



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>ANGELA SCHULTE</b>		PHONE NUMBER: <b>573-680-0255</b>	
REPRESENTING: <b>ST. LOUIS APARTMENT ASSOCIATION</b>		TITLE:	
ADDRESS: <b>12777 OLIVE</b>			
CITY: <b>ST. LOUIS</b>		STATE: <b>MO</b>	ZIP: <b>63141</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/30/2024 12:00 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCATE</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>arniedienoff@yahoo.com</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/30/2024 12:02 AM</b>
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>BARBARA ORR</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:                  ZIP:
EMAIL: <b>barbarakc2005@yahoo.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 9:07 AM</b>
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I just want to support HB2385. Thank you. I cannot appear in person to testify.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>BRAD REDBURN</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:                  ZIP:
EMAIL: <b>plazapankc@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 9:24 AM</b>
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**As property owners, we do not want to discriminate, but want to retain the right to rent to anyone regardless of their source of income. Landlords must make financial ends meet to continue to provide housing. I have had rental property for over 20 years, am not a slumlord, and I do not raise rent when a year lease comes up for renewal. I believe in supporting tenants who stay and take care of their unit as a home.**



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>BROOKE HLAVACEK</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>brooke.champagneproperties@gmail.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>1/30/2024 8:55 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

I am an owner of a local property management company that accepts section 8 at majority of my properties. This option is left up to the property owner but I have dealt with section 8 for the past 10 years. The Housing Authority of Kansas City is already in a major staffing crisis that is slowing their offices down tremendously. If we start requiring section 8 then they will be even further hindered by the massive amounts of people who don't know how section 8 works trying to figure it out.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>CAROL KELLY</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>landlords@kclandlords.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2024 10:57 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

Landlords in Kansas City are absolutely opposed to Mayor Lucas' efforts to force us to participate in a voluntary federal housing program. His Source of Income Ban will directly reduce the amount of affordable housing in our city as landlords raise rents or exit the market in response. We support this effort to stop this in its tracks.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>CECELIA KREIDLER</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:                  ZIP:
EMAIL: <b>gardenangel@everestkc.net</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 5:25 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

i am a small landlord in kcmo for 40 yrs plus. the government should not mandate that i accept section 8 vouchers unless i choose to. I need freedom to do our own background, credit checks etc and run my business the way i want to, with Fair Housing standards being used by myself. i support HB2385 which eliminates me being forced to accept Section 8 vouchers.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>COREY GILLESPIE</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>corey.ceg@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 10:20 AM</b>

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**Mandates like requiring acceptance of sec. 8 vouchers will undoubtedly raise rents and create less available rentals to the general public.**





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<b>WITNESS NAME</b>		
<b>BUSINESS/ORGANIZATION:</b>		
WITNESS NAME: <b>DAVID STOKES</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME: <b>SHOW-ME INSTITUTE</b>		TITLE:
ADDRESS:		
CITY:	STATE: <b>MO</b>	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/30/2024 12:00 AM</b>
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>DAWN AND LLOYD WOLKENFELD</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>dawnwolk@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 11:29 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

My husband and I strongly support HB2385 which would stop the SOI Ban. Here our reasons why. First of all, the public statement Mayor Lucas said was very deceiving. Here's the very dubious quote from Mayor Lucas: "My office has been working with landlords and renters alike since 2019 to strike an appropriate balance between housing more Kansas City families, regardless of how they lawfully earn their income, while also securing enhanced protections for housing providers," Lucas said. "Kansas City will be a better place because of this policy," he said. "I urge lawmakers in Jefferson City to respect the broad consensus this compromise policy secured at the local level." The truth is that Landlords were not consulted or included in the planning process of the SOI Ban. There was no consensus and little compromise in favor of landlords. After reading the SOI Ban we find NO enhanced protections for housing providers as Mayor Lucas claims. The SOI Ban enables tenants to take advantage of unsuspecting landlords in the following ways. 1. We know that a disgruntled applicant can start a complaint against landlords with the city's Civil Rights Division by simply calling 3-1-1. This call could force landlords to have to defend ourselves because they picked an applicant who has good credit, positive rental history, no criminal record, etc., instead of a Section 8 applicant. Landlords could be accused simply by NOT choosing someone who has one of the newly created Fair Housing protected traits (classes) of low credit scores, prior eviction or property damage history, criminal and arrest history, a Section 8 (or other program) voucher or someone who does not income qualify or fit your required employment criteria. 2. Landlords know that we will be targeted by vindictive KC Tenants Organization, or a disgruntled potential tenant angry that they weren't accepted because the ordinance includes an extensive & expensive taxpayer funded media campaign that encourages them to complain when they think they were "discriminated" against. 3. Even if our rents are above the voucher limits Landlords could still be a target of discrimination complaints simply because of not using the right language, or not allowing someone to apply even if they know applicant will not qualify and landlord wants to save them the application fee. Also, it looks like even if the Landlords do everything right they could still be investigated and forced to prove their innocence at their own expense. Secondly, we believe that Mayor Lucas' SOI Ban will not create affordable housing and it will not provide housing for low-income renters simply because most landlords will have to increase their rents either to avoid being forced to participate in the voucher program or in order to cover additional costs that the program creates. Many will have to sell properties to avoid monetary loss or rather than comply. This, too, will result in less housing and higher rents. Mayor Lucas' SOI Ban was pushed by those who don't understand how housing works. And don't overlook the fact that neighborhoods and fellow renters will be concerned about safety issues with tenants not being fully and properly screened because some Landlords will be scared of losing their rental permit, fined or jailed if they don't select an unqualified renter. Thank you and please pass the HB2385 legislation.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>DENNIS WATTS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>dwatts@yarco.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 12:27 PM</b>
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**My Name is Dennis Watts and been involved in the multi-housing industry for over 20 years, and truly believe that the Housing Choice Voucher Program should be a voluntary program and not a mandatory program for housing providers in Missouri.**



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>DENNIS WATTS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: <b>dwatts@yarco.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 4:57 PM</b>

