



The Honorable Michael L. Parson and Missouri General Assembly  
201 W Capitol Avenue  
Jefferson City, MO 65101

The undersigned organizations and individuals join Empower Missouri in encouraging the Missouri General Assembly and our Governor to re-institute the Low Income Housing Tax Credit (LIHTC) statewide match in Missouri. We are extremely concerned about the rate of existing LIHTC funded units which are rolling off their affordability window and are not being replaced. The state of Missouri is estimated to lose over 10,000 affordable homes in the coming months. Without a statewide match, the production of affordable housing has also slowed.

Our state has a dire shortage of affordable and available rental housing. The National Low Income Housing Coalition reports that 113,015 extremely low income households (those earning 30% Area Median Income or lower) in Missouri are unable to secure housing that is affordable to them. Our state must invest in solutions to alleviate this affordable housing crisis.

Stable housing is key to many other statewide priorities. Quality, safe, affordable housing is the best way to lower healthcare costs and increase positive health outcomes. Stable housing helps children graduate high school, and when that housing is located in communities of their choice, it increases their overall lifetime earning potential. Returning to stable housing helps lower recidivism rates, keeping the formerly incarcerated safely in the community.

Applying for LIHTC is a long and expensive process. Organizations and developers deserve to have feedback on their project supplied by the Missouri Housing Development Corporation (MHDC). There are many currently existing models to provide this feedback. The easiest is to adopt a clear scorecard. MHDC is already moving toward this process with their most recent Qualified Allocation Plan (QAP). A clear scorecard not only offers feedback to applicants but is a way to communicate statewide goals and priorities.

We understand that the statewide LIHTC program could be improved upon. A transparent scoring process could benefit this process. After conversations with developers, non-profit housing providers, and people with low incomes across our state, we suggest the following reforms should be considered:

- Missouri should target funding toward Low and Extremely Low Income households (those earning less than 50% or 35% Area Median Income, respectively). Extra points should be awarded for developments which include rent accessible to those who receive Social Security Disability Insurance or Social Security Income payments as their primary

income. This payment is approximately 12-18% Area Median Income across Missouri and is best achieved when project based vouchers are set aside for the development.

- Preference should be given to developers who partner with Not-For-Profit service providers, with the Non-Profit Organization as majority owner. Further, those Non-Profits should have first refusal to purchase the property when the credits compliance period expires or the developer chooses to sell their shares. This can be achieved with a structured Memorandum of Understanding.
- Missouri should follow the lead of other states and incentivize (by scoring higher points) a 30-year compliance period. The state of Utah offers higher incentives for a 50-year compliance period in a similar manner.
- Priority should be given to Supportive Housing models which show success. Many states require LIHTC applicants to complete Supportive Housing training, such as one from The Corporation for Supportive Housing. Awarding points for applications that demonstrate a knowledge of Supportive Housing principles helps to guarantee the long term success of the families who will ultimately live in these developments. Many states provide bonuses to fund Supportive Services, Colorado provides a 5% developer fee bonus.

Empower Missouri and the organizations and individuals below recognize the importance of the statewide LIHTC match in the overall climate of affordable housing in Missouri. However, we stress that the housing crisis will not be solved with one single solution. People living with Low and Extremely Low incomes in our state need our lawmakers to understand the urgency, severity, and complexity of the issue and begin to respond accordingly. We have many ideas and would welcome a sit down meeting at any time.



Ozarks Area Community  
Action Corporation

Phoenix Family

Places for People, Inc.

reStart

River City Habitat for  
Humanity

SAVE, Inc.

