

**Columbia**  
**Low Income Housing Testimony**  
**9-28-10**

# Christina Bradley Low Income Housing Testimony

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1 on what that looked like before House Bill 191 and  
2 what occurred since then. I think that -- I'm not  
3 able to provide that information, I can't speak to it  
4 specifically, but I think that would be important if  
5 I was on the commission to analyze and look at that.

6 CHAIRPERSON GROSS: We're going to --  
7 thank you very much.

8 MS. HART: Thank you.

9 CHAIRPERSON GROSS: Take a recess and  
10 come back at seven o'clock.

11 (Off the record.)

12 CHAIRPERSON GROSS. Okay. Let's come back to  
13 order and continue with our public testimony. Again,  
14 remember that all comments are being recorded and  
15 will be transcribed and available later on our  
16 website, [tcr.mo.gov](http://tcr.mo.gov). We'll go until nine o'clock or  
17 we run out of speakers, whichever comes first. And  
18 with that, we'll move on to Christine Bradley.

19 MS. BRADLEY: It's actually Christina.

20 CHAIRPERSON GROSS: Christina, sorry.

21 MS. BRADLEY: Christina Bradley,  
22 B-r-a-d-l-e-y. I'm here from Bethel Ridge Estates on  
23 behalf of Fairway Management. Some of my residents  
24 have already gone home, they did not survive the  
25 break, but I did have -- I have three of them to come

1 to support Bethel Ridge and the tax credit community.

2 We are a low income housing tax credit  
3 property. We -- Bethel Ridge opened in 2008. I've  
4 been a part of both Bethel One and Bethel Two  
5 projects, and I just wanted to come and be the voice  
6 of the community and let you guys know. I'm not here  
7 to talk about numbers; I'm really here to talk about  
8 what the numbers have done in our community and ask  
9 you for your support and continued support for the  
10 low income housing tax credit program.

11 I sold real estate for nine years, and  
12 when the market went down, I have now been employed  
13 by Fairway Management. Developed quite a passion for  
14 seniors and the services that we can offer them. I  
15 think this is a wonderful program. I don't think  
16 that we need to see any changes whatsoever, and the  
17 benefits have been seen since day one. The demand is  
18 definitely there. Two months after we leased Bethel  
19 Two -- or two months after we opened Bethel Two  
20 rather, we were completely leased. We've been  
21 totally leased, we have no vacancies, and we have a  
22 waiting list. We have a waiting list of about 40  
23 people. There's only 42 spots in each building, so  
24 we almost have another to fill another building right  
25 now and that's just three months after opening

1 date -- or three months after being completely full.  
2 So the demand is definitely there. I have three to  
3 four phone calls every day asking when we're going to  
4 build another one, so that's why we need your  
5 support.

6 we're able to provide the affordability  
7 factor. They could not live here, at Bethel Ridge  
8 Estates, they could not live there if we did not have  
9 the rents that we have. Fair market value of this  
10 type of property would be somewhere around 800 to a  
11 thousand a month. The people that I've brought with  
12 me today as well as the rest of the -- the population  
13 there at the building would not be able to stay at  
14 Bethel Ridge nor would they have the amenities that  
15 they have.

16 They have enjoyed a whole new quality of  
17 life. And I know you probably can put two and two  
18 together to realize what we've been able to bring to  
19 them. However, you know, new friendships, a social  
20 calendar, just a new beginning, you know, at the end  
21 when maybe some of them thought that they might be  
22 heading to a nursing home, just a new found -- just  
23 completely improved their lives.

24 what Bethel Ridge has done to our  
25 economy, I have one lady who came from a higher end

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1 facility and she was spending all of her money being  
2 in that higher end facility. Well, now, moving to  
3 Bethel Ridge she was able to purchase the hearing  
4 aids that were necessary that Medicare did not cover,  
5 so we are able to get them, you know, more services  
6 by being an affordable community, they're able to  
7 spend their money other places.

8 of course it's created jobs. You know,  
9 with the construction of the two buildings, we've  
10 created lots of job. Through the maintenance of the  
11 buildings we have lots of people that are employed  
12 locally. One of our subcontractors is here tonight  
13 too to talk on behalf of that.