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The reasons why I support this bill are due to the increased risks and regulations of working with the housing authority. For example:1. The requirement that the property be vacant and move in ready prior to scheduling the inspection, which must be completed prior to the lease being signed.2. The fact that the Housing Authority can and does adjust the amount of rent paid with little or no notice. A resident may go from a fully funded lease voucher to paying over \$700 in rent with as little as 4 days notice. (The letter I received was dated 4 days prior to the next rent due date, not actually received until after rent was due).3. Residents can be kicked off of the program at any time with no warning and our lease is still in full effect so we have to go through the entire eviction process prior and the Housing Authority just walks away.4. The annual re-inspection (which is done very 10 months) will not accommodate either the resident or the owner in the scheduling process, refuse to call when en route to an inspection so that we can meet them yet will not wait for us to arrive. I actually had the inspector cancel an annual inspection 8 times (due to inability to maintain an employee) which led to the resident losing her job for taking too many days off work in her attempts to meet the inspector.5. Inspectors that are inconsistent with expectations and often untrained for the job.6. Delays in initial payments once a property has completed the inspection and all paperwork processed. One time this delay created over 6 months of resident living in the home prior to a single payment being completed by Housing Authority even though all approvals were in place. Housing Authority refused to pay late fees. This was a significant financial burden on me to support the resident for over 6 months with no income.7. Inability to determine the actual amount that Housing Authority will pay on a specific property with a specific resident due to all of the variables. This makes it nearly impossible to determine what a specific applicants qualified rent payment vs. resident portion will be to determine if they will be approved. Often leading to the Housing Authority coming back and requesting that we lower the monthly rent to be below market rate on the property. After we have held a property for up to 2 months while waiting for the approval to go through, in the meantime losing multiple well qualified applicants and the attributable rents. All of these issues are based on the program, they have nothing to do with the tenants who are attempting to use vouchers, this is only about the issues we have had with the Housing Choice Voucher Program. Every additional expense from paying an employee to deal with the additional paperwork and meeting inspectors to the increased vacancy and late payment rates due to the bureaucratic delays will result in increased need to raise rental rates in order to maintain the property. This is in complete opposition to the goal of those who would like to see such protections put in place. The attempts to increase housing opportunities for people are actually making it harder and more expensive. Alternatively, I would like to see the federal government look at an overhaul to the rules and regulations of the Housing Choice Voucher program to make it fit with the modern leasing process to better protect the interests of both the resident as well as the housing provider



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>DIEGO GANDOLFO</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: <b>1/30/2024 12:00 AM</b>
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>HARMONY BROWN</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>harmonyshomedesign@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2024 4:17 PM</b>

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I'm tired of being told what I can and can't do with my personal property! I've put all of my money, blood, sweat, and tears into my property and the government has no right to force me to do what they want with my property! Especially when they don't have to foot the bill for costly repairs, or evictions of bad tenants. I can rent my property to whomever I deem best fit. I don't need anymore government telling me what to do or taking more of my money.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>HENRY E. LYONS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>hlyonsandco@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 2:52 PM</b>

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**I support legislation to prohibit local governments from over reaching into landlord tenant relationships.**



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>HOWARD E. ADAMS</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>chamanagementservices@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 12:14 PM</b>	
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Thank you for the opportunity to express my support for HB2385. I was a housing provider for over 40 years. I have provided housing to individuals of all strips and over the decades I have taken every form of payment available in the market place. However in the business of providing homes to a wide swath of people I have always had option of renting to individuals that meet a predetermined and clearly stated set of guidelines. This screening process accomplishes several things. First it gives me a chance to make reasonable sure that I will get paid and that proposed tenant will take care of my property. But it also allows me to insure the safety of my other tenants and their families. The number of voucher problems is constantly expanding as well as changing the criteria for qualifying for those vouchers If this requirement is imposed on the housing providers we will lose control over the type of tenants that we must accept. This is not based on any of the normally listed classes of protect individuals but it will, as discussed in the meetings leading up to the Kansas City ordinance, lead to having to accept drug dealers, sex offenders and others that will endanger the current residents of our properties and neighborhoods. As you proceed to vote on this matter please keep in mind that over 95% of tenants do not experience problems with this matter. Thank You for your attention to this matter.





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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>ISABELLE JIMENEZ WALKER</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>isabellewalker1@msn.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>1/30/2024 11:00 AM</b>
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<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>JACOB MAERLI</b>		PHONE NUMBER:
REPRESENTING: <b>AMERICAN ACTION FUND</b>		TITLE:
ADDRESS: <b>1070 W 7TH</b>		
CITY: <b>WASHINGTON</b>		STATE: <b>MO</b>
		ZIP: <b>63090</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/30/2024 12:00 AM</b>
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<b>WITNESS NAME</b>		
<b>BUSINESS/ORGANIZATION:</b>		
WITNESS NAME: <b>JASON GRILL</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME: <b>APARTMENT ASSOCIATION OF KANSAS CITY (AAKC)</b>		TITLE:
ADDRESS:		
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>
		ZIP: <b>64113</b>
EMAIL: <b>jgrillmedia@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 11:04 AM</b>
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The Apartment Association of Kansas City (AAKC) supports this policy and believes that the Housing Choice Voucher Program should be a voluntary program and not a mandatory program for housing providers in Missouri. The Apartment Association of Kansas City (AAKC) has 1219 members with over 123,649 housing units, which consist of housing provider owners, developers, managers and member communities. Also included are 279 Supplier Partners who provide products and services to the housing providers.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>JENNIFER JUSTUS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>jen@dreampropertiesre.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 11:13 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

We have a housing crisis, forcing property providers to take section 8 exacerbates this problem. As a property provider for the last two decades I have seen how increased government regulations negatively affect the rental market and force rising costs. Stated simply it makes it harder to do business and lengthens the process of approving someone and getting them housing. Forcing private landlords to do business, with the government is not only unconstitutional, but raises the cost of all housing, because of the time that it takes to deal with such regulations and entities.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>
COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>JOEL YOEST</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>joel_yoest@yahoo.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 3:28 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

As a landlord I do not want to be forced to accept housing assistance (aka section 8) funds. I need to be able to screen applicants to find the ones that will best take care of my property. I've worked very hard and made a lot of sacrifices to have the properties that I own, and I need to be selective in who I allow to reside in them as I am entrusting them with an assets that are very valuable. Not everyone is trustworthy. All it takes is one bad tenant and I all my hard work can be destroyed. As such I bear a lot of risk. Another way of looking at it is that I am lending tenants my property. Are financial institutions next? Would banks be expected to follow these kind of counterintuitive rules that are being forced on landlords?



