

TAB 4: 22-076

Stronghold Landings

22-076
OPPOSE
CITIZEN

September 16, 2022

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

~~16~~

RE: TRADE CENTER PARKWAY project, Jefferson City, MO

Director Metz and fellow commissioners,

We are contacting you to request the MHDC oppose the Trade Center Parkway Housing Project which would utilize one of your loan programs. This projects phase 1 would create a 40-unit apartment complex and plans for an additional Phase 2 and Phase 3. These projects are not supported by the neighbors and citizens of Jefferson City for several reasons:

- 1) Due Process. Not one citizen in the affected area was notified of a possible development and no signage was posted. The City of Jefferson was contacted after people learned of this project and were told, "We don't need to notify neighbors or anyone because of no zoning change." That is not how you treat people who will be impacted.
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- 3) Five (5) members of the Jefferson City Council voted NO on this project. It ended in a 5-5 tie and the mayor broke tie in favor. This shows you community opposition.
- 4) Safety/ Infrastructure. This project has supposedly appeared out of nowhere and there has been zero studies done on safety, sewer/water capacity, environmental, etc...

These are only a few of the many reasons to oppose. I request your strong opposition to any request to move forward with this project.

Sincerely,

James H. Arlath

5405 S. Brooks

Jefferson City, MO 65109

ps. This will add unneeded traffic to a narrow Old Lehman Rd.

22-076

OPPOSE
CITIZEN

September 16, 2022

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

~~Metz~~

RE: TRADE CENTER PARKWAY project, Jefferson City, MO

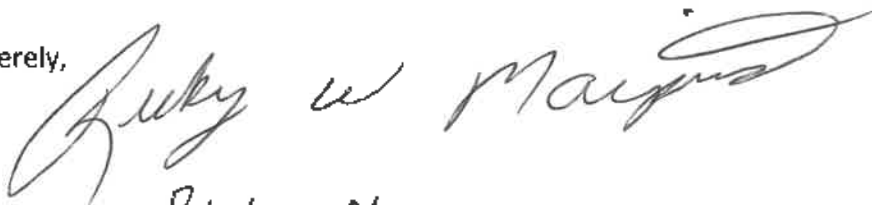
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Sincerely,



Ricky Mapins

1313 Grandview

JCMO 65109

22-076
OPPOSITION

September 16, 2022

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

~~the Aff~~

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Sincerely,


Janet Ousley
5007 Woodhaven Dr.
Jefferson City, MO.
573-301-8304 65109

22076
OPPOSITION

September 16, 2022

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

TH APP

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Sincerely,

Jesse Mack
No Return
Address

22076
OPPOSITION

September 16, 2022

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

~~NO~~

RE: TRADE CENTER PARKWAY project, Jefferson City, MO

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Sincerely,

Roy & Jackie Beal
1241 Quora Swift Bkwy.
Jefferson City, Mo 65109
573-301-7601 (J)

22-076
OPPOSITION

September 16, 2022

~~No App~~

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

RE: TRADE CENTER PARKWAY project, Jefferson City, MO

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Sincerely,

Ali Blais

5117 Woodward Ct
Jefferson City, MO 65109

September 16, 2022

22-076
OPPOSITION
MO APP

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

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Sincerely,

Mr. Mrs. Terry Voss
Amanda

3115 Woodward et
Jefferson City MO, 65109
573-230-2711

22-076
OPPOSITION
~~HOA~~

September 16, 2022

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

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Sincerely,

Pam Biagoin

22-076
OPPOSITION

~~7/16 APP~~

September 16, 2022

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

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Sincerely,

 Stephen Gray
5016 Baswell Dr
Jc mo 64109

September 16, 2022

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

22-076
OPPOSITION
TRADE CENTER
CITIZEN

RE: TRADE CENTER PARKWAY project, Jefferson City, MO

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Sincerely,

Alex Ornell

5116 Woodway Court
Jefferson City

September 16, 2022

22-076
OPPOSITION
CITIZEN

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

M. M

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Sincerely,



Patty Pavitt

1204 Grandview Ct.
Jeff City MO 65109

OPPOSITION
CITIZEN
22-076

September 16, 2022

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

~~Ms. All~~

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We had no idea they were doing this, and it is in our back yard, literally right over the fence. No consideration for homeowners was given. Please vote no.
Sincerely,



Rod Mischke - Amy Pringer

1202 Grandview Ct. Jefferson City, MO 65109.

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!