14 They're so proud to be at Bethel Ridge  
15 and they are so thankful to all of you for being able  
16 to provide the situation that they're in right now.  
17 And I just want to share with you a couple of their  
18 stories; I don't want to take too much time.

19 But Connie Howe right here has given me  
20 the privilege and permission to talk about his story  
21 in particular. Connie actually was going through a  
22 foreclosure, was diagnosed with dementia, had been in  
23 on and out of the hospital three times over a  
24 six-month period, maybe less, and his church helped  
25 him come to us. And members from the church helped

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1 him move to our property. And being connected to the  
2 services that we have available, lot of seniors don't  
3 know about the services that are available to them.  
4 So that's part of my job is to try to be the liaison  
5 between the seniors and what's out there for them.

6 We now have -- he has a social worker, he  
7 has a payee, he's able to live on his own  
8 independently. He has a meal program that's set up  
9 for him now, a transportation program. So he would  
10 probably be the perfect candidate of someone who  
11 would be in a nursing home, you know, had it not been  
12 for Bethel Ridge and the resources that he's found  
13 there to be able to survive and be very independent.  
14 And you can see, he likes to get out, so, you know,  
15 he wants his independence. He's still asking about a  
16 driver's license. I don't think we're going to go  
17 there.

18 And then we have a couple other stories I  
19 just want to share with you. Lola Mathis, she's not  
20 here tonight, but she came from more of a typical  
21 setting. She had lived in an apartment community for  
22 a number of years; stairs and a laundry facility were  
23 her issues. She now has no stairs to battle. At 89  
24 she moved into our facility, so she still felt like  
25 she had quite a life to live. And she is just

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1 flourishing. She's doing great. She's part of the  
2 social bunch that, you know, really bring life --  
3 brings life to the community.

4 so just want to share with you, you know,  
5 some of the things that we've been able to do at  
6 Bethel Ridge and what the tax credit dollars have  
7 done for us. I don't want to take too much time.  
8 Does anybody have any questions that they would like  
9 to ask?

10 CHAIRPERSON GROSS: Questions? Craig?

11 COMMISSIONER VAN MATRE: You know, I  
12 think people have got the wrong idea about what we're  
13 doing here. Our idea is not to necessarily get rid  
14 of these credits, but to see if there's a way to get  
15 more bang for the buck. When you develop a project,  
16 how much of the dollar amount of tax credits awarded  
17 to that project do you put into the development  
18 itself?

19 MS. BRADLEY: I can't answer those  
20 questions. I'm the manager of the property of  
21 course, so I don't have a lot to do with the budget  
22 from the beginning standpoint. I thought you might  
23 ask that based on some of the other questions that  
24 you've asked tonight.

25 COMMISSIONER STILL: Clearly a

1       troublemaker.

2                   MS. BRADLEY: You know, I'm just here to  
3       create that picture for you, I can't answer the  
4       numbers questions. Hopefully, you can, you know,  
5       look at other sources to be able to find those  
6       answers. We just don't want to see any cuts at all.  
7       So if you could figure out to keep the program alive  
8       the way that it is, that would be great.

9                   COMMISSIONER VAN MATRE: Well, one of  
10      the -- one of the ideas advanced in this area is that  
11      it be replaced with direct appropriation on the  
12      theory that the credit produces about 30 cents to 35  
13      cents to the developer whereas a direct appropriation  
14      would be a dollar for a dollar benefit as far as the  
15      State's concerned.

16                  MS. BRADLEY: I'm sorry, I can't speak on  
17      behalf of those numbers, so.

18                  CHAIRPERSON STOGEL: We appreciate you  
19      brining the human side to this, but Craig's right,  
20      we're trying to just figure out --

21                  MS. BRADLEY: Right.

22                  CHAIRPERSON STOGEL: -- the math and  
23      review and find -- see if there's deficiencies and --  
24      but we appreciate hearing the --

25                  MS. BRADLEY: Thank you.

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1 CHAIRPERSON STOGEL: -- human side of  
2 what it means to Connie and some of the other folks.

3 MS. BRADLEY: Thank you.

4 MR. HOWE: It's really been tremendously  
5 helpful to me personally. I don't know where I'd be  
6 if that wasn't available, you know.

7 CHAIRPERSON STOGEL: Well, Jeff Smith  
8 builds a really nice product.

9 MR. HOWE: I'm used to working hard. I  
10 was a CPA, MBA, and lost 60 clients just like that,  
11 and just -- this saved my life just being able to  
12 move in there.