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>
COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>JOHN WELCHERT</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>johnwelchert@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 12:08 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

Mr. Keathley, I support HB 2385. The Kansas City Source of Income Ban Ordinance is discriminatory. It does not apply to mortgages, loan companies or credit cards. It will create a financial hardship on property owners, and in the long term it will increase rental rates to compensate for the loss. Why would one rent to someone that can't afford the rent? It will create loss of rents, displaced tenants, attorney fees and court costs which the tenant will be obligated to pay. I have been in the rental business for the past 20 years and have always used the guideline that the tenant must earn at least 3 times the rental amount. Now with the Income Ban Ordinance it will force property owners to change their established business practice.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>KEVIN WAKE</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>kevinwake@gmail.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>1/30/2024 11:59 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

As a homeowner who owns rental properties, I support HB 2385 which prohibits local governments from requiring private property owners to accept Section 8 vouchers. I have worked extremely hard to own and maintain rental properties and I follow the law to rent to tenants through background checks and ability to pay rent to help maintain my property and protect fellow tenants. When I am forced by a local government to override my legal due diligence to appropriately rent to qualified tenants, I am not happy and support this legislation to limit local government control of my rental property.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>KIM TUCKER</b>		PHONE NUMBER: <b>913-208-3544</b>	
BUSINESS/ORGANIZATION NAME: <b>MID-AMERICA ASSOCIATION OF REAL ESTATE INVESTORS, KC REGIONAL HOUSING ALLIANCE, KCMOHOMEBUYER</b>		TITLE: <b>HOUSING PROVIDER, EXECUTIVE DIRECTOR</b>	
ADDRESS: <b>5700 NW BARN HILL RD</b>			
CITY: <b>PARKVILLE</b>		STATE: <b>MO</b>	ZIP: <b>64152</b>
EMAIL: <b>kimatmarei@gmail.com</b>		ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2024 3:34 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

Section 8 is a great assistance program for the people it does help. But it is not something that should be required of every housing provider. Per the director of the Housing Authority in Kansas City, it is not a program that the average landlord is ready to work with. It takes extra time and knowledge to navigate the system that not all providers have and has costs that many cannot handle. Plus a housing voucher is not income but a voucher paid on behalf of a federal agency. That voucher can be reduced or taken away by that federal agency in mid-lease leaving the housing provider without part or all of their expected income on that property until they can remove the renter and replace it with someone who can pay. In my own experience with section 8, I had 3 different renters who lost their vouchers and I was forced to relocate them. I was able to do so at the time, but it was at my expense. One was a school teacher who got a raise, her voucher was cut by about half. One was a mother who had a daughter in high school who turned 18. She went from a 3-bedroom voucher to a 2-bedroom voucher in the middle of the school year, despite still having a daughter to care for. Another set her kitchen on fire and until we made repairs, which took several months, the housing authority refused to pay rent. As the leader of the Mid-America Association of Real Estate Investors, we recently surveyed about 300 housing providers and we have statement after statement about how difficult it is to deal with the Housing Authority. I would be happy to share the 300 or so statements with you if you would like to read them. You can read the results of our survey here <https://marei.org/2023-kc-metro-housing-provider-survey-results/> You will see that even the housing providers who do accept section 8 don't think one should be forced to accept it.





MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>LORELEI RAINS</b>		PHONE NUMBER: <b>816-533-5060</b>	
BUSINESS/ORGANIZATION NAME: <b>WORCESTER COMMUNITIES</b>		TITLE: <b>OPERATIONS MANAGER</b>	
ADDRESS: <b>720 MAIN ST</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64105</b>
EMAIL: <b>lrains@worcester-investments.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 4:39 AM</b>	

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

The reasons why I support this bill are due to the increased risks and regulations of working with the housing authority. For example:1. The requirement that the property be vacant and move in ready prior to scheduling the inspection, which must be completed prior to the lease being signed.2. The fact that the Housing Authority can and does adjust the amount of rent paid with little or no notice. A resident may go from a fully funded lease voucher to paying over \$700 in rent with as little as 4 days notice. (The letter I received was dated 4 days prior to the next rent due date, not actually received until after rent was due).3. Residents can be kicked off of the program at any time with no warning and our lease is still in full effect so we have to go through the entire eviction process prior and the Housing Authority just walks away.4. The annual re-inspection (which is done very 10 months) will not accommodate either the resident or the owner in the scheduling process, refuse to call when en route to an inspection so that we can meet them yet will not wait for us to arrive. I actually had the inspector cancel an annual inspection 8 times (due to inability to maintain an employee) which led to the resident losing her job for taking too many days off work in her attempts to meet the inspector.5. Inspectors that are inconsistent with expectations and often untrained for the job.6. Delays in initial payments once a property has completed the inspection and all paperwork processed. One time this delay created over 6 months of resident living in the home prior to a single payment being completed by Housing Authority even though all approvals were in place. Housing Authority refused to pay late fees. This was a significant financial burden on me to support the resident for over 6 months with no income.7. Inability to determine the actual amount that Housing Authority will pay on a specific property with a specific resident due to all of the variables. This makes it nearly impossible to determine what a specific applicants qualified rent payment vs. resident portion will be to determine if they will be approved. Often leading to the Housing Authority coming back and requesting that we lower the monthly rent to be below market rate on the property. After we have held a property for up to 2 months while waiting for the approval to go through, in the meantime losing multiple well qualified applicants and the attributable rents.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>
COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>LUCAS TILLMAN</b>	PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:	TITLE:	
ADDRESS:		
CITY:	STATE:	ZIP:
EMAIL: <b>tillmanlucas@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2024 3:39 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

