



August 25, 2021

The Honorable Quinton Lucas and Distinguished Members of the City Council
City of Kansas City, Missouri
City Hall, 414 E. 12th Street
Kansas City, Missouri 64106

Dear Mayor Lucas and Members of the City Council:

On behalf of LISC Greater Kansas City, I write to express our strong support for Resolution 210688 directing the City Manager to initiate a nexus study to evaluate and determine the potential usage of linkage fees as a mechanism to support the increased development and creation of affordable housing in our community. As you are likely aware, as one of our nation's oldest and largest Community Development Financial Institutions, LISC Greater Kansas City partners with residents and stakeholders to forge resilient and inclusive communities of opportunity. Supporting affordable housing, economic development, and financial stability, particularly in our communities of color, is at the core of our work.

While the Council has taken some critical and impactful steps over the past few months to begin to address the need for affordable housing in our community, it is worth recalling that just a few months ago, the Apartment Guide's April 2021 Rent Report listed Kansas City as having experienced the highest level of year-over-year rent increases for one-bedroom units of the largest 100 cities in the United States. From March 2020 to March 2021, rents increased 33.5% for one-bedroom units in our community, according to that report. Two-bedroom units saw an increase of over 21% during that same time period. Meanwhile, incomes in our region grew much slower, at less than 2% during those same 12 months. This disparity between rent increases and wage growth is increasing the number of people in our community who are housing cost-burdened, accounting for nearly 1 in 3 families, or 60,000 households. Renters and people of color are twice as likely to be impacted.

A nexus study will help gather the data necessary for the Council to determine what, if any, additional steps need to be taken to increase funding for affordable housing. This step was previously adopted by the Council as a part of the City's Five Year Housing Policy (see Policy 2.2, p.35, *A Housing Policy for Kansas City*).

The passage of Resolution 210688 continues the momentum and commitment this Council has made to producing more attainable and affordable housing options in our community. We commend you for your leadership around this important issue and look forward to working with the City to ensure all residents have an opportunity to thrive.

Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoff Jolley". The signature is fluid and cursive.

Geoff Jolley
Executive Director