13 CHAIRPERSON STOGEL: Have a really good  
14 run there.

15 MR. HOWE: Thank you.

16 CHAIRPERSON GROSS: Thank you. Next is  
17 Ron Calzone. I'm sorry. Sallie, yes.

18 MS. HEMENWAY: Mr. Chairman, I think it  
19 would be appropriate to remind the audience that  
20 the -- not only as Mr. Van Matre has suggested we're  
21 looking for ways to improve, but we're looking at  
22 this prospectively, that for the tenants of the  
23 property, none -- this commission's duty is not to  
24 change the financing structure of that existing low  
25 income housing tax credit development and there would

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1 be no changes to their specific project or property,  
2 but rather the commission is looking at anything that  
3 is new or new applications in the future. So I  
4 didn't want the tenants to believe that -- or leave  
5 believing that you were considering changing their  
6 specific project or property.

7 CHAIRPERSON GROSS: Thank you.

8 CHAIRPERSON STOGEL: Well said, Sallie.

9 MR. CALZONE: Hi, my name is Ron Calzone,  
10 that's C-a-l-z-o-n-e. Did you want the address?

11 CHAIRPERSON GROSS: No.

12 MR. CALZONE: Okay. Someone gave it  
13 earlier. I'm with Missouri First which is a think  
14 tank that kind of focuses on constitutional issues  
15 and matters of free market principles. And I'm  
16 disappointed to hear what you just said because I  
17 guess I thought the commission was about making  
18 recommendations about tax credits in general, about  
19 their viability, about the appropriateness of having  
20 them at all as well as which tax credits continue or  
21 which tax credits to pursue in the future. Is that  
22 not right?

23 CHAIRPERSON GROSS: Well, we can make  
24 recommendations on any aspect of the tax credits.  
25 We're just not going to go back into projects --

# Michael Bodine Low Income Housing Testimony

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1 MS. SMITH: Yes.

2 COMMISSIONER VAN MATRE: -- number one  
3 criteria?

4 MS. SMITH: Employment.

5 COMMISSIONER VAN MATRE: Long term  
6 employment?

7 MS. SMITH: Correct.

8 COMMISSIONER VAN MATRE: Thank you.

9 MS. SMITH: And I'm sorry if I skirted  
10 around that.

11 COMMISSIONER VAN MATRE: No, that's okay.

12 MS. SMITH: Okay.

13 CHAIRPERSON GROSS: Thank you.

14 MS. SMITH: Thank you very much.

15 UNIDENTIFIED SPEAKER: May I inquire how  
16 many names are left on the list?

17 CHAIRPERSON GROSS: Those who have  
18 indicated they want to testify, one, two, three.  
19 Three. Next is Michael Bodine.

20 MR. BODINE: I'm an electrical  
21 contractor. I've --

22 CHAIRPERSON GROSS: Go ahead and spell  
23 your name for the court reporter.

24 MR. BODINE: B-o-d-i-n-e. I've worked  
25 building low income housing in Missouri since

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1 the '80s.

2 Reason I'm up here is my own vested  
3 interest. I've -- I started doing this in a  
4 recession, I've kept doing it consistently and it  
5 kind of -- it smoothed out the recessions through the  
6 years. I've been able to provide permanent jobs.

7 I employ ten people. I work for four  
8 different Missouri housing development developers.  
9 We work all over the state. We do good work. We  
10 provide quality housing for people. We work in  
11 little communities: Holden, Shelbina, Montgomery  
12 City. I've seen nothing but positive stuff come out  
13 of this. It's been able -- I've been able to keep  
14 employees going.

15 And my own mother lived in low income  
16 housing for as long as she could live by herself,  
17 and -- and it was just great. I mean, she was a  
18 housewife and she couldn't afford market rate on  
19 rent. And it was clean and -- and there's a lot of  
20 people benefit from the low income housing. I'm not  
21 sure the return on the dollar, but I'm sure it's very  
22 significant. And the end product is -- anybody  
23 that's toured these projects that we build have to be  
24 impressed with it. And the quality of the people  
25 that live there, the way they take care of it, it's a

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1 beautiful thing. And I really don't -- you know, it  
2 would be nice to -- if it continued.

