

November 20, 2017

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

Dear Commissioners:

As mayors of cities and towns across Missouri, every one of us has to make difficult choices in allotting scarce dollars every day. We understand that state policymakers face similar challenges. That said, your unilateral move to completely eliminate the State Low Income Housing Tax Credit ("LIHTC") from its annual funding plan for 2017 was misguided. The Commission overturned the will of the democratically elected Legislature.

Unfortunately, thousands of people on affordable housing waiting lists across Missouri will pay the price. We know this; they live in our cities. They live on the margins, struggling to make ends meet, and by withholding these resources, MHDC— the seniors, homeless veterans, and people with special needs will be forced to spend an extra winter or longer out in the cold, in shelters, or doubled-up in unsafe housing with whomever might take them in.

Indeed, this funding plan - if enacted next month - will eviscerate a program that has provided housing for so many vulnerable citizens. The number of affordable units built and preserved will collapse, and rents will skyrocket. MHDC will undermine every goal the program has long tried to accomplish.

We urge the commissioners to do the right thing and move forward with the state low-income housing tax credit as adopted by the Missouri legislature many years ago. The commissioners are responsible to provide affordable housing for those across the state of Missouri, and by not moving forward on state low income housing tax credits as adopted by the General assembly, the risk of losing affordable housing for our low to moderate income seniors and families is a real possibility.

Without the state credit, rents will increase by \$200-\$400 per unit, which will keep many potential residents from being able to afford a home. Additionally, local economies will suffer from lower tax revenues and loss of jobs created from the construction and operation of these developments. Indeed, LIHTC developments have sparked broader community revitalization in many of our cities.

On behalf of our cities' most vulnerable residents: please heed our call. Feel free to reach out to any of us if you would like to hear stories of how LIHTC developments have transformed our communities – and the individuals fortunate to live in them. We invite all of you to visit a

LIHTC development so you can see for yourself the benefits provided to the community and to the residents.

Sincerely,

David Flab  
Pleasant Valley

Holly J. Stark  
Peculiar, MO

Bill Kolus, Mayor  
Higginsville

Karen Bede, MAYOR  
BRANSON, MO

John Burroughs  
NEW FLORENCE MO.

John Leathery - MAYOR  
Edwards, MO

Tom Kuchner  
Lohman

Garrett L. Elchert  
Lohman Vice Mayor

Joey Cos  
McKittrick, MO

Donald H. Tottling, Mayor  
City of Houston

R.C., MAYOR  
CITY OF COLUMBIA

Mayor  
Kansas City, MO.

Jim Banger, MAYOR  
ST. PETERS, MO

Kris Turnbull Mayor  
City of Raymore, MO

Mike McDougall  
CITY OF BARTON, MO

Kathleen L. Rose  
Riverside, Mo.

Paula Furge

Houston Lake, MO  
John C. Smedley  
PLATTE WOODS, MO

John F. O'Leary  
OSAGE BEACH, MO

Tary Epps  
City of Pine Lawn