It's our private property. We should not be forced to do things with it that we don't want to. Maybe the section 8 program should be worked on first to make it a more reliable and responsible place for housing providers to use. There's no accountability to the quality of tenant or anything that is made to hold the tenants responsible for misuse of properties. Also it's a headache to try and figure out the system. Way too many things in the way.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>MARIA BUGENHAGEN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>mariabugenhagen@yahoo.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>1/30/2024 10:44 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>MEREDITH GAIL GRIFFITH</b>		PHONE NUMBER: <b>913-636-3519</b>	
BUSINESS/ORGANIZATION NAME: <b>AGW PROPERTIES, LLC</b>		TITLE:	
ADDRESS: <b>1505 ROLLING DR</b>			
CITY: <b>GREENWOOD</b>		STATE: <b>MO</b>	ZIP: <b>64034</b>
EMAIL: <b>meredithgriffith88@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 10:55 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			
<b>I strongly support HB 2385.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>
COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>PATRICK SAYLOR</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>patrick.saylor@outlook.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 12:54 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

**Landlords should be able to select tenants based on economic decisions without the threat of legal action that would bankrupt them.**



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>
COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>QUARTERMAN LEE</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>qlee@strategosinc.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 11:56 AM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

**Kansas City's SOI ordinance would not allow me to screen renters in any meaningful way. This poses a real danger for my existing tenants and huge problems as a landlord. PLEASE get this bill passed and stop this craziness!**



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>RICK BUSH</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>rickthelandlord@gmail.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>1/30/2024 12:13 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

**Kansas City has passed so many ordinances against landlords that I sold. They sold to hedge funds and in 2 years the rent has more than doubled. I oppose this bill. I think landlords have to many restrictions.**



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>RYAN VILLINES</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>rvillines@hotmail.com</b>		ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 10:26 AM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

As a supporter of the Kansas City Regional Housing Alliance, and housing provider myself I wish to highlight the following message from the KCRHA: We support Proposed HB 2385, sponsored by Rep. Ben Keathley. HB 2385 would stop cities and counties from passing radical Source of Income ordinances across our state. The Kansas City housing industry is uniformly and strongly against the recently passed Source of Income ordinance. This new ordinance is so overreaching that it forces private Housing Providers (Landlords) to accept federal housing vouchers, among other harmful elements, threatening them for failing to participate. There is broad consensus throughout our city against this ordinance. Neighborhood groups, housing providers, tenants, and everyday citizens have all voiced our concerns that forcing small businesses to participate in government programs and abandon best practices such as screening for violent criminal histories, is extreme. The only people in favor of these changes appear to be socialist housing organizations and a city council that the mayor calls the "most progressive council in history." Please restore our voices and put an end to this governmental overreach! Please note that those of us in the housing industry were completely blindsided by the introduction of this ordinance, and were not invited to participate in its drafting. After learning of its existence, we met with members of the city council to share our grave concerns about the harmful impacts on our businesses and the violation of private property rights. Our concerns were dismissed, despite serving the 46% of Kansas Citizens who rent their homes. As industry professionals, we know housing. We are motivated to preserve it, and create more. But, we know ordinances like this will negatively impact the very renters it purports to help by:

- Forcing housing providers and their family businesses out of the market. 55% will sell according to a recent poll, likely to out of state buyers and institutional investors.
- Increasing rent prices, as Housing Providers who wish to avoid contracting with the federal government will simply increase their rents above the maximum voucher limit.
- Increasing costs for housing providers, which will inevitably trickle down to all applicants. These costs will rise due to a need for alternative screening methods and additional documentation throughout the applicant selection process to fight the increased likelihood of undue discrimination complaints by rejected applicants. In fact, even traditionally well qualified renters with good credit, excellent rental, work, and income histories could be impacted and find it harder to rent with Source of Income ordinances taking effect. A business owner may fear an unintentional violation so much that they choose a lesser qualified renter that they would not have in the past with "source of income" becoming a new "protected class".

Key problems with Kansas City's Source of Income ordinance:

1. It forces private businesses to contract with the federal government, including involuntary participation in Housing Choice Voucher (Section 8) and any other government or private programs against our will. This violates our right to free enterprise and causes additional burdens for housing providers who now have to face the constant threat of an undue discrimination complaint.
2. Bans "discriminating" against a potential tenant based on their credit score, prior evictions, prior property damages, conviction and



arrest history under the threat of having to defend against a discrimination complaint.<sup>3</sup> The ordinance is very punitive in nature and endless taxpayer resources will be used to promote the filing and investigation of complaints. Housing providers, many working a regular job to make ends meet, will face the threat of defending against accusations investigated by an intimidating city Civil Rights Department with all of the ramifications that it brings. We recognize that much of the intent behind this ordinance was to pass “the strongest ban of its kind in the country.” while gathering headlines and clout. Even so, KCMO’s SOI ban goes well beyond any comparable law found anywhere else. Our state legislature must stop this law in its tracks or else it will inspire activists across the state to push the boundaries and institute similar bans in other municipalities. This will effectively destroy the already reeling housing industry. We are concerned about properly screening our tenants, as we recognize that our decisions impact our neighbors, who are just as concerned as we are. It is not fair to allow unvetted, unqualified renters into our homes and neighborhoods. We must have oversight. One south Kansas City group representing over 30 neighborhoods, submitted a letter to the city council saying that “Landlords should not be forced to take a voucher against their will... It violates the property rights of property owners...and they should be able to screen potential neighbors.” Another organization speaking for 40 more neighborhoods, said that focusing on and protecting neighborhoods in other ways, “would be a major step in cutting down on crime...It would seem that the best way to create workable housing solutions which do not penalize or are not prejudicial, is to collaborate with professionals in the industry.” We agree with our neighbors. Unfortunately, it is clear that our local legislative bodies do not care. Our voices were not heard. Mayor Quinton Lucas and councilmember Johnathan Duncan, who co-sponsored the ordinance, admitted that it was “written by voucher holders”, while thanking his “...comrades at KC Tenants” for developing the SOI resolution, he signaled that there is “more to come.” We know what is coming up next, and we ask that you work with us to stop the other radical laws that they will be proposing in the Midwest at large, and Missouri at home. We fear that if we do not fix this problem and get ahead of it now, that we will become just like California, Washington and New York. We do not want that for our great state. Please, consider our position as those that provide the much-needed housing across the state. Housing is what we do best. We fully support, and ask that you do, proposed HB 2385 sponsored by Rep. Ben Keathely, to restore our rights, livelihood and the housing industry. Signed, Stacey Johnson-Cosby KC Regional Housing Alliance, President