3 CHAIRPERSON STOGEL: Very good. I think  
4 the -- we're heard testimony from all over the state  
5 about the positive impact on neighborhoods and  
6 communities like the housing and the person testified  
7 earlier about elderly housing. There's no question  
8 it's a popular program that has lots of support and  
9 does lots of --

10 MR. BODINE: Uh-huh. I figured as much  
11 as --

12 CHAIRPERSON STOGEL: -- positive things.  
13 I think the question to the Commission  
14 is, at least among others, is there a way to make it  
15 far more efficient and still deliver the same number  
16 of housing units, house the same number of people;  
17 and then some secondary questions are, how expensive  
18 should a housing unit be and --

19 MR. BODINE: I'm --

20 CHAIRPERSON STOGEL: -- all those sort of  
21 policy questions.

22 MR. BODINE: Yeah. I'm good at what I'm  
23 good at. I'm not an economist; I'm an electrician.  
24 I'm a member of the dwindling middle class in the  
25 real world.

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1 CHAIRPERSON STOGEL: And I -- let me be  
2 clear on that too, I'm not a economist, so. The low  
3 income credit program has done quite a lot of good.

4 MR. BODINE: Yes, yes, it sure has with  
5 us.

6 CHAIRPERSON GROSS: Any questions? Thank  
7 you very much.

8 MR. BODINE: You're welcome.

9 CHAIRPERSON GROSS: Next is Abhi  
10 Sivasailam. And now Peggy Kirkpatrick.

11 welcome. Go ahead and spell your name.

12 MS. KIRKPATRICK: Thank you. My name's  
13 Peggy, P-e-g-g-y, Kirkpatrick is  
14 K-i-r-k-p-a-t-r-i-c-k. I'm the executive director of  
15 the Food Bank for central and northeast Missouri.

16 what our food bank does is we provide  
17 food, personal care products, and cleaning supplies  
18 to a network of 135 hunger relief agencies in 32  
19 counties in central and northeast Missouri. Thirty-  
20 five. In addition to that we also partner with a  
21 hundred elementary schools in another program called  
22 Buddy Packs where we send food home with low income  
23 children over weekends and holiday periods.

24 We have been -- the food bank's been  
25 around for 29 years and I have been executive

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1 guidelines.

2 MR. PIEPER: It's in the rule. And then  
3 there's an annual -- each funding cycle there's a  
4 publication of the guidelines.

5 COMMISSIONER VAN MATRE: So Peggy could  
6 go to that and figure out what of those scores,  
7 maximum scores --

8 MS. HEMENWAY: The question is can you go  
9 objectively score yourself and come up with -- is  
10 that what you're saying? No. This is not an  
11 objective scoring criteria and I don't know how a  
12 discretionary credit that evaluates a food bank  
13 against a YMCA could be an objective scoring. We put  
14 as much objectivity into the scoring as we possibly  
15 can, but there is admittedly subjectivity to it as  
16 well.

17 CHAIRPERSON GROSS: We need to move on to  
18 public testimony and have those discussions either  
19 privately with staff or at a commission meeting later  
20 on. Thank you very much.

21 MS. KIRKPATRICK: Thank you.

22 CHAIRPERSON GROSS: Next we have  
23 Linda Priaulx --

24 MS. PRIAULX: Priaulx.

25 CHAIRPERSON GROSS: Sorry, and Mary.

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1 Linda and Mary wanted to testify together.

2 MS. PRIAULX: Thank you for letting us  
3 come and be before you.

4 CHAIRPERSON GROSS: Both separately state  
5 your names and spell them please for the record.

6 MS. CRANMER: My name is Mary Cranmer,  
7 C-r-a-n like Nancy, M like Mary, e-r.

8 MS. PRIAULX: And I'm Linda Priaulx, P as  
9 in Paul, r-i-a-u-l-x. We wanted to introduce  
10 ourselves. I don't know if this is going to be a new  
11 spin for you tonight, but we are in a senior  
12 industry.

13 Mary is the owner of a company, it's  
14 called Comprehensive Care, and we serve seniors. We  
15 serve seniors with private duty services and medical  
16 home care service. Mary started her company on the  
17 premise of aging in place, meaning that seniors can  
18 have services in their home and choose alternatives  
19 of care rather than being in a state run  
20 institution -- or not state run institution, but a  
21 Medicaid skilled nursing facility, an assisted living  
22 facility, independent living community, okay.

