**Template Comment Letter**

**Email Subject Line:**

Public Comment on Ordinance 220364

**Text:**

Chair Barnes, Vice Chair Bough, and members of the Neighborhood Planning and Development Committee:

I am writing to you today as a concerned member of the residential construction industry who recognizes that climate action is a priority for KC area communities. I agree that we can and should take appropriate steps to reduce the impact of climate change, but in ways that also account for the additional regional priority of growth and prosperity.

Home ownership remains one of the best ways to establish long-term financial stability for most Americans. If adopted, the unamended version of the 2021 IECC code as found in Ordinance #220364 would add $31,853 to the upfront cost of a newly built home. For every $1,000 added to the cost of a home, 951 families in Kansas City, Mo., are priced out of the market to purchase that house, which means more than 30,000 families will no longer be able to afford a new home.

Even if they can still afford to purchase a new home with these added costs, any savings they might achieve on their utility bills will be eaten up by their higher mortgage payments. The estimated energy savings from mandating these codes would be approximately $675 annually. When you factor in the increased price of the home, homeowners would actually owe that amount plus an additional $447 annually to their mortgage provider.

In addition to the economic harm that this ordinance will inflict on KC homebuyers, the benefit to the environment is negligible. Newly built homes, utilizing modern methods and materials, are exponentially more efficient than older homes. In 2021, fewer than 1,000 new single-family homes began construction in Kansas City, Mo. Yet there are approximately 164,000 existing single-family structures in Kansas City, Mo., built over the decades. Therefore, the current energy efficient homes being built today represent .0058% of the city’s single family housing stock. To characterize this ordinance as a climate saving measure is empirically overstated.

I am asking that the KCMO City Council pursue a substitute to Ordinance 220364. One that would balance the need to continue to improve upon our energy efficiency progress while not exacerbating the existing housing crisis. The current ordinance as written is an extreme and inappropriate policy for a city with significant unmet housing needs. Given the enormous upheaval the housing market has experienced recently and the continually increasing number of Kansas Citians who find the “American Dream” unattainable, I feel we must look for better ways to obtain energy efficiency without sacrificing thousands of KC area families’ ability to buy a home.

I greatly value the relationships that Kansas City local government has with their constituents, and I am confident that we share the common goals of promoting new economic growth, homeownership, attainable housing and strong communities.

Thank you for your time.

(Your Name and Address so the Council knows you are a real person)