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>SAM LICKLIDER</b>		PHONE NUMBER: <b>573-418-5069</b>	
REPRESENTING: <b>MISSOURI REALTORS</b>		TITLE:	
ADDRESS: <b>100 EAST HIGH</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65109</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/30/2024 12:00 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>SAM WILES</b>		PHONE NUMBER: <b>573-680-5761</b>	
REPRESENTING: <b>MISSOURI APARTMENT ASSOC.</b>		TITLE:	
ADDRESS: <b>323 WASHINGTON</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65109</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/30/2024 12:00 AM</b>	
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MISSOURI HOUSE OF REPRESENTATIVES  
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COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SHAWNA LIPP</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>slipp@bannerreg.com</b>		ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 9:41 AM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

The reason I am in support of this bill is due to the financial risk for the owners who do not get the benefits of an owner that has Tax-Credit communities. 1. Staff training is different on how to handle all the paperwork and requests needed to get applicants approved. Normally, a property that is Tax-Credit has specific training and additional staff to maintain the housing applications. 2. Market rate properties are being asked to hold units longer while the paper is being processed. 3. Landlords are asked to go through two different unit inspections, causing more delay in getting the unit filled. 4. The applicants can be removed from the program but are still liable for a lease they signed with the landlord, causing a long, costly eviction process. 5. Delays in payment for rent by the Housing Authority. 6. Inability to determine the actual amount that the Housing Authority will pay on a specific property with a specific resident due to all of the variables. This makes it nearly impossible to determine what a specific applicant's qualified rent payment vs. resident portion will be to determine if they will be approved. This often leads to the Housing Authority coming back and requesting that we lower the monthly rent to be below the market rate on the property. After we have held a property for up to 2 months while waiting for the approval to go through, we have lost multiple well-qualified applicants and the attributable rents.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>SHAWNA NEUNER</b>		PHONE NUMBER: <b>573-864-0437</b>	
BUSINESS/ORGANIZATION NAME: <b>COLUMBIA HOME RENTAL</b>		TITLE: <b>PROPERTY OWNER AND MANAGER</b>	
ADDRESS: <b>3709 N CITATION DR</b>			
CITY: <b>COLUMBIA</b>		STATE: <b>MO</b>	ZIP: <b>65202</b>
EMAIL: <b>Shawna@comohome.net</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2024 9:32 PM</b>	

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The reasons why I support this bill are due to the increased risks and regulations of working with the housing authority. For example:1. The requirement that the property be vacant and move in ready prior to scheduling the inspection, which must be completed prior to the lease being signed.2. The fact that the Housing Authority can and does adjust the amount of rent paid with little or no notice. A resident may go from a fully funded lease voucher to paying over \$700 in rent with as little as 4 days notice. (The letter I received was dated 4 days prior to the next rent due date, not actually received until after rent was due).3. Residents can be kicked off of the program at any time with no warning and our lease is still in full effect so we have to go through the entire eviction process prior and the Housing Authority just walks away.4. The annual re-inspection (which is done very 10 months) will not accommodate either the resident or the owner in the scheduling process, refuse to call when en route to an inspection so that we can meet them yet will not wait for us to arrive. I actually had the inspector cancel an annual inspection 8 times (due to inability to maintain an employee) which led to the resident losing her job for taking too many days off work in her attempts to meet the inspector.5. Inspectors that are inconsistent with expectations and often untrained for the job.6. Delays in initial payments once a property has completed the inspection and all paperwork processed. One time this delay created over 6 months of resident living in the home prior to a single payment being completed by Housing Authority even though all approvals were in place. Housing Authority refused to pay late fees. This was a significant financial burden on me to support the resident for over 6 months with no income.7. Inability to determine the actual amount that Housing Authority will pay on a specific property with a specific resident due to all of the variables. This makes it nearly impossible to determine what a specific applicants qualified rent payment vs. resident portion will be to determine if they will be approved. Often leading to the Housing Authority coming back and requesting that we lower the monthly rent to be below market rate on the property. After we have held a property for up to 2 months while waiting for the approval to go through, in the meantime losing multiple well qualified applicants and the attributable rents.All of these issues are based on the program, they have nothing to do with the tenants who are attempting to use vouchers, this is only about the issues we have had with the Housing Choice Voucher Program.Every additional expense from paying an employee to deal with the additional paperwork and meeting inspectors to the increased vacancy and late payment rates due to the bureaucratic delays will result in increased need to raise rental rates in order to maintain the property. This is in complete opposition to the goal of those who would like to see such protections put in place. The attempts to increase housing opportunities for people are actually making it harder and more expensive. Alternatively, I would like to see the federal government look at an overhaul to the rules and regulations of the Housing Choice Voucher program to make it fit with the modern leasing

**process to better protect the interests of both the resident as well as the housing provider.**



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>	
COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>STACEY JOHNSON-COSBY</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/30/2024 12:00 AM</b>	
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MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

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COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>WAYNE DAFFER</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:	STATE:	ZIP:
EMAIL: <b>wdaffer@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 10:52 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