Southwest Center for  
Independent Living DBA  
empower: abilities

St David Conference, Society  
of St Vincent de Paul

St. Patrick Center

The Salvation Army Midland  
Division

Useful Community  
Development

Voice of the Poor (St. Vincent  
DePaul)

WellHealth

Women's Employment  
Network

Abby Buckhouse

Andrew Twaddle

Angelika Mueller

Ann Johnson

Annie Cole

Ashley Haden-Peaches

Ashley Williamson

Barbara Ross

Belinda Goodwin

Beth Kernaghan

Blaine Proctor

Bonnie Patterson

Brandon Jenson

Brianna Powers

Bruce Bailey

Carl Rosenkranz

Carleen Reck

Carol Meers

Carolyn Randazzo

Charlotte Ellis

Chris Thompson

Claudia Burford

Dana Davis

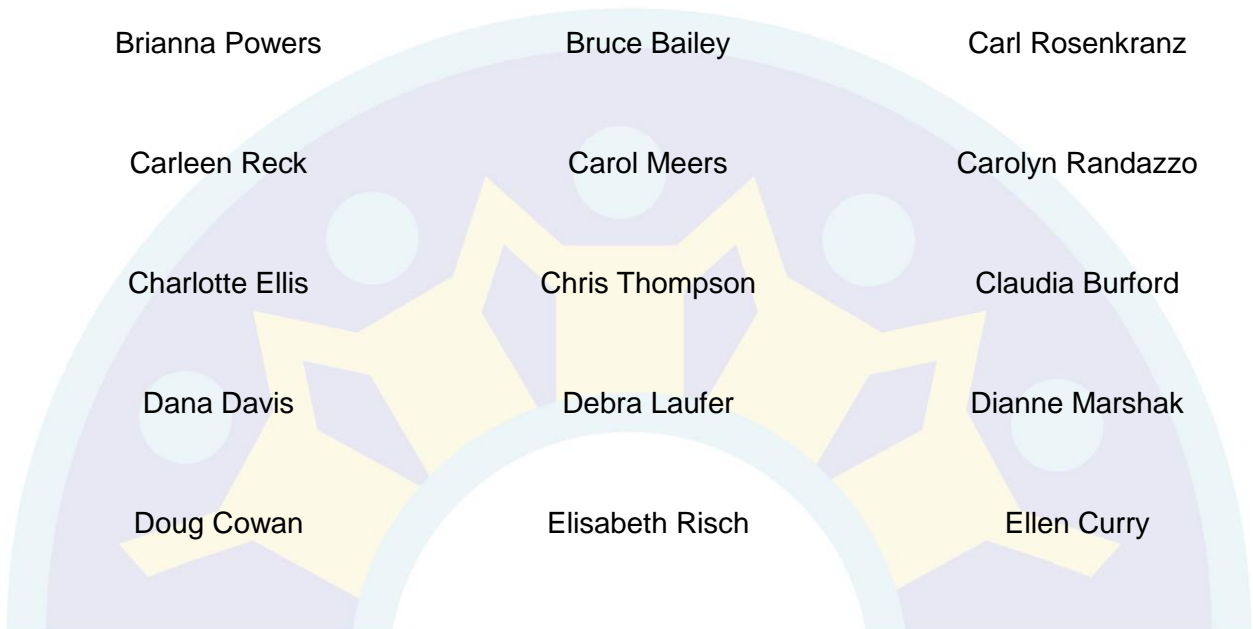
Debra Laufer

Dianne Marshak

Doug Cowan

Elisabeth Risch

Ellen Curry



Eric McMahon

Francine Glass

Garland Land

Gary Busiek

Gary Copeland

Gwendolyn Hawks-Blue

Hon. Pat Dougherty

Jaci Pringle

Jamie Tomek

Jane Vansant

Janet Sansone

Janice Commens

Jeanette Ray

Jeanne Christensen

Jeff Sheets

Jeff Smith

Jeffrey Lindgren

Jeffrey Stiffman

Jessica Hoey

Jessica Macy

Jill Orr

Jim Ruedin

Jo Ann Hoehn

Jo Ann Sharrie Hawkins

Joan Saltzman

Joel Sjerven

Jonathan Asher

Jonathan Belcher

Joseph Yancey

Judith Parker

Julia Bussey

K Sandknop

Kapria Franklin

Karl Wilson

Kathy Bernard

Kathy Robinson

Kayla Salinas

Kelly Peach

Kerby Miller

Krista D'Alessandro

Kristin Tanner

Kyra Storms





Stephanie Boyer

Stephanie Cooper

Stephen Witte

Susan Cook-Williams

Teresa Brandon

Toni Ratican

Troy Wulfemeyer

Veronica Bowlin

Walter Kozuszek

