



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>SB 895</b>		DATE: <b>3/25/2024</b>
COMMITTEE: <b>Special Committee on Small Business</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 ASSOC.</b>		TITLE:
ADDRESS: <b>PO BOX 1895</b>		
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>
		ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/25/2024 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>Written</b>	SUBMIT DATE: <b>3/25/2024 8:16 PM</b>
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**I am in Support of this Bill and its intended purpose of NOT allowing any Municipality, Village, Township or County from imposing a Freeze on Evictions during a Health Crisis or Other Causes, except for Natural Disasters.**



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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JASON ZAMKUS</b>		PHONE NUMBER: <b>573-291-6180</b>	
REPRESENTING: <b>MISSOURI ASSOCIATION OF REALTORS</b>		TITLE: <b>LOBBYIST</b>	
ADDRESS: <b>1320 ELMERINE AVENUE</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL: <b>jzamkus@gmail.com</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>3/25/2024 4:15 PM</b>	
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>MICHAEL</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>libertytree.cottage976@passinbox.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/17/2024 7:30 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**  
**I SUPPORT SB 895 as perfected in the Senate.I support landlord-friendly legislation such as this one.**



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>KATHERINE GLADHART-HAYES</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>katherine.gladhart.hayes@gmail.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>3/18/2024 4:53 PM</b>
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>KORTNIE HUDDLESTON</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>kortniehuddleston@gmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/25/2024 9:18 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

I strongly encourage you to reject Missouri SB895 (Trent), and any similar legislation aimed at constraining local governments' capacity to implement eviction moratoriums during emergencies. These bills propose prohibiting cities, towns, and counties from issuing orders or ordinances that would prevent landlords from evicting tenants, even in cases of nonpayment of rent, during declared states of emergency. This absence of safeguards would leave at-risk residents unprotected, worsening the already precarious circumstances faced by many Missourians. Moreover, these bills may clash with the legal prerogatives of local governments to safeguard public health and welfare. According to Missouri law, local governments possess the authority to enact ordinances that uphold the overall well-being of their communities, which includes the ability to impose eviction moratoriums during crises to safeguard public health. Additionally, such legislation could potentially conflict with federal law. If enacted, these bills might spur legal disputes and uncertainty, as local governments and landlords could be uncertain about their legal responsibilities and rights concerning eviction processes. This could result in costly and protracted legal battles that would strain the judicial system and impede local governments' ability to protect public health and welfare. Hence, I implore you to oppose these measures that would curtail local governments' capacity to implement eviction moratoriums during emergencies. By taking this stance, you would contribute to safeguarding the health and welfare of vulnerable residents in Missouri.



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>MICHAEL DREYER</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>mdreyer93@gmail.com</b>		ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/25/2024 9:16 PM</b>

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

I urge you to oppose Missouri SB895 (Trent), and any similar bills which seek to limit the ability of local governments to impose eviction moratoriums during times of crisis. The proposed bill would prohibit cities, towns, and counties from issuing any order or ordinance that would prevent landlords from evicting tenants for any reason, including nonpayment of rent, even during a declared state of emergency. This would leave vulnerable residents without any protections, exacerbating the already dire situation that many Missourians are facing. Furthermore, the bill would likely be in conflict with the legal authority of local governments to protect public health and welfare. Under Missouri law, local governments have the power to enact ordinances that promote the general welfare of their communities. This includes the authority to impose eviction moratoriums during times of crisis to protect public health. In addition, the proposed bill may be in conflict with federal law. If these bills were to become law, they could lead to legal challenges and confusion, as local governments and landlords would be unsure of their legal obligations and rights regarding eviction proceedings. This could result in costly and time-consuming litigation that would further burden the court system and undermine the ability of local governments to protect public health and welfare. Therefore, I urge you to oppose these measures that would limit the ability of local governments to enact eviction moratoriums during times of crisis. By doing so, you will be helping to protect the health and well-being of vulnerable Missourians.



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>MISHA SMITH</b>		PHONE NUMBER: <b>816-219-5414</b>	
BUSINESS/ORGANIZATION NAME: <b>EMPOWER MISSOURI</b>		TITLE: <b>AFFORDABLE HOUSING POLICY MANAGER</b>	
ADDRESS:			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65110</b>
EMAIL: <b>misha@empowermissouri.org</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>3/25/2024 11:50 AM</b>
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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 for your “no” vote on HB 895. We believe this legislation represents a significant risk to the health and well-being of low-income Missouri tenant households, Missouri’s small business sector, and our state economy. Research shows that without eviction moratoria and rental assistance in place, low-income households’ ability to stay sheltered would have been severely impeded. Absent the federal eviction moratorium and Emergency Rental Assistance (ERA) program, evictions would have increased by 25% over pre-pandemic levels, rental unit crowding would have increased by 45%, and homelessness would have more than doubled. According to Missouri Housing Resources, over \$644 million in federal housing relief was distributed to Missourians and resulted in more than 86,000 Missouri households avoiding eviction from 2021 through early 2023. It might be easy to assume that the moratoria in place during the COVID-19 pandemic helped Missouri renters at the expense of small business owners who are landlords. However, research by JP Morgan Chase & Co. found that when eviction moratoria and ERA were in place during the pandemic, the average landlord ended the year with a modest 3% shortfall in rent. This shortfall was found to be within the normal range for year to year volatility. As members of this committee, we ask that you consider the wider ramifications of preventing local jurisdictions from enacting last resort emergency eviction moratoria during times of extreme health and economic crises. Eviction moratoria along with rental assistance are proven policy interventions that benefit all parties involved. It is especially important to leave intact local governments’ ability to act in times of emergency. The passage of SB 895 would create unnecessary barriers to local governments enacting vital policies that have been proven to protect the health & livelihood of low and median income workers and small businesses. Empower Missouri respectfully requests your “no” vote on this legislation.





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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>SUSAN GIBSON</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL: <b>Onesuegibson@protonmail.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/24/2024 9:49 AM</b>
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**This bill would harm vulnerable Missourians in the event of an epidemic flare up.**