



CAPITOL REPORT

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STATE REPRESENTATIVE - 19TH DISTRICT

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Ground Breaking for Delmar Gardens Villas



The Garden Villas is right next to Delmar Gardens, right between the entrances of Twin Chimneys. This is a photo that a very nice gentleman took at the groundbreaking ceremony as we were listening to the speaker describe what a fine facility is about to be built for our senior citizens. The Garden Villas will be a retirement community for independent and supportive living. These people are not asking the government to pay for anything and this will be a wonderful amenity to the residents of our district.

Will there be more Government Subsidized Apartments in O'Fallon?

Along with the growth, comes growing pains. O'Fallon has a wide variety of housing choices, but there are some who want to add more government subsidized apartments to our offerings. I was recently asked to endorse an apartment project that is attempting to access government funds. The developer wants to build an

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Missouri State Jobs

government funds. The developer wants to build an apartment complex in our district. I wrote a letter of opposition and would like to explain why.

Here are the current conditions:

- 1.) The federal Government gives each state millions of dollars annually (\$2.00 per person living in the state) to be used for subsidized housing. Missouri has approximately 5,842,713 residents, so that comes out to about \$11,685,426.
- 2.) Since the federal government has no idea on how to distribute this money, it asks the state to oversee this dole.
- 3.) The state of Missouri offers this money in the form of a tax credit to investors and business people who want to build projects. Additionally, the state has its own pot of state funds it will often donate to the project.
- 4.) In the majority of cases, the amount of these credits is greater than the tax liability, so the businesses sell these tax credits to others at a discount.
- 5.) The location where this project is being proposed was going to be town homes on Woodlawn Avenue. This area was already approved for high density housing. The only difference is that it was going to be catering to those who could pay their own way at a rate that was reflective of fair market dynamics. The new proposal is reflective of big government's thumb on the scales.

Here are the problems:

- 1.) These apartments will not be open to all O'Fallon residents. Once the apartments are built, the developer has severe constraints on the rent prices. He must rent 90% of them to "low income" residents and must charge a rate based upon income and accept "Section 8" vouchers. In a program like this we reward those who do not move up the economic ladder. People will not be motivated to take a promotion that puts them into another income bracket or forces them to move.
- 2.) We all agree that it is good to have a variety of housing choices, but we already have every type of housing choice in our district without governmental interference. Our district contains about nine mobile home parks and several apartment complexes. Not all of them are equally elegant, but we all have to start somewhere. It is important for us to show respect to all people no matter where they live. I have personally walked most of the streets in our district and have seen we have every type of housing available.
- 3.) The last two government subsidized apartment projects built in O'Fallon brought illegal aliens to build them. (O'Fallon Lakes, near Bryan Road and Southern Side, near O'Fallon Road) Some say that

having the government pay for a portion of a construction project is good for the economy because it creates jobs. In these last two cases, they created jobs alright, but not for our own citizens. Ultimately, all governments need to discover that loyalty to our own local economy is foundational to our economic health. Most of us long to see our federal government make a priority out of protecting our own U.S. citizens.

4.) When tax dollars are spent in the name of "job creation". This is no more job creation than a parent giving an allowance to a child. Allowance is not money that the family earns, but rather it is a shuffling of family funds. It does not bring new money into the family like it would if the child sets up a lemonade stand and sells to the public. It may look like we are doing something to help some people, but it is taking money away from others to do so. If our city wants to create jobs and help those who need a place to live, we can do it without the intrusion of the federal government. Habitat for Humanity is a perfect example of this.

I appreciate the opportunity to share the process by which I offered my letter of opposition. Please feel free to let me know if you have any additional thoughts that I did not include in this report. Your comments are the strength of my representation of this district.

Current State Talk



How has development changed the face of St. Charles County? What is on the horizon to happen next? Join me as we delve into these issues with the city administrator from Weldon Spring and current mayor of Old Monroe---Mike Padella, O'Fallon City Planner---Davis Woods and former O'Fallon City Administrator---Pat Nasi as they share some of their deeply held secrets on how to build a great community on our next edition of State Talk.

State Talk airs on Mondays at 7:30pm and Thursdays at 8:00pm on the St. Peters cable access channel 18. We talk about State issues that are rarely reported elsewhere. If you would like to read the latest

newspaper article about the show, [click here to read](#).

Joke of the Day...

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The prospective son-in-law was asked by his girl friend's father, "Son, can you support a family?"
"Well, no, sir," he replied. "I was just planning to support your daughter. The rest of you have to fend for yourselves."
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This Capitol Report is a weekly column by Representative Cynthia Davis, from the 19th District, covering events in the Missouri Legislature and district wide issues.

- ☺ If you know of anyone else who would like to receive my Capitol Report, please have an e-mail to Cynthia.Davis@house.mo.gov with the person's name and e-mail address and we'll add them to the list.
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