October 3, 2022

22-052
22-059
OPPOSITION
PAST MAYOR

Dear Mr. Metz and fellow commissioners:

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

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

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

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

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

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

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

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

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

Sincerely, Tom Rackers

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

Please copy all commissioners

22-052
OPPOSE

October 5, 2022

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

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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

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

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



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

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

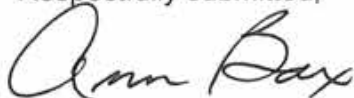
Dear Mr. Stetzler,

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



22-076
SUPPORT
CHAMBER OF COMMERCE

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 Stronghold Landing development of 40 new affordable housing units in Jefferson City.

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

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

Stronghold Landing 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 Stronghold Landing and requests that the application be approved for funding.

Sincerely,

Gary Plummer
President & CEO



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

22-076
SUPPORT
COUNTY Comm
X3

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 Stronghold Landing development of 40 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.

Stronghold Landing 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 Stronghold Landing and requests that the application be approved for funding.

Sincerely,


Sam Bushman
Presiding Commissioner


Harry Otto
Western District Commissioner


Jeff Hoelscher
Eastern District Commissioner

22-076
SUPPORT
EMPLOYER



September 21, 2022

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

Dear Mr. Stetzler,

We're sending this letter of support for the proposed Stronghold Landing development of 40 new affordable housing units in Jefferson City.

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

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

Stronghold Landing 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 Stronghold Landing and requests that the application be approved for funding.

Sincerely,

Heath Garvin

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

Open a World of Possible

Tammy Chute

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

Open a World of Possible

September 29, 2022

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

Dear Mr. Stetzler,

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

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

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

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

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

Kindest regards,



Kitrina Tinnin
231 Summerhill Dr.
Jefferson City, MO 65109



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 Stronghold Landing development of 40 new affordable housing units in Jefferson City.

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

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

Stronghold Landing 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 Stronghold Landing 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,

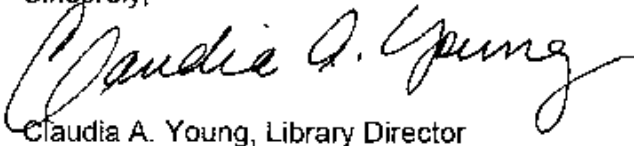
On behalf of the Missouri River Regional Library and our Board of Trustees representing Jefferson City/Cole County library district, I am sending this letter of recommendation in support of three recently proposed housing developments: Eastland Hills Apartments, Oak Leaf Villas and Stronghold Landing.

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



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 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.

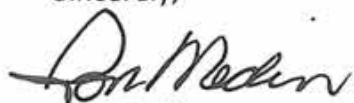
Jefferson City's progress and development has long been undermined by a shortage of affordable, decent rental housing. Stephanie Johnson, then director of the Boys and Girls Club, observed in 2019 that "there's always been a lack of good quality, affordable housing in Jefferson City."ⁱ

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 that reads "Ron Medin". The signature is written in a cursive style with a large, prominent initial "R".

Ron Medin

ⁱ Jefferson City News Tribune, November 24, 2019

ⁱⁱ Ibid.

ⁱⁱⁱ Jefferson City Magazine, September/October 2019

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



22-052
22-059
22-076
Support

October 4, 2022

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

Dear Mr. Stetzler,

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

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

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

Sincerely,

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

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

September 30, 2022

22-052
22-059
22-076
Support

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

RE: Housing Developments in Jefferson City, Missouri

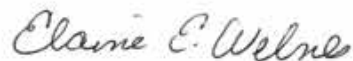
Dear Mr. Stetzler,

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

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

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

Sincerely,



Elaine E. Wehnes



22-052
22-059
22-076
SUPPORT

October 4, 2022

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

Re: Housing Development Projects in Jefferson City, Missouri

Dear Mr. Stetzler:

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

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



P.O. Box 104784
Jefferson City,
MO 65110

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

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

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

Thank you for your time and attention.

Sincerely,
Transformational Housing

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

John Blosser, President



SUPPORT
22-052
22-059
22-076

October 13, 2022

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

Dear Mr. Stetzler,

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

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

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

Sincerely,

Susan Cook-Williams
Chair

October 7, 2022

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

SUPPORT
22-052
22-059
22-076

Dear Mr. Stetzler,

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

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

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


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

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

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

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

Sincerely,



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



Claudia Young
Director
.....
www.mrrrl.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

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

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.