23 So our relationship to the tax credit  
24 property is that it's a separate company, an entity  
25 that manages the tax credit property, but because

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1 they rent to a high proportion of seniors, they  
2 sought somebody who could provide this aging in place  
3 concept which is what we do. And so we're a separate  
4 agency that is allowed to operate within that tax  
5 credit property. And I'll let Mary kind of describe  
6 some of the services that we provide there.

7 CHAIRPERSON STOGEL: So you're working in  
8 low income tax --

9 MS. CRANMER: Yes.

10 CHAIRPERSON STOGEL: -- credit housing  
11 projects with seniors?

12 MS. CRANMER: We work -- we --

13 CHAIRPERSON STOGEL: Provide the social  
14 services to that housing population?

15 MS. PRIAULX: I'm sorry, what?

16 CHAIRPERSON STOGEL: You provide the  
17 social services in part for that?

18 MS. PRIAULX: No. We provide the hands-  
19 on care.

20 MS. CRANMER: Hands-on care.

21 MS. PRIAULX: For the seniors --

22 MS. CRANMER: Health and wellness.

23 MS. PRIAULX: -- that request it.

24 MS. CRANMER: I.e., like we can provide  
25 if they go in the hospital and they need Medicare,

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1 you know, when they come back home and they're  
2 homebound or we can provide private duty. We give  
3 them a much lower rate when they need private duty  
4 for a couple days after they come back from the  
5 hospital. We provide medication, set up reminders,  
6 bathing, showering -- well, bathing is the same thing  
7 as showering. We -- housekeeping, anything that they  
8 need, any type of service, we -- we take and make it  
9 to their specifications so they can live there. In  
10 these communities these are these people's homes.

11 COMMISSIONER WRIGHT-JONES: Is this  
12 residential care or independent living?

13 MS. PRIAULX: This is your tax credit  
14 property that you pay money to build.

15 COMMISSIONER WRIGHT-JONES: You just have  
16 this component --

17 MS. PRIAULX: We have this component --

18 COMMISSIONER WRIGHT-JONES: -- of  
19 personal care?

20 MS. PRIAULX: -- through Fairway  
21 Management.

22 COMMISSIONER WRIGHT-JONES: Okay.

23 MS. PRIAULX: Because they saw the --  
24 they were foresighted in seeing that this might be a  
25 great thing for the seniors so that they could have

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1 this aging in place concept. And so the seniors pay  
2 their rent to Fairway Management, and then those that  
3 desire these extra care services -- because it's  
4 either stay here or go where, because they can't  
5 afford to go anyplace else. Assisted living  
6 facilities don't take Medicaid.

7 CHAIRPERSON STOGEL: Who pays your --

8 MS. PRIAULX: Their families pay us or  
9 they pay us.

10 COMMISSIONER WRIGHT-JONES: At market  
11 rate?

12 MS. PRIAULX: Right. Well --

13 MS. CRANMER: No, no.

14 MS. PRIAULX: Yes and no.

15 MS. CRANMER: It's not the market rate we  
16 give to everybody else. It's a lower market rate,  
17 very much lower.

18 CHAIRPERSON STOGEL: Fairways doesn't pay  
19 you?

20 MS. PRIAULX: No, no, no.

21 CHAIRPERSON STOGEL: It's the tenants'  
22 families --

23 MS. PRIAULX: Yes.

24 CHAIRPERSON STOGEL: -- help support, so  
25 they still maintain their low income status.

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1 MS. PRIAULX: Exactly.

2 MS. CRANMER: Exactly.

3 CHAIRPERSON STOSEL: The kids --

4 MS. PRIAULX: They have us --

5 CHAIRPERSON STOSEL: -- write the checks  
6 or whatever.

7 MS. PRIAULX: -- us -- sign the service  
8 agreement with us. We bill them, they pay us, yeah.  
9 There's no exchange of funds between the two  
10 companies at all.

11 CHAIRPERSON STOSEL: Fairways wants to  
12 provide access to you all to provide these ancillary  
13 services so the tenants have a better home to live  
14 in?

