



March 8, 2016

Testimony in Support of SB 366

Chairman Hutton and Members of the Committee:

On behalf of Americans for Prosperity activists across the state, thank you for this opportunity to voice our support for SB 366.

SB 366 is designed to protect developers and property owners from regulatory schemes that go far beyond typical safety regulations and building codes, but are intended to directly control the price of real property. ‘Inclusionary Zoning’ is a term used to describe schemes that force developers, and redevelopers, to sell a certain percentage of properties at below market value.

This impacts the builder or redeveloper clearly and directly. Proponents of such schemes suggest that sales of other properties can make up the losses for a particular developer.

This argument ignores the effect of artificially suppressed new home prices can have on the prices of existing properties. An owner of a single home, perhaps purchased years earlier, would be forced to price the home lower in order to compete with the sudden appearance of newly built or remodeled homes priced well below market value.

Price controls and subsidies for new housing will ultimately depress housing prices and exacerbate the problem such schemes are intended to solve.

SB 366 will protect the rights of property owners, builders, redevelopers and Kansas homeowners.

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