



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 595</b>		DATE: <b>1/22/2025</b>	
COMMITTEE: <b>Commerce</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>ASSOCIATED LANDLORDS ADVOCATING REASONABLE MODIFICATION</b>		TITLE: <b>LOBBYIST</b>	
ADDRESS: <b>217 EAST CAPITOL</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/22/2025 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 ADVOCAT</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>1/22/2025 11:24 PM</b>
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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.



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>DAVID STOKES</b>		PHONE NUMBER: <b>314-454-0647</b>	
BUSINESS/ORGANIZATION NAME: <b>SHOW ME INSTITUTE</b>		TITLE: <b>DIRECTOR OF MUNICIPAL POLICY</b>	
ADDRESS: <b>5297 WASHINGTON</b>			
CITY: <b>ST LOUIS</b>		STATE: <b>MO</b>	ZIP: <b>63108</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/22/2025 12:00 AM</b>	
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<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>EAPEN THAMPY</b>		PHONE NUMBER:
REPRESENTING: <b>GREAT STATE STRATEGIES</b>		TITLE:
ADDRESS:		
CITY:	STATE: <b>MO</b>	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/22/2025 12:00 AM</b>
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<b>WITNESS NAME</b>		
<b>BUSINESS/ORGANIZATION:</b>		
WITNESS NAME: <b>JANA MILLARD</b>		PHONE NUMBER: <b>573-635-0613</b>
BUSINESS/ORGANIZATION NAME: <b>MID-MISSOURI APARTMENT ASSOCIATION</b>		TITLE: <b>PRESIDENT</b>
ADDRESS: <b>839 SOUTHWEST BLVD.</b>		
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>
		ZIP: <b>65109</b>
EMAIL: <b>contact@devillesw.com</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/22/2025 10:40 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>1/21/2025 1:57 PM</b>
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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.



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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:
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>1/22/2025 11:17 AM</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>1/22/2025 4:51 PM</b>
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**I support HB 595 as originally drafted!!!Landlords should be afforded these rights and protections.**





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<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 ASSOCIATION</b>		TITLE: <b>LOBBYIST</b>	
ADDRESS: <b>325 WASHINGTON STREET</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65102</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/22/2025 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>GAVRIEL SCHREIBER</b>		PHONE NUMBER: <b>816-513-3600</b>	
BUSINESS/ORGANIZATION NAME: <b>CITY OF KANSAS CITY</b>		TITLE: <b>GENERAL COUNSEL TO THE MAYOR</b>	
ADDRESS: <b>414 EAST 12TH STREET, FLOOR 29</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64106</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/22/2025 12:00 AM</b>	
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<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>JOHNATHAN DUNCAN</b>		PHONE NUMBER: <b>816-447-4934</b>	
BUSINESS/ORGANIZATION NAME: <b>CITY OF KANSAS CITY</b>		TITLE: <b>COUNCIL MEMBER</b>	
ADDRESS: <b>414 EAST 12TH STREET</b>			
CITY: <b>KANSAS CITY</b>		STATE: <b>MO</b>	ZIP: <b>64106</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/22/2025 12:00 AM</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>1/22/2025 8:56 PM</b>
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I urge you to oppose HB595 (Brown). 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.



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>MALLORY RUSCH</b>		PHONE NUMBER: <b>314-306-8945</b>	
BUSINESS/ORGANIZATION NAME: <b>EMPOWER MISSOURI</b>		TITLE: <b>EXECUTIVE DIRECTOR</b>	
ADDRESS: <b>P O BOX 104900</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65110</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/22/2025 12:00 AM</b>	
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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>1/22/2025 8:52 PM</b>

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