



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: ANGELA SCHULTE		PHONE NUMBER: 573-680-0255	
REPRESENTING: ST LOUIS APARTMENT ASSOCIATION		TITLE: LOBBYIST	
ADDRESS: 217 EAST CAPITOL			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 1/22/2025 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCAT		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: arniedienoff@yahoo.com	ATTENDANCE: In-Person		SUBMIT DATE: 1/22/2025 11:24 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

I am in Full Support of this Legislation to NOT allow any City, Village, Township or County Government to mandate any Rules and Local Laws on how an Owner chooses to screen their potential tenants. The protection of the property and property values are held in the powers hands and NOT that of any Government. In addition, Amendments need to be made to North Saint Louis County Municipalities that are imposing Special Inspections and Occupancy Permits for Tenants and Leased Properties. Screening Methods shall be limited to any owners of property. The City of Kansas City Ordinance #23019 is Unconstitutional and is Null & Void. For further Testimony, please review the video of the Committee Hearing.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: DAVID STOKES		PHONE NUMBER: 314-454-0647	
BUSINESS/ORGANIZATION NAME: SHOW ME INSTITUTE		TITLE: DIRECTOR OF MUNICIPAL POLICY	
ADDRESS: 5297 WASHINGTON			
CITY: ST LOUIS		STATE: MO	ZIP: 63108
EMAIL:	ATTENDANCE:	SUBMIT DATE: 1/22/2025 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025
COMMITTEE: Commerce		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
REGISTERED LOBBYIST:		
WITNESS NAME: EAPEN THAMPY		PHONE NUMBER: 573-673-5351
REPRESENTING: GREAT STATE STRATEGIES		TITLE:
ADDRESS:		
CITY:		STATE: MO
EMAIL:		ZIP:
ATTENDANCE:		SUBMIT DATE: 1/22/2025 12:00 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: JANA MILLARD		PHONE NUMBER: 573-635-0613	
BUSINESS/ORGANIZATION NAME: MID-MISSOURI APARTMENT ASSOCIATION		TITLE: PRESIDENT	
ADDRESS: 839 SOUTHWEST BLVD.			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65109
EMAIL: contact@devillesw.com	ATTENDANCE: Written	SUBMIT DATE: 1/22/2025 10:40 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025
COMMITTEE: Commerce		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
BUSINESS/ORGANIZATION:		
WITNESS NAME: JASON GRILL		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME: APARTMENT ASSOCIATION OF KANSAS CITY (AAKC)		TITLE:
ADDRESS:		
CITY: KANSAS CITY		STATE: MO
		ZIP: 64113
EMAIL: jgrillmedia@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 1/21/2025 1:57 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

The Apartment Association of Kansas City (AAKC) supports this policy and additionally believes that the Housing Choice Voucher Program should be a voluntary program, as it is on the US Federal Level, and not a mandatory program for housing providers in Missouri. The Apartment Association of Kansas City represents over 126,000 multifamily units in the KC region and has over 1270 members and nearly 300 supplier partners. Members include housing provider owners, developers, managers, associates, and member communities. Additionally, supplier partners provide vital products and services to the region's housing providers.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: JASON ZAMKUS		PHONE NUMBER: 573-291-6180	
REPRESENTING: MISSOURI ASSOCIATION OF REALTORS		TITLE:	
ADDRESS: 1320 ELMERINE AVENUE			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL: jzamkus@gmail.com	ATTENDANCE: In-Person	SUBMIT DATE: 1/22/2025 11:17 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025
COMMITTEE: Commerce		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: MICHAEL		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: libertytree.cottage976@passinbox.com	ATTENDANCE: Written	SUBMIT DATE: 1/22/2025 4:46 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I support HB 343!!

I believe landlords should have these rights and protections.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: SAM WILES		PHONE NUMBER: 573-680-5761	
REPRESENTING: MISSOURI APARTMENT ASSOCIATION		TITLE: LOBBYIST	
ADDRESS: 325 WASHINGTON STREET			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65102
EMAIL:	ATTENDANCE:	SUBMIT DATE: 1/22/2025 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: GAVRIEL SCHREIBER		PHONE NUMBER: 816-513-3600	
BUSINESS/ORGANIZATION NAME: CITY OF KANSAS CITY		TITLE: GENERAL COUNSEL TO THE MAYOR	
ADDRESS: 414 EAST 12TH STREET, FLOOR 29			
CITY: KANSAS CITY		STATE: MO	ZIP: 64106
EMAIL:	ATTENDANCE:	SUBMIT DATE: 1/22/2025 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: JOHNATHAN DUNCAN		PHONE NUMBER: 816-447-4934	
BUSINESS/ORGANIZATION NAME: CITY OF KANSAS CITY		TITLE: COUNCIL MEMBER	
ADDRESS: 414 EAST 12TH STREET			
CITY: KANSAS CITY		STATE: MO	ZIP: 64106
EMAIL:	ATTENDANCE:	SUBMIT DATE: 1/22/2025 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: KORTNIE HUDDLESTON		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: kortniehuddleston@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 1/22/2025 8:56 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

