



DATE: July 26, 2024

TO: Neighborhood Planning and Development Committee

ATTN: Chairperson Ryana Parks-Shaw and Members of the Committee

FROM: Anna White, Director, Community LINC Housing

RE: Testimony regarding Ordinance No. 240434

Community LINC Housing is currently managing 5 renovations (2 of which were homes slated to be demolished) and in pre-development on an additional 3 single family homes in the 3rd district. We have plans to continue developing many more into the future. All will be made available at below market prices to ensure the opportunity of homeownership for households making around 60% - 80% AMI.

We are writing in support of maintaining the current energy code. Ensuring high efficiency homes is the right thing to do in Kansas City for several reasons:

- Investing in homes will maintain safe, healthy environments for residents
- Quality and durability results in lower long-term maintenance costs
- Addressing immediate and long term "energy burden" is a vital aspect of sustaining affordable housing

Homes we are renovating are very representative of KCMO East side housing stock: decades of deferred maintenance and very poor energy efficiency. Without investing in an upgrade such as the new energy code, we will be repeating circumstances that lead to poor health (ie mold, asthma) and homes that are unable to sustain livable conditions when power outages strike during extreme weather events. Families that live in neighborhoods with old and vulnerable infrastructure tend to be the first to lose power and the last to get it turned back on. During extreme cold snaps or heat domes, this means that energy inefficient homes quickly lose their ability to protect anyone living inside.

In addition to energy-focused renovations, we are investing in net-new housing that is designed to maintain a healthy temperature with minimal energy. By focusing on quality construction and high efficiency, in the case of a 2-3 day power outage, we can be confident that the household will be protected from extreme temperatures in a well-insulated home.

The "energy burden" on low-income families is a reality that must be factored into what providers consider sustainable, responsible housing options for our community. It is not unheard of

for utility bills making the difference between a household being able to afford their home or losing it – making energy efficiency a central part of the affordable housing conversation.

We are grateful to be partnering with a variety of local builders who share these beliefs and are finding many ways to meet the updated energy code requirements. Two upcoming new build designs, with Kala Performance Homes and Nueva, LLC will exceed code. Kala is constructing a 3 bed, 2 bath, ~1,200 sq foot bungalow for ~\$300,000 (including site prep and pre-dev). As a prototype, this will ideally be the most expensive as we learn how to cut costs and make the process more efficient moving forward. Nueva, LLC is building 2 similar size bungalows for a comparable price and will also be meeting if not exceeding the energy codes.

Given today's market (increasing mortgage, acquisition, carrying and construction costs) – each of these homes will require subsidy to bring the price down to an affordable monthly payment. That said, when we need to make budget-related decisions, we consider what are mission aligned with our commitment to building a better future at the individual as well and community levels.

Best,

Anna White

Director

[Community LINC Housing](#)