Public Testimony – JJ Stanick 4.15.2026

I am writing to support **Ordinance 260286**. The affordable housing requirements implemented by a previous council have slowed the velocity of building in our City and its time to correct this mistake. I support this Ordinance's efforts to reduce that burden and come to a solution that actually results in housing (of all types) getting built.

In the years since KC passed the affordable housing requirements, we have seen the urban core's share of area apartment development eroded by extremely high production in Johnson County. 10 years ago when I met new college graduates, they almost always lived in the River Front to Plaza corridor. Now, I am shocked that almost all live in newly constructed Johnson County apartments. These projects in Kansas are built on cheaper / easier to build upon sites vs building in the urban core yet recieve higher % and lenght tax abatement packages than what is offered in KCMO, and without the affordable housing / prevailing wage / MWBE requirements that, while meant to serve a good purpose, have made it meaningfully harder and more expensive to build housing in KCMO. I believe that Kansas City has to do whatever it takes to change our position vs Johnson County and that starts by making it easier and cheaper to build in KCMO.

I have a few suggestions related to the ordinance below that I think are worth discussing:

1. Prevailing Wage:
    a. Should only kick in if the project has 100 or more units (in-line with New York City's policy)
    b. No requirement if in a continually distressed neighborhood
2. Automatic Tax Incentives
    a. The State of Florida, via the Live Local Act, provides automatic property tax abatement for affordable units
        i. 80-120% AMI: 70% abatement for 35 years
        ii. <80% AMI: 100% abatement for 35 years
    b. I would also propose providing some type of automatic tax abatement for market rate units built in continually distressed neighborhoods. This would provide developers certainty and help to attract more investment in our neighborhoods that need it the most.

Thank you.

JJ