I urge you to oppose HB343 (Keathley). If this bill is passed, I am concerned that the lack of access to affordable housing will increase due to the discrimination low-income renters experience, especially when utilizing Housing Choice Vouchers (HCV). While HCVs 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 mental health issues and substance use disorders, discrimination against these tenants continues to be high. Misinformation about HCVs leads to more discrimination. HCVs 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 a financial hardship. Additionally, renters with HCVs are not exempt from receiving lease violations or being evicted. Renters with HCVs are also followed by a Housing Case Manager to ensure that they are compliant with the program and lease requirements. If found to be in violation, they can be terminated from the program. Renters who apply for housing with HCVs can face higher application and tenancy requirements than those without HCVs. Renters applying for housing with their HCVs have reported being asked for additional deposit amounts, High Risk fees, and other administrative fees that are not required of those without vouchers. These renters also face additional background and credit checks, different lease requirements, and being issued more lease violations than renters who are not in the HCV program. Access to affordable housing strengthens Missouri's economy. Year over year, the HCV program has helped to strengthen Missouri's economy. In FY2023, Missouri received \$45 million dollars in funding for the HCV programs. The 2023 St Louis Rental Landscape Report shows that when a cost-burdened tenant begins paying no more than 30% of their income for housing costs, there is an average increase of 70% in disposable income, which plays a part in generating revenue for local communities. 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. I ask that you vote no on source of income discrimination and support equitable access to housing for all renters in Missouri.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: MALLORY RUSCH		PHONE NUMBER: 314-306-8945	
BUSINESS/ORGANIZATION NAME: EMPOWER MISSOURI		TITLE: EXECUTIVE DIRECTOR	
ADDRESS: PO BOX 104900			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65110
EMAIL:	ATTENDANCE:	SUBMIT DATE: 1/22/2025 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025	
COMMITTEE: Commerce			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: MICHAEL DREYER		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: mdreyer93@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 1/22/2025 8:52 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

I urge you to oppose HB343 (Keathley). If this bill is passed, I am concerned that the lack of access to affordable housing will increase due to the discrimination low-income renters experience, especially when utilizing Housing Choice Vouchers (HCV). While HCVs 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 mental health issues and substance use disorders, discrimination against these tenants continues to be high. Misinformation about HCVs leads to more discrimination. HCVs 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 a financial hardship. Additionally, renters with HCVs are not exempt from receiving lease violations or being evicted. Renters with HCVs are also followed by a Housing Case Manager to ensure that they are compliant with the program and lease requirements. If found to be in violation, they can be terminated from the program. Renters who apply for housing with HCVs can face higher application and tenancy requirements than those without HCVs. Renters applying for housing with their HCVs have reported being asked for additional deposit amounts, High Risk fees, and other administrative fees that are not required of those without vouchers. These renters also face additional background and credit checks, different lease requirements, and being issued more lease violations than renters who are not in the HCV program. Access to affordable housing strengthens Missouri's economy. Year over year, the HCV program has helped to strengthen Missouri's economy. In FY2023, Missouri received \$45 million dollars in funding for the HCV programs. The 2023 St Louis Rental Landscape Report shows that when a cost-burdened tenant begins paying no more than 30% of their income for housing costs, there is an average increase of 70% in disposable income, which plays a part in generating revenue for local communities. 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. I ask that you vote no on source of income discrimination and support equitable access to housing for all renters in Missouri.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 343		DATE: 1/22/2025
COMMITTEE: Commerce		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: TYLER PETERS		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: ptyler020@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 1/21/2025 2:10 PM

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

I am writing to announce my opposition to HB 343. This is an overreach of the state government attempting to breach the sovereignty of local governments. Section 8 vouchers provide landlords with a reliable source of steady income; nevertheless, many tend to view this source as sign of a bad tenant & refuse to rent to section 8 recipients. The vouchers provide a lifeline to individuals and families who have been most effected by poverty, illness, disability, and other factors that have led to their eligibility in the program. Property owners' predatory leasing methods (i.e. preventing those with previous evictions, less-than-great credit scores, large down payments, etc.) exemplifies the NEED for cities to enforce Section 8 acceptance rules. Without enforcement of such rules, a lot of section 8 vouchers are of no use. I am asking the legislature to vote NO on HB 343, as it hinders the prosperity of all Missourians, and helps no one.