15 MS. CRANMER: Quality of life.

16 MS. PRIAULX: That's right. Because it  
17 is a concept in aging and while you build these tax  
18 credit properties, you have to know that you're  
19 renting to seniors who if they paid market rate,  
20 would fill your Medicaid rolls. So -- so and you and  
21 I both know that future says that we're going to have  
22 more and more seniors and so what are we going to do  
23 with our seniors?

24 COMMISSIONER VAN MATRE: Let the record  
25 reflect she was looking at me when she said that.

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1 MS. CRANMER: We didn't mean anything by  
2 that.

3 MS. PRIAULX: I testify, I just was -- so  
4 I visited with a banker and he -- I said, honestly,  
5 how's the economy looking. And he says, the banks  
6 are stuck with money and we're not loaning any. So  
7 until these numbers come together, we're not going to  
8 get our economy moving.

9 well, we just wanted you to see what  
10 aging in place does and that these seniors who live  
11 in these properties are really between a rock and a  
12 hard place. If they played market -- if they paid  
13 market rate, they're going to be on your Medicaid  
14 rolls. If they could stay in the low income house  
15 and they can afford some ancillary services, which I  
16 would gladly afford that for my mother to be able to  
17 live there and then pay for these services, then we'd  
18 better keep them off your Medicaid rolls, because  
19 honestly what we see with seniors is that small  
20 adjustments get big results.

21 So those seniors that seek us out and  
22 say, you know what, I need you to do my housekeeping,  
23 I need you to do my laundry, I need you to help me  
24 get some shower assistance, we're enabling them to  
25 stay in place a lot longer, okay.

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1 We are primarily in the St. Louis market  
2 and we have seen private industry fold up their tents  
3 and go home when the economy went south. So there  
4 were several new projects that were going to be  
5 built, some high end projects, they're not being  
6 built now. So we are going to have a little bit of a  
7 problem as we look long term and look out in that  
8 future of what is actually -- where are we going to  
9 put our seniors, what's going to be available to  
10 them.

11 And my mom's 91 and I would hate to see  
12 her in a complex with 20 year old. There's not a  
13 high level of safety and security when you have a mix  
14 of ages. So in these tax income credit properties  
15 where you have seniors only and you have some -- you  
16 know, you have some protection because you have a  
17 locked building, you know, you have maintenance on  
18 site, you have ancillary services, you created a  
19 really wonderful world which promotes aging in place  
20 with independence and dignity, okay. So that what's  
21 we're seeing. We're seeing this spin. And so when  
22 you go out and you look at, what should we do, what  
23 shouldn't we do, I'm just going to say tax credit or  
24 Medicaid at some point, you know, we're going to have  
25 to be thinking about that seriously.

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1 COMMISSIONER STILL: Your business  
2 doesn't get any tax credit themselves?

3 MS. CRANMER: No, no.

4 MS. PRIAULX: No. We're not --

5 COMMISSIONER STILL: You're saying you --

6 MS. PRIAULX: -- for profit.

7 COMMISSIONER STILL: -- that you -- you  
8 do business in this -- in these places that got the  
9 tax credit.

10 MS. CRANMER: Uh-huh.

11 MS. PRIAULX: That is correct.

12 COURT REPORTER: I'm sorry, I can only  
13 take one person talking at a time.

14 MS. PRIAULX: I'm sorry. We provide  
15 these services in high end communities as well, as an  
16 independent contractor.

17 COMMISSIONER WRIGHT-JONES: where they're  
18 really paying real market rate?

19 MS. CRANMER: Very good market rate.

20 COMMISSIONER WRIGHT-JONES: Let me ask  
21 you this. This has nothing do with the tax  
22 commission, I just want to get in my head what you're  
23 saying about as long as there's a subsidy, you  
24 provide a service that they don't wind up on Medicaid  
25 rolls, but they're Medicaid eligible; is that right?

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1 MS. PRIAULX: They'll have to give up  
2 their income and be -- get on Medicaid.

