



IVANHOE NEIGHBORHOOD COUNCIL

Nutter Ivanhoe Neighborhood Center

3700 Woodland

Kansas City, Missouri 64109

Telephone: (816) 921-6611

Fax: (816) 921-3791

E-Mail: kboyd@incthrives.org

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August 24, 2021

Members of the Neighborhood Planning and Development Committee,

In my role of affordable housing developer for the Ivanhoe neighborhood and member of the UNI Promoting Equitable Neighborhoods (PEN) group, I support Resolution 210688 directing the City Manager to issue an RFP for a nexus study.

The nexus study gives us the necessary information and legal background to institute linkage fees on certain development to help fund affordable housing for the new workers the development requires.

Nexus studies and linkage fees are commonplace throughout the country and in major cities like Kansas City. We are in need of creating a sustainable stream of funding for the Housing Trust Fund to support affordable housing throughout the city.

It is important to note as you might receive pushback on this resolution. This resolution DOES NOT actually assess fees right now. It starts the process to assess the market and give you as council the information necessary to make that decision in the future.

In my opinion, this is a critical step that we should not waste time on. As someone who often finds "studies" duplicative, the nexus study is different.

There will be plenty of time to debate the potential assessment of linkage fees. Now is the time to start the nexus study and find out more about how development creates the need for more affordable housing.

I would appreciate your support for this resolution.

Sincerely,

Nailah R. M'Biti

Chief Real Estate Development Officer

"A Thriving Community"