

From: [Info](#)
To: [Public Testimony](#)
Subject: Vote NO on 231019 Source of Income Ordinance, YES on Resolution 231039
Date: Tuesday, December 12, 2023 3:11:53 PM

Good afternoon! I have been a Property Manager/Broker in Kansas City for 26 years, so I know this market very well.

As I understand it, you are trying to provide MORE housing for tenants. The thing you do not understand is the end result will be MUCH LESS housing! I have been watching this happen for the last several years.

Individual Landlords are not independently wealthy. A rental property is an INVESTMENT for them, just like a CD or retirement account. I have managed properties for MANY Investors that have used the income for retirement. If they cannot make a profit, they will invest their money elsewhere, thus FEWER rentals.

Investors suffered unbelievably during COVID! I had one Investor who did not receive ANY INCOME for TWO YEARS! He still had to pay the mortgage, insurance, taxes AND upkeep and repairs. Once we were allowed to file Eviction and get the tenant out, he listed the property for sale and there is just one of the many single family dwellings off the rental market.

Renting to a Section 8 Voucher is VERY EXPENSIVE for an owner! From start to the inspection process to getting the tenant in, typically takes two or more months. All that time the property is vacant with NO income! Forcing an owner to make repairs is totally unreasonable! An owner should be allowed to make their own choices.

You are forcing the individual investors out of the market and you will end up with mostly apartments owned by corporations, but very few single family dwellings. Is that what you are trying to do?

In my business, most clients have sold their properties since COVID. My business is a fraction of what it used to be and I will probably retire soon due to this situation.

If Landlords cannot screen tenants for income or their ability to pay or their past track record, it will be disastrous! If you are forced to put a tenant in a unit they do not have the income to pay for, what do you think is going to happen??? If you are forced to place a tenant that is being evicted currently, what do you think is going to happen????? If they cannot pay the rent where they currently are, how do you think they will pay the rent at your place????? That is simply common sense.

If you were investing your personal money for retirement or current living expenses, would you want to suffer a financial loss?

If you put a criminal who robs, assaults and vandalizes in a neighborhood or especially an apartment complex, it jeopardizes neighborhood safety! We have MANY single mothers living alone. I fear for their safety!

If you need housing for people who have proven themselves to be untrustworthy, then perhaps the City of Kansas City should foot the bill and provide housing for them. Get some personal experience with this situation before you put others in

danger and cause financial loss to individuals just trying to make an income for themselves by providing housing.

Tenant screening processes are the result of PAST EXPERIENCE. Landlords are not doing it to be MEAN, they have concrete reasons based on prior BAD EXPERIENCES.

The tenant groups make it appear that Landlords are the BIG BAD WOLF, when all they want to do earn a living just like YOU do!

On behalf of all Investors, thank you for your consideration.

HAPPY HOLIDAYS!

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