio and one-bedroom apartments. These units are in high demand but absent from nearly all other proposals to develop new affordable housing. We are a government employer city. Most entry level State government employees are not paid enough to afford market rate housing.

I am the city liaison to the Planning and Zoning Commission. We recently approved a change from commercial to mixed use zoning for property along the Dunklin business corridor. The owner of business properties wanted to convert a building from commercial use to residential pointing out that she had a long waiting list for all her one-bedroom residential units in buildings in areas zoned Commercial/Office (allowing for residential units above the business). She stated that the post-pandemic environment has reduced demand for business site locations and she has had no renters for her street level business properties.

Please consider the significance of this proposal to our community when making funding recommendations for LIHTC proposals this round. This project is an opportunity for MHDC to take a highly visible, distressed historic building in the heart of our state's capitol and utilize tax credit resources to turn it into an asset.

  
Mike Lester  
City Council, Ward 2  
Jefferson City, Missouri

22-054  
SUPPORT

**Jane Beetem**

506 E. Miller St., Jefferson City MO 65101

[jbeetem@embarqmail.com](mailto:jbeetem@embarqmail.com)

October 19, 2022

Mr. Gus Metz  
Director of Rental Production  
Missouri Housing Development Commission  
920 Main Street, #1400  
Kansas City, MO 65105

Dear Mr. Metz:

I am writing in support of proposed Low Income Housing Tax Credits (LIHTC) to be used in rehabilitation of the former Simonsen School in Jefferson City, Missouri. Living directly across the street from this facility in the Hobo Hill National Register Historic District, we have spent the past 3.5 years recovering from the tornado that damaged both our house and the former school. Our neighbors have also worked hard to repair damage to their homes and rental properties. We support the use of the tax credits to turn the former school into apartments, which we believe is much preferable to the building remaining vacant.

Jefferson City did not have enough safe, affordable housing before the tornado in 2019. Close to 200 units were demolished after the storm and many were not rebuilt. In order for our community to grow and our businesses to have sufficient staffing, we need more housing of all kinds.

A number of people in our community are opposed to change, and many fear that addition of rental property will attract people from outside the community, particularly from large cities. We would welcome people who want to work in our community to live in our neighborhood.

We are pleased to note the addition of the Farmer Companies to this project. We believe having more local involvement will strengthen the project's ties to the community and be beneficial over the life of the project.

Thank you for your consideration of the former Simonsen School for LIHTC approval.

Sincerely,



Jane Beetem

22-054  
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 72-unit development at 501 E. Miller St. (to be called Simonsen Place) 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



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

RE: Simonsen Place Workforce Housing Development

Dear Mr. Stetzler:

It is my pleasure to submit a letter of support for the Simonsen Place multifamily housing development proposal 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 Simonsen Place development will be a welcomed and much needed asset helping address the critical housing needs we are facing. The 72 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 Simonsen Place development application for Low Income Housing Tax Credits.

Respectfully,



Luke Holtschneider  
President/CEO  
Jefferson City Regional Economic Partnership