3 COMMISSIONER WRIGHT-JONES: You mean  
4 spend down.

5 MS. CRANMER: Uh-huh.

6 MS. PRIAULX: But you put them in a  
7 market rate apartment, and they'll be on Medicaid  
8 immediately.

9 COMMISSIONER WRIGHT-JONES: But in yours,  
10 they're paying subsidized rent.

11 MS. PRIAULX: Yes.

12 COMMISSIONER WRIGHT-JONES: Lower than  
13 pure open market rate. Okay.

14 MS. PRIAULX: (Nodded head.)

15 MS. CRANMER: Their average income is --  
16 per year is like 26,000.

17 MS. PRIAULX: They can't keep -- or have  
18 more than that. And we have seen, just because we  
19 have had experience in the Fairway Management  
20 program, you know, these are some of the things that  
21 we've seen is that we went to Fairway Management and  
22 we've said, you know what, we see that the seniors  
23 would really like to exercise, do you think you could  
24 afford a program like that. And they said,  
25 absolutely. So they put money into an exercise

TRANSCRIPT OF PUBLIC MEETING 09-28-2010

1 program that the seniors are getting. They have put  
2 transportation into these buildings; now they have  
3 buses so that the seniors have a way out. How are  
4 our seniors going to be get transported? I mean,  
5 there's just not enough agencies to provide all these  
6 services, so they have put transportation into their  
7 communities. They had -- I don't know how they did  
8 it, but they've built carports, I think that's what  
9 you call them, but -- so those were some ways where  
10 they were putting money, more money into the  
11 communities to provide better care and services for  
12 their seniors.

13 CHAIRPERSON GROSS: Thank you very much.

14 MS. PRIAULX: You're welcome.

15 CHAIRPERSON GROSS: Appreciate you being  
16 here. Next is Abhi Sivasailam.

17 MR. SIVASAILAM: Spell my name?

18 CHAIRPERSON GROSS: Please.

19 MR. SIVASAILAM: A-b-h-i, first name.

20 S-i-v as in Victor, a-s-a-i-l-a-m as in Mary. Is  
21 that it?

22 CHAIRPERSON GROSS: Welcome. Proceed.

23 MR. SIVASAILAM: well, I am, like Ron and  
24 Eapen and other individuals that have spoken tonight,  
25 one of these free market proponents who want to see

# Jack Clark Low Income Housing Testimony

September 28, 2010

208 E. Briarwood LN  
Columbia, MO 65203

Missouri Tax Credit Review Commission

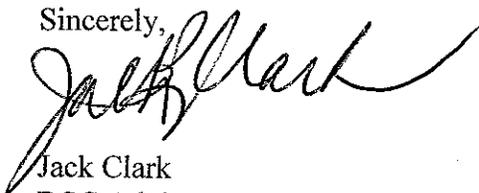
Dear Sir or Madam,

I appreciate this opportunity to submit written comments to the Missouri Tax Credit Review Commission. I operate a housing consulting business in Columbia providing advice and assistance to private non-profit organizations developing affordable, accessible housing. I have considerable experience with the Low-Income Housing Tax Credit program in Virginia. I have no experience with the program in Missouri.

For the last three years, I have encouraged more transparency and objectivity in the administration of the Low-Income Housing Tax Credit program in Missouri. I have attached several pieces of correspondence that I have sent during that time urging changes to the way in which the program is administered.

The Low Income Housing Tax Credit program is one of the few options available to finance the construction or substantial rehabilitation of affordable, accessible housing. I urge the Review Commission to recommend a continuation of the program. However, I also urge the adoption of a scoring system that makes it clear to everyone how applications will be evaluated.

Sincerely,



Jack Clark  
DSC Advisory Services, LLC

(Clark (cont))

Jack

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**From:** Jack [clarkjack2@mchsi.com]  
**Sent:** Thursday, September 10, 2009 11:40 AM  
**To:** 'moaudit@auditor.mo.gov'  
**Subject:** Your Audit of the Missouri Housing Development Commission  
Susan,

I would like to thank you for the opportunity to chat with you last night. As I indicated, I applaud your audit of MHDC's administration of the Low-Income Housing Tax Credit program. We agreed that there continues to be need for greater transparency and objectivity in the administration of this program. First priority is a scoring system for evaluation of applications.

Good luck with your efforts to bring change to MHDC.

Jack Clark  
208 E. Briarwood LN  
Columbia, MO 65203  
573-514-0152

Clark (cont.)