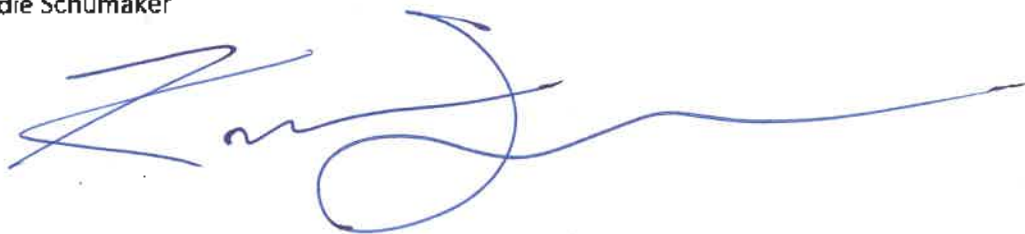
What was made very clear by all the presentations and discussions is Jefferson City, MO is in dire need of new housing. One panelist mentioned before the 2019 tornado, housing was already in a tight market, but after the tornado there just isn't any inventory available. Especially inventory in affordable 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





22-076
SUPPORT

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

November 1, 2022

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

Dear Mr Metz:

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

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

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

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

Thank you,

Jana Millard

President,

Mid-Missouri Apartment Association

~~No APP~~
SUBMITTED
22-076
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 40-unit apartment complex at Trade Center Parkway 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

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

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone



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 Stronghold Landing development of 40 new affordable housing units in Jefferson City.

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

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

Stronghold Landing 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 Stronghold Landing and requests that the application be approved for funding.

Sincerely,

Gary Plummer
President & CEO



August 18, 2022

Kip Stetzler
Executive Director
Missouri Housing Development Commission (MHDC)
920 Main Street Suite 1400
Kansas City, Missouri 64105
RE: Stronghold Landing development

Dear Mr. Stetzler,

I am writing as a representative of Empower Missouri. We have a long history of working to secure basic human needs and equal justice for every person in our state through coalition-building and advocacy. It is our vision that every person in Missouri has access to justice, food, and shelter. Simply put, Missouri needs more affordable housing. Stronghold Landing development would be beneficial to those in Cole County as a resource for affordable housing

According to the National Low Income Housing Coalition (NLIHC) there are over 122,000 households in Missouri that are unable to secure housing which is affordable to them because it does not exist in our state. Not having a place to live affects all aspects of a person's life. If one does not have a base from which to grow from, how does one maintain a good standard of living for themselves and/or their families? Having stable housing allows for our neighbors and friends to live free from violence, free from fear and creates a sense of stability from which they can thrive.

I, and Empower Missouri urge you to consider funding CMCA's Stronghold Landing development. We need more affordable housing in Missouri. We need to make efforts to address the housing crisis we have in Missouri. We need to do and be better. This is something MHDC can work to address which makes them part of the solution.

Sincerely,

Amber Smith
Affordable Housing Policy Manager
Empower Missouri



FIRST UNITED METHODIST CHURCH
OF JEFFERSON CITY

August 17th, 2022

Kip Stetzler, Executive Director

Missouri Housing Development Commission

920 Main Street, Suite 1400 Kansas City, MO 64105

We at First United Methodist Church of Jefferson City, MO strongly support Central Missouri Community Action's (CMCA) pursuit of funding through the City's Disaster Funding and MHDC's Tax Credits to build the "Stronghold Landing". Not only is this project essential and desperately needed for our community, but we believe that CMCA has the organizational structure to see the project through to completion and manage it effectively. We are confident that they have what it takes to allow "Stronghold Landing" to make a significant difference for many people in our community.

We have had the privilege of working with CMCA and their staff through events like "Talking Books", Poverty Simulations, "Getting Ahead", Project Homeless Connect, and more. They are organized, knowledgeable, and care deeply about our community. "The Stronghold" will provide much needed housing; the location, vision, and plan for the property is well thought out and will ensure its success for the long term.

Further, this project is construction ready with the street, utilities, and retention in place. That means it is less likely to experience significant overages in cost as the rock underneath is already excavated. This project will maximize the money given for greater long-term impact.

Thank you for your consideration. We are grateful to work alongside CMCA to address needs in our community and support

With Grace,

Trevor Dancer

Lead Pastor

Karen Taylor

Associate Pastor



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: Stronghold Landing Workforce Housing Development

Dear Mr. Stetzler:

It is my pleasure to submit a letter of support for Central Missouri Community Action's (CMCA) multifamily housing development proposal for Stronghold Landing located at Trade Center Parkway and Old Lohman Road 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 CMCA development will be a welcomed and much needed asset helping address the critical housing needs we are facing. CMCA's 40 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 CMCA Stronghold Landing development application for Low Income Housing Tax Credits.