Hello, I am a landlord in Kansas city. I fulfilled my obligation to the Navy in 1985 and joined an airline that went bankrupt. (It was a large major airline). I transferred to another airline and started all over again. I was promised a pension for 20 years, but after years of disastrous fare wars and numerous bankruptcies, my pension was dropped. I needed to provide for myself and family and so turned to the rental industry. I was able to procure several duplexes and the home in Kansas City. I invested tens of thousands to make the home a comfortable place for a family. (I personally manage all the properties). It has been rented since 2005 and it is the only one for several doors in either direction. Presently a Doctor and his wife (a nurse) are enjoying the home and the neighborhood. They will move on when he has completed his residency. Now I find that the property rights promised in the constitution, through years of litigation and precedent, is going to be dropped. I can no longer determine who will be the best prospect for the neighborhood, who will be the most likely to pay their rent on time and will not present a nuisance to the neighborhood. I cannot turn away sex offenders, people with numerous drug offenses, people without proof of income, or income levels proven to be ineffective. They can have a record and history of not paying their rental obligation and I can be fined or sued for asking. If they have destroyed property in any of their previous homes I cannot ask or use that information to determine who I want in MY home. Are mortgage companies being constrained in the same manner when vetting prospective clients? I know there is a great need for affordable housing in the country. This is not the way to go about it. You need to look at who is buying up thousands of homes in this country and what is happening to neighborhoods. They are jacking the price to astronomical levels, don't care about the neighborhoods, and their prime consideration is gathering their exorbitant rent. I cannot defend myself from frivolous lawsuits as they can and so will be forced to sell. (I get at least 5 calls a week to do so). Please don't attack our property rights but look into the root of the problem we have in the housing industry. It will not be a simple task, they have political and economic clout. Much more than we; the Mom and Pop operations who care about our homes and their neighborhoods. Remember, with every law passed there applies the law of unintended consequences. I believe this will be one of those times where we wished we had thought this through. Wayne DafferLeawood, Kansas.





MISSOURI HOUSE OF REPRESENTATIVES  
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COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>AMY RAUSCH</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>allwindamy@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 9:11 AM</b>
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**This has not had enough Landlord input. Please do not approve.**



MISSOURI HOUSE OF REPRESENTATIVES  
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COMMITTEE: <b>General Laws</b>			
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>DAG F LENGQUIST</b>		PHONE NUMBER: <b>816-529-3213</b>	
BUSINESS/ORGANIZATION NAME: <b>NO NAME</b>		TITLE: <b>HOUSING PROVIDER</b>	
ADDRESS: <b>2736 CHARLOTTE ST</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64109</b>
EMAIL: <b>aerthman@hotmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 11:04 AM</b>	

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Unfortunately, we do not live in a perfect world where everybody treats, everybody and their property as their own or with respect. To force private landowners to follow government rules dealing with people they support because they cannot support themselves is problematic on so many levels. I have had a property since I was a child literally, I'm now 63. I've seen a lot and this is nothing but socialism. I thought we were in America ????? The issue should be treated at the source not a Band-Aid on the problem. I know that all of my tenants do not want this to pass because I would have less/no control over who lives in my building. This or not but so many people at risk.



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>EMILY HORNSTRA</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>emlife@att.net</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/29/2024 10:30 PM</b>	
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<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JEREMY LAFAVER</b>		PHONE NUMBER: <b>816-654-3666</b>	
REPRESENTING: <b>EMPOWER MISSOURI</b>		TITLE:	
ADDRESS: <b>612 W. 69TH</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64113</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/30/2024 12:00 AM</b>	
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MISSOURI HOUSE OF REPRESENTATIVES  
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COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>KATHRYN GAMBLE</b>		PHONE NUMBER:
REPRESENTING: <b>HEALTH FORWARD FOUNDATION</b>		TITLE:
ADDRESS:		
CITY:		STATE: <b>MO</b>
EMAIL:		ZIP:
ATTENDANCE:		SUBMIT DATE: <b>1/30/2024 12:00 AM</b>
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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>NATHANIEL MEECE</b>		PHONE NUMBER: <b>573-651-3747</b>	
BUSINESS/ORGANIZATION NAME: <b>MISSOURI BALANCE OF STATE CONTINUUM OF CARE</b>		TITLE:	
ADDRESS: <b>40 S. SPRIGG</b>			
CITY: <b>CAPE GIRARDEAU</b>		STATE: <b>MO</b>	ZIP: <b>63703</b>
EMAIL: <b>nathaniel@moboscoc.org</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 12:36 PM</b>	

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Dear Chairman Alex Riley and members of the House General Laws Committee This Missouri Balance of State Continuum of Care (MOBOSCOC) is testifying today asking you to vote No on House Bill 2385. MOBOSCOC is a group of agencies within the HUD geographic region working together to end homelessness. We have 10 regions covering most of the geographic area within our state. We work with housing providers, shelters, non profit organizations, and more to support households experiencing homelessness and move them into safe housing as quickly as possible. We are very concerned what the passage of HB 2385 would do for our homeless response process. Section 8 and Housing Choice Vouchers (HCV) help move families from shelter or the street into long term stable housing. These programs cover a portion of rent while households pay 30% of their income to cover the rest. Landlords are guaranteed this income, and have the usual courses of action, including eviction, in the rare case that households do not follow their leases or pay their rent. These programs are unique in that they allow low income renters to locate housing in their communities of choice, closer to higher paying jobs and better performing schools. Renters who receive HCV are good renters. The HCV program has stringent requirements, including background checks. Recipients could lose their vouchers if they damage the unit, participate in illegal activity (including drug use), fail to pay their rent, or sublet their unit. Ninety percent of HCV recipients who are not elderly or disabled are working, many are single parent households. Landlords who rent to HCV recipients have the added security of federal inspections to ensure the unit has been upheld. In addition, The Departments of Housing and Urban Development (HUD) data shows the average HCV tenants stays in place with on time rental payments for an average of 7-8 years. There is no data that shows HCV recipients damage the unit or bring crime to their neighborhoods they rent in. Housing Choice Vouchers improve children’s grades and graduation rates, and reduce foster care placements, domestic violence rates, and alcohol or drug abuse rates. There are two major failings in the HCV program. The first is that the program is drastically underfunded as a block grant at the federal level, only about 1 in 4 Missouri households who need that assistance will be able to receive it. This means households wait months and often years to receive a voucher. The second is the stigma of poverty, which often dissuades landlords from renting to voucher recipients. When a household finally receives a voucher, sometimes after years of waiting, they have just 90 days to locate an acceptable rental unit. If they are not able to, they must forfeit the voucher. This happens often in Missouri. Communities are starting to understand how valuable HCVs are to overall community stability and family outcomes and ensuring that landlords do not turn away poor families from living in their neighborhoods. A 2018 study from HUD revealed HCV recipients were denied rental homes up to 85% of the time in low poverty communities without source of income protection. In low poverty areas with source of income protection that number dropped to just 15%. When communities aren’t able to address this, the individuals who are not able to