June 24, 2007  
208 E. Briarwood LN  
Columbia, MO 65203

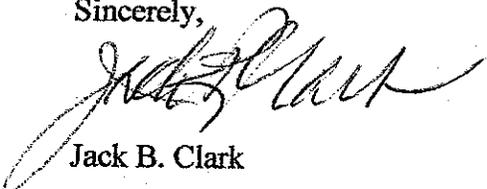
Open Column  
Columbia Daily Tribune  
P. O. Box 798  
Columbia, MO 65205

Dear Sir:

I read with interest The Tribune's View regarding "Housing Tax Credits" in which you referenced a study ordered by the Missouri Housing Development Commission (MHDC). As someone who has prepared applications for Low-Income Housing Tax Credits in another state, I also read the study as posted on their website. What I found interesting is the lack of a scoring system. The study compared the Qualified Allocation Plans (QAP) for four states including Missouri. One finding of that comparison is the lack of a scoring system in Missouri. Although light on specifics, the report mentions rating systems in other states with specific criteria and a point system for evaluating applications. In my experience, the more detailed the scoring system, the more objective it is.

I am hopeful that more information will become available about the way in which MHDC evaluates applications before their scheduled public hearings on July 9, one of which will be in Columbia at the Holiday Inn Select Executive Center.

Sincerely,



Jack B. Clark

Clark (cont.)

208 E. Briarwood LN  
Columbia, MO 65203  
June 13, 2007

Representative Jeff Harris  
Missouri House of Representatives  
201 West Capitol Ave.  
Room 204  
Jefferson City, MO 65101

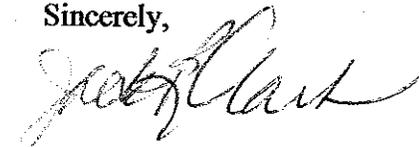
Dear Rep. Harris:

Recently, the Missouri Housing Development Commission (MHDC) has been in the news for its procedures for evaluating applications for Low-Income Housing Tax Credits (LIHTC). In my opinion there needs to be more transparency and objectivity to the process. Although I have considerable experience with the process of evaluating LIHTC applications in Virginia, I have no direct knowledge of the process in Missouri. My observations are based on articles I have read in local newspapers—specifically the Columbia Tribune and the St. Louis Post Dispatch.

Evaluation criteria should also be developed with considerable public input and direct involvement. In Virginia, there are opportunities for public comment at various stages in the process of establishing review criteria as well as evaluating applications. The entire process is objective and transparent—by that I mean all evaluation criteria are known and there is little or no opportunity for individual discretion.

I would be glad to pursue these observations with staff at MHDC if you think that is appropriate. Please advise accordingly.

Sincerely,



Jack B. Clark

Clark (cont.)

June 24, 2007

DSC Advisory Services, LLC  
208 E. Briarwood LN  
Columbia, MO 65203

Pete Ramsel, Executive Director  
Missouri Housing Development Commission  
3435 Broadway  
Kansas City, MO 64111

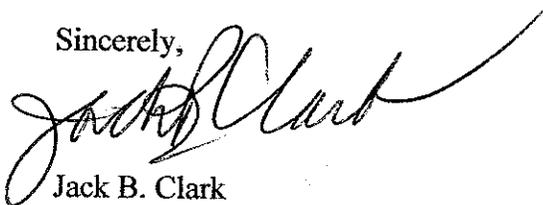
Re: Low-Income Housing Tax Credits

Dear Mr. Ramsel:

I operate a housing consulting firm that has offices in Columbia, Missouri and Glen Allen, Virginia. I have extensive knowledge of the Low-Income Housing Tax Credit (LIHTC) program as it is administered in Virginia; little or no knowledge of the program as it is administered in Missouri. I reviewed with interest the draft 2008-2010 MHDC Qualified Allocation Plan and have a few questions. I would like to encourage the participation of non-profit applicants in the Missouri program, but I need to understand it better.

Unlike Virginia, I see no specific pool of LIHTC for private non-profits beyond the Code required 10% set-aside. In Virginia, 15% of total credit authority is set-aside for non-profits and another 7.5% for local housing authorities. Unlike Virginia, I see no specific scoring system for applications. The Virginia Housing Development Authority reviews each application and assigns points based on published review criteria. Am I missing something? I found review criteria but no specific scoring system. If possible, please respond to my questions prior to the public hearings scheduled for July 9.

Sincerely,



Jack B. Clark