Respectfully,



Luke Holtschneider
President/CEO
Jefferson City Regional Economic Partnership



KOLB PROPERTIES

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

August 25, 2022

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

Re: Old Lohman Road, Jefferson City, MO.

Mr. Kip Stetzler:

This is to notify you as owner of Kolb Properties, a full service commercial real estate company, our company and staff are in full support of the Old Lohman Road project for Cole County.

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

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

Respectfully Submitted,

Larry F. Kolb
Broker/Owner
Kolb Properties

File: Old Lohman Rd project



3201 W. 16th Street
Sedalia, Missouri 65301-2100
(660) 590-7800
www.sfc.edu

September 9, 2022

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

RE: Old Lohman Road Project

Dear Mr. Stetzler,

Please accept this letter of support regarding Old Lohman Road Project. Thank you for reaching out to State Fair Community College with the opportunity to provide support of this project. What an exciting project for the region and Jefferson City area community.

State Fair Community College is a partner in economic growth for the region focused on education and training to meet the area's workforce needs. SFCC collaborates with area high schools, Career and Technical Centers, other education institutions and federal and state grants to provide learning opportunities for students, both traditional and nontraditional, to obtain the necessary skills to thrive and advance in the workplace. Vital to a company's ability to attract and retain a talented and skilled workforce is largely dependent upon access to housing that meets their immediate and long-term needs.

The shortage of access to affordable housing is a concern and one that in order for the region to be competitive in attracting and retaining an industry base must have a plan to address this shortage. The addition of this new real estate development will provide the Jefferson City community the opportunity to meet the immediate need for affordable housing and a long-term sustainable plan for workforce housing and business attraction and retention.

I am very excited about this new development in our community and region. On behalf of State Fair Community College, I support and welcome the Old Lohman Road project.

Sincerely,

A handwritten signature in black ink that reads "Brent Bates". The signature is written in a cursive, flowing style.

Dr. Brent Bates, President
State Fair Community College
3201 West 16th Street, Sedalia, MO 65301



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

The Voice of Real Estate® in the Jefferson City Area

August 30, 2022

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

Dear Mr. Stetzler:

The Jefferson City Area Board of REALTORS® is proud to offer its support to the Old Lohman Road project application.

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

We appreciate your consideration of the application.

Sincerely,

Kayla Hoey
2022 President



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

Date: August 25, 2022

RE: Old Lohman Road Project, Jefferson City, MO

Dear Mr. Stetzler,

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

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

Any favorable consideration would be appreciated.

Sincerely,

Paula S. Benne, CTS, CSP
President



Capital Region®

MEDICAL CENTER

An Affiliate of  Health Care

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

September 1, 2022

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

RE: Old Lohman Road Project; Jefferson City, MO

Dear Mr. Stetzler,

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

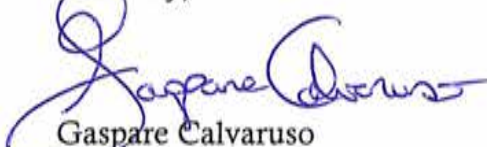
Capital Region Medical Center is vested in the growth and success of this community. Housing availability is a challenge in Jefferson City.

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

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

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

Sincerely,


Gaspare Calvaruso
President

/jh

Better. Every day.

City of Jefferson

*Department of Parks and Recreation
1299 Lafayette Street
Jefferson City, Missouri 65101*



Carrie Tergin, Mayor

*Todd A. Spalding
Director of Parks, Recreation & Forestry
Phone: (573) 634-6482
Fax: (573) 634-6489*

September 1, 2022

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

Mr. Stetzler,

This letter is in support of the Central Missouri Community Action for initiating the Stronghold Landing development in Jefferson City, Missouri. This project will create remarkable changes within the community, providing much needed affordable housing in the area for current and future residents. Affordable housing was severely damaged by an EF-3 tornado that swept through the community 2019 and has not yet to be replenished.

I support this workforce housing development as the JC Parks department aligns with the mission of improving our community and providing equitable opportunities for all of its' residents. Our mission is to provide facilities, programs, and experiences for our residents and guests that contribute to an enhanced quality of life. CMCA's Stronghold Landing project will meet our community's need for affordable housing. Not only with this development have an immediate effect in Jefferson City, but it will excel us into the future for many years to come.