receive housing due to the lack of protection typically go on to additional housing services. The federal services provided through the Continuum of Care (CoC) program should focus on the most vulnerable and critically homeless individuals. These programs become overburdened with clients that lose HCV resources. Often the programs within the CoC also face the same discriminatory practices as well with landlords refusing to rent to program participants with a rent subsidy. Communities that need to find solutions to address homelessness must have the local ability to determine their own resolutions. Prohibiting the right of a community to create protections will mean that viable solutions to end homelessness for so many will go unused, and the entire community will suffer. Communities should continue to be able to utilize this policy to support families and children within their boundaries.



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COMMITTEE: <b>General Laws</b>		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>PAMELA ENLOW</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>info@turnkeyproperties.us</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 11:55 AM</b>

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Good afternoon! I have been a Property Manager/Broker in Kansas City for 26 years, so I know this market very well. As I understand it, you are trying to provide MORE housing for tenants. The thing you do not understand is the end result will be MUCH LESS housing! I have been watching this happen for the last several years. Individual Landlords are not independently wealthy. A rental property is an INVESTMENT for them, just like a CD or retirement account. I have managed properties for MANY Investors that have used the income for retirement. If they cannot make a profit, they will invest their money elsewhere, thus FEWER rentals. Investors suffered unbelievably during COVID! I had one Investor who did not receive ANY INCOME for TWO YEARS! He still had to pay the mortgage, insurance, taxes AND upkeep and repairs. Once we were allowed to file Eviction and get the tenant out, he listed the property for sale and there is just one of the many single family dwellings off the rental market. Renting to a Section 8 Voucher is VERY EXPENSIVE for an owner! From start to the inspection process to getting the tenant in, typically takes two or more months. All that time the property is vacant with NO income! Forcing an owner to make repairs is totally unreasonable! An owner should be allowed to make their own choices. You are forcing the individual investors out of the market and you will end up with mostly apartments owned by corporations, but very few single family dwellings. Is that what you are trying to do? In my business, most clients have sold their properties since COVID. My business is a fraction of what it used to be and I will probably retire soon due to this situation. If Landlords cannot screen tenants for income or their ability to pay or their past track record, it will be disastrous! If you are forced to put a tenant in a unit they do not have the income to pay for, what do you think is going to happen??? If you are forced to place a tenant that is being evicted currently, what do you think is going to happen????? If they cannot pay the rent where they currently are, how do you think they will pay the rent at your place????? That is simply common sense. If you were investing your personal money for retirement or current living expenses, would you want to suffer a financial loss? If you put a criminal who robs, assaults and vandalizes in a neighborhood or especially an apartment complex, it jeopardizes neighborhood safety! We have MANY single mothers living alone. I fear for their safety! If you need housing for people who have proven themselves to be untrustworthy, then perhaps the City of Kansas City should foot the bill and provide housing for them. Get some personal experience with this situation before you put others in danger and cause financial loss to individuals just trying to make an income for themselves by providing housing. Tenant screening processes are the result of PAST EXPERIENCE. Landlords are not doing it to be MEAN, they have concrete reasons based on prior BAD EXPERIENCES. The tenant groups make it appear that Landlords are the BIG BAD WOLF, when all they want to do earn a living just like YOU do! On behalf of all Investors, thank you for your consideration. HAPPY HOLIDAYS! Pamela Enlow Real Estate Broker/Owner Turn-Key Properties, LLC 7312 East 67th Street Kansas City, MO 64133 816-313-8876



Phonewww.turnkeyproperties.us



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>ROBERT GIBSON</b>		PHONE NUMBER: <b>267-259-7270</b>	
BUSINESS/ORGANIZATION NAME: <b>HEALTH FORWARD FOUNDATION</b>		TITLE: <b>IMPACT STRATEGIST- POLICY</b>	
ADDRESS: <b>2300 MAIN ST., SUITE 304</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64108</b>
EMAIL: <b>rgibson@healthforward.org</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 8:22 PM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

