

Source of Income Ordinance #231019

Talking Points for City Council Testimony

Special Committee for Legal Review, Mayor Quniton Lucas, Chair
Tuesday, December 12, 2023 1:00pm, City Hall, 414 E. 12th St.

- **TIPS:** Please plan your comments for either a 1 minute testimony, or 2 minutes. The length will depend on how many are present to speak.
- Keep your comments succinct and clear.
- It may be helpful to start your introduction by sharing your name, company name (if applicable) or neighborhood, how long you've been in the business (or community) and the number of units that you either own, manage or represent in the city.
- You may share the impact that this ordinance will have on you, your renters, family or neighborhood.

The notes below may be helpful to shape your testimony as we should be careful from making remarks that may distract. The Chair may also warn about people repeating the same comments. If your point has been made, select a different point or state vote no, my position has been shared, I yield my time.

Council Members: VOTE NO on Source of Income Ordinance #231019

VOTE YES on Resolution #231039 that supports the creation of a Landlord Incentive Program instead. Sponsor: Councilmember Nathan Willett

1. Administrative Challenges with Section 8 Voucher Program:

- Highlight that the problem is not with Section 8 tenants, but simply with the bureaucratic and administrative processes involved.
- Emphasize the need for more efficient and streamlined administrative procedures and quicker timelines through the Housing Authorities

2. Threat to Safe and Affordable Housing:

- Argue that the proposed legislation could inadvertently deny access to safe, sound, and affordable housing for all renters, including other voucher holders and neighbors
- Stress the importance of maintaining a balance between tenant rights, property owner rights and being able to maintain safe, quality, affordable housing

3. City's Role in Affordable Housing:

- Urge the city to take more active measures in creating true affordable housing options.
- Suggest that the city focus on direct initiatives to incentivize the creation of housing by collaborating with those that create housing, rather than imposing burdens on them

4. Opposition to Government Mandates on Program Participation:

- Assert that the government should not mandate participation in any government programs like Section 8, or financing for purchases
- Defend the right for Housing Providers and Homeowner to choose whether to participate in these programs without being legally required to and with severe penalties imposed through the ordinance
- Highlight that this ordinance limits a private Homeowners ability to determine if and how to negotiate after receiving a bona fide offer on their property for sale

5. Screening Rights for Landlords:

- Insist on maintaining the right to screen tenants to ensure financial stability and ability to pay the rent and fulfill other financial obligations
- Emphasize that responsible screening is vital for protecting property investments as well as community safety.

6. Addressing the Root Cause: Lack of Affordable Housing:

- Point out that the legislation acts as a band-aid on the deeper issue of inadequate affordable housing supply. If anything, this ordinance will have the effect of reducing units
- Highlight the government's failure to address this fundamental problem effectively.

7. Potential Negative Consequences of Legislation:

- Warn that rents could skyrocket and housing inventory might be reduced as a result of this legislation.
- Explain how this would penalize responsible tenants who pay their rent on time and are good stewards of the community, as well as other community members

8. Impact on Investors and the Housing Market:

- Highlight that investors will be discouraged from buying and investing in Kansas City due to such restrictive measures.
- Warn of the potential long-term negative impacts on the local real estate market with reduced inventory as current property owners sell, and investors are not interested in doing business in Kansas City

9. Call for Incentivizing Housing Development:

- Propose that the government should incentivize the development of more housing units.
- Argue that high costs and current restrictive legislation - including this ordinance, make it difficult for private investors to contribute to solving the housing crisis.

10. Scapegoating and Misguided Solutions:

- Address the issue of Housing Providers and investors being unfairly scapegoated for broader systemic failures.
- Advocate for well-thought-out solutions that address the root causes rather than implementing quick fixes, by collaborating with Housing Providers