The CMCA has already had a major impact on the region by offering a variety of programs and services that support families and they have been actively involved in improving quality of life for Central Missouri. This project, too, will have a major positive impact on the community and provide overdue housing opportunities that have been hindered by disaster.

I support this project and strongly encourage the approval of the CMCA Stronghold Landing development by the Missouri Housing Development Commission. For any further discussion, please call my office at (573) 634-6488.

Respectfully,

Todd Spalding
Director of Jefferson City Parks and Recreation



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

August 25, 2022

RE: Stronghold Landing Proposed Development

Dear Mr. Stetzler:

It is my pleasure to submit this letter of support for Central Missouri Community Action's (CMCA) development proposal of the Stronghold Landing development to be located at Trade Center Parkway and Old Lohman Road in Jefferson City, Missouri.

As the Executive Director of the only domestic violence shelter 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 fleeing 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 Stronghold Landing project will benefit the residents of RACS by giving families an option for a safe, clean, affordable place to live free of the violence and abuse that they have fled.

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

The additional oversight offered by MHDC and the LITHC program will ensure that this project remains an asset for the community going forward. Jefferson City is in crucial need

of such housing options and this opportunity is one that will benefit the community for generations.

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

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

Yours in Service,

A handwritten signature in blue ink that reads "Angela Hirsch". The signature is written in a cursive style and is placed on a light blue rectangular background.

Angela Hirsch
Executive Director



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 Stronghold Landing development of 40 new affordable housing units in Jefferson City.

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

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

Stronghold Landing 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 Stronghold Landing and requests that the application be approved for funding.

Sincerely,

Heath Garvin

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Open a World of Possible

Tammy Chute

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Open a World of Possible

Joy and Gladness Children's Academy
2500 Country Club Dr.
Jefferson City, MO 65109

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

RE: Stronghold Landing

My name is Lakaisha McCaleb-Sutherland. I am a wife and mother of two beautiful daughters, Serenity Moore and Grace Sutherland. I've been in childcare over fifteen years, and I've always believed that was my calling. I grew up with dyslexia and was bullied, so it is in my heart to love, teach and keep children safe.

This journey began my senior year of high school, when my friends started having children and weren't sure if they were going to be able to finish high school or go to college because they had no one to care for their children. My mother had been in early childhood education for over a decade. We realized with her skills and expertise; and my passion to own my own business--we could care for my friend's children. I completed the required courses, and we established our first in-home daycare in St. Louis in 2003.

My mother left St. Louis to move to Jefferson City, but I stayed in St. Louis with my daughter until a cancer diagnosis in 2010 left me homeless. My daughter and I moved to Jefferson City to live with my mother who had been caring for children in her home. Immediately I had a moment of clarity and thought, "Thank you GOD... the team is back!" When I regained my strength, we re-established our partnership in our in-home childcare facility. We saw a need to expand because there was a need for a 24-hour daycare, and one did not exist in our community. Our dream became reality when we opened Joy and Gladness Children Academy March 20, 2016, which operated 24 hours a day, 7 days a week.

Our dream was taken away by the May 22, 2019 tornado which destroyed our daycare facility. Not only did families lose daycare, but families also lost jobs and I lost my business. After the tornado, I questioned God. I had persevered through many battles and been knocked down before in life, but losing the daycare made me want to give up. I know God is great because I wake up every morning to see him another day. On February 4, 2022 we reopened Joy and Gladness Children Academy the 24 hour daycare and are now able to serve 60+ families in our community and employ 21. The new Joy and Gladness is located less than 5 miles away from STRONGHOLD LANDING development. It is important to me personally and Joy and Gladness as a business that this development is funded as it will help a lot of low-income families with safe, affordable homes and will help bring families back to Jefferson City after losing a great deal of our community due to loss of affordable housing. Also, Stronghold Landing will be very positive for Joy and Gladness families and employees.

Thank you,
Lakaisha Mc-Caleb-Sutherland

RESOLUTION

RS2022-21

Sponsored by Councilmember Fitzwater

SUPPORTING THE LIHTC APPLICATION FOR STRONGHOLD LANDING APARTMENTS

WHEREAS, Central Missouri Community Action (CMCA) is proposing to build a 40-unit workforce apartment community for families in City of Jefferson at Trade Center Parkway and Old Lohman Road; and

WHEREAS, CMCA 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 support for the pursuit of Low-Income Housing Tax Credits (LIHTC) for Stronghold Landing 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