House Committee on General Laws201 W. Capitol Ave., Room 201-EJefferson City, Missouri 65101Via Email: Alex.Riley@house.mo.gov Re: Health Forward Foundation Opposition to House Bill 2385 — Source of IncomeRepresentative Riley and Members of the Committee:On behalf of Health Forward Foundation (Health Forward), I submit this letter of testimony in opposition to House Bill 2385. Health Forward works to support and build inclusive, powerful, and healthy communities characterized by racial equity and economically just systems. We oppose this legislation because it will result in discrimination against people receiving government financial assistance and prevent localities from ensuring that all residents within varying communities and sources of income have access to safe, quality and affordable housing. This bill, if enacted, would allow landlords to refuse to lease or rent to people based on where they get their income. Most concerning is that landlords can then deny housing and other property for which the applicant can pay based on if their source of income includes government aid. The implications of this language go well beyond recipients of Section 8 vouchers to also include recipients of all federal assistance programs, not just Choice Vouchers from HUD, which could mean even the rental assistance that comes through the Treasury. Landlords could not accept those Treasury dollars and, thus create an eviction because of landlord’s actions. Thus, if this bill is approved, all recipients of government aid, the majority of which live in our rural and urban areas, would be subject to housing discrimination and face yet another barrier to securing housing at a time when housing is unaffordable for a record half of all U.S. renters (<https://www.npr.org/2024/01/25/1225957874/housing-unaffordable-for-record-half-all-u-s-renters-study-finds#:~:text=Live%20Sessions-,Housing%20is%20unaffordable%20for%20a%20record%20half%20of%20all%20U.S.,construction%20is%20mostly%20high%2Dend> ). Across the nation, there is a trend to prohibit source of income requirements. 17 states (including Utah, North Dakota, Virginia, and Colorado), 21 counties, and 84 cities – including Kansas City and St. Louis - banned source of income discrimination <https://nlihc.org/resource/14-1-advancing-tenant-protections-source-income-protections#:~:text=Source%20of%2Dincome%20laws%20gained,holders%20between%202019%20and%202022>. Locally, these laws have received overwhelming support given the burden residents face in securing housing, especially affordable housing, across the state. In Kansas City alone, 50% of renters in the city limits of Kansas City, MO are rent-burdened (<https://www.kmbc.com/article/council-approves-ordinance-that-bans-income-discrimination-against-renters-in-kansas-city-missouri/46544160>). This bill preempts localities from governing according to the needs of their citizens. By preempting local government, policy innovation driven by our federal system of government will continue to be stifled.In closing, at a time when approximately 13.2 percent of Missourians live in poverty (<https://www.statista.com/statistics/205482/poverty-rate-in-missouri/#:~:text=In%202022%2C%2013.2%20percent%20of,lived%20below%20the%20poverty%20>

20line.) above the national average of 11.5 percent, Health Forward asks legislators on this committee to vote NO on HB 2385. Please feel free to reach out to me at [rgibson@healthforward.org](mailto:rgibson@healthforward.org) if you have any questions or requests for additional information. Respectfully, Robert Gibson, M.S, M.P.H Impact Strategist - Policy Health Forward Foundation



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>SHANNON COOPER</b>		PHONE NUMBER: <b>660-890-1432</b>	
REPRESENTING: <b>CITY OF KANSAS CITY</b>		TITLE:	
ADDRESS: <b>208 MADISON</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/30/2024 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>TRINA RAGAIN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME: <b>EMPOWER MISSOURI</b>		TITLE: <b>LEAD POLICY STRATEGIST</b>	
ADDRESS: <b>1750 JEFFERSON STREET, #104900</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65109</b>
EMAIL: <b>trina@empowermissouri.org</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/29/2024 8:52 PM</b>	

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

Founded in 1901, Empower Missouri is the largest anti-poverty advocacy organization in the state. As part of our work, we convene a statewide Affordable Housing Coalition every month. This coalition is made up of individuals and organizations who are working to ensure every Missourian has access to safe, affordable, stable housing. On behalf of our staff, board, and coalition members, we are asking you to vote NO on HB385.If HB 2385 is passed, our concern is the impact it would have on affordable housing availability in Missouri, which already has a significant gap in available units as well as the impact on the work being done to address rising homelessness in our communities, which increased 11.7% from 2022-2023 . Housing Choice Vouchers (HCV) and other federal rental assistance programs have been shown to be effective at reducing homelessness among households with low incomes, the elderly, people with disabilities, individuals with serious mental illness and substance use disorders . Children in families that receive vouchers after experiencing homelessness change schools less frequently and have a decrease in behavioral problems .Vouchers help people move from homelessness to stable housing by providing subsidies for rental payments they may not otherwise be able to afford. Vouchers cover rent and utility costs above the required 30% of income that households pay. There are also additional services in place to cover a higher portion if the household experiences financial hardship . This is guaranteed, long-term income for landlords, with studies showing that the average length of stay in a unit is six years for households that use vouchers . Landlords maintain their right to evict if the tenant violates their lease, and the tenant is responsible for maintaining the unit or risk termination from the program . Housing Choice Vouchers, Section 8, and public housing programs have served 6% fewer people, while the people requesting a voucher has increased by 25% . This can lead to long wait times of 1-3 years . While waiting on a voucher, households are often paying more than 30% of their income towards rent, making it necessary to often choose between rent, food, medical care, and other basic needs .Individuals can lose their voucher due to a landlord's refusal to accept vouchers. Once a voucher is received, the individual has 60 days (sometimes longer) to locate a unit or risk losing their voucher, unless a short-term extension is granted . The unit must meet quality standards and the fair market rent amount determined by family size and location. However, with 67% or more of landlords refusing to rent to individuals with a voucher , it becomes difficult to successfully find and lease housing in the allotted time frame. Studies have shown that vouchers lift people out of poverty, increase mental and physical health outcomes, and decrease homelessness . Vouchers are a proven intervention to increasing the supply of affordable housing in communities, and this is done when landlords participate. Participation can be increased with a better understanding of the program, including the benefits of participation, and the overall positive impact it can have on their community. We ask that you support affordable housing and decreasing homelessness in Missouri by voting no on HB 2385.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>
COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>WILLIAM L BERRY</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>kemp9515@yahoo.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/30/2024 10:23 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

I don't have a problem accepting vouchers but the Kansas City Housing Authority is hard to work with. I do accept vouchers with other organizations. There are other parts of this ordinance that are too strict for me to protect my property as a landlord. Please do what ever you can to protect us from this ordinance. Thank you for any help you can give us.



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2385</b>		DATE: <b>1/30/2024</b>
COMMITTEE: <b>General Laws</b>		
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input checked="" type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>LISA PANNETT</b>		PHONE NUMBER:
REPRESENTING: <b>ARMORVINE</b>		TITLE:
ADDRESS:		
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>
		ZIP: <b>65101</b>
EMAIL: <b>lzpannett@yahoo.com</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/29/2024 10:09 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

**Forcing private citizens or business that rent their properties to comply with accepting certain renters that receive federal funds is far from free market. Are there any protections that say that if the federal government pays for the housing of illegals that they are not compelled to rent to them?**