

Approved: Jan 23, 1995  
Date

MINUTES OF THE SENATE COMMITTEE ON COMMERCE.

The meeting was called to order by Chairperson Alicia Salisbury at 8:00 a.m. on January 19, 1995 in Room 123-S of the Capitol.

Members present: Senators Salisbury, Burke, Downey, Harris, Hensley, Kerr, Petty, Reynolds, Steffes and Vidricksen.

Committee staff present: Lynne Holt, Legislative Research Department  
Jerry Donaldson, Legislative Research Department  
Larry Wilson, Revisor of Statutes  
Betty Bomar, Committee Secretary

Conferees appearing before the committee: Roger Williams, Special Project Assistant Johnson County Housing Authority  
Tyrone Hyck, Coordinator, HOME Program  
Earline Wesley, Director of Human Services, City of Wichita-Human Services

Others attending: See attached list

The purpose of the meeting was to hear community plans for addressing housing needs.

Roger Williams testified as to the housing needs in Johnson County. Mr. Williams related that Johnson County has a 5% vacancy rate in its total housing stock. There is a need for rental assistance as there is currently a waiting list of 1,960 for Section 8. The population, where a housing shortage is most evident includes the mentally ill, the mentally and physically handicapped. See attachment 1.

Senator Burke asked about the bond issue passed in Johnson County last year which provided funds for first-time home buyers as to how this money was being used and who was disseminating the information as to the availability of such funds. Tyrone Hyck responded that their agency had been contacted a few times about the funds, but it was generally the real estate and loan facilities that would advertise the availability of such a program.

Upon motion by Senator Kerr, seconded by Senator Steffes, the Minutes of the January 18, 1995 meeting were unanimously approved.

At the request of the Kansas Chamber of Commerce a proposed bill relating to group-funded workers compensation self insurance pools permitting deductibles and confidentiality of financial information was presented. Upon motion by Senator Burke, seconded by Senator Harris, the Committee unanimously approved introducing the bill as a Committee Bill.

Earline Wesley testified regarding the programs in Wichita and how the various components have been combined to train individuals, assist in housing and to gradually get them to being home owners. The Human Services Department, with a staff of two, (in 18 months) assisted 242 households to achieve home ownership. This has been accomplished through a partnership with lending institutions within the city and federal and state programs. The city has correlated job training programs, the Section 8 program and first-time home owner programs to turn non-skilled, homeless individuals into productive, skilled, home owners.

The Committee adjourned at 9:00 a.m.

The next meeting is scheduled for January 20, 1995.

# SENATE COMMERCE COMMITTEE GUEST LIST

DATE: 1/19/95

NAME	REPRESENTING
Noelle St. Clair	COO. Council on Housing <sup>2</sup> Home Owners
DENNIS STICKLEY	KDOC & H
JANET STUBBS	KBIA
Mark Barrellina	KDOC & H
MATTIE MARTIN	KAR
John Newman	KS governmental consulting
Tyrone Hych	Johnson County, KS HOME Program
Frances Shepard	Johnson Co. Housing
Stephen Allen	Johnson County Housing
Earline Wesley	City of Wichita
TERRY LEATHERMAN	KCCI
LARRY MAGILL	KAIA
ALAN COBB	City of Wichita
Janet Stubbs	KBIA
Quincy Paris	KS Inc
Candace Reber	KDOC & H
Barbara Cowdin	KDOC & H
Karen FRANCE	KAR



MEMORANDUM

TO: Senate Commerce Committee  
FROM: Johnson County Housing Authority/Home Program  
DATE: January 19, 1995  
RE: Commerce Committee Presentation

1. Existing single family housing market is very healthy. The County has not developed any resources to assist low to moderate income families seeking homeowner opportunities.

The Home Program targets existing homeowners to facilitate safe and decent structures.

Concerning renters with low to moderate incomes, there is a great need for rental assistance to be increased. Johnson County Housing Authority has 1,960 on the waiting list for Section Eight assistance and Homeless Program.

Johnson County allows for the warehousing of persons with special needs. Individuals who can function independently, should be given the opportunity to live in affordable housing. For the elderly and homeless people desiring housing we need to reduce the two to three year waiting period, to a minimum of six to eight months.

2. The demand for decent housing for persons with special needs does not exceed the availability status of above needs, along with transitional and temporary housing through Social Service Agencies and Non-Profit Groups is being accessed.
3. The counties total housing stock has a vacancy rate of about 5%.
4. Johnson County Housing Authority has applied for or has operating federal and state programs that will assist the above populations. For example: Farmers Home Administration Program, C.D.B.G the Home Program and the McKinley Homeless Program. Never-the-less the demand continues to greatly exceed housing availability.
5. Mental Health Agencies, Social Service Agencies and Non-Profit Groups are coordinated to assist elderly or persons with special needs.

*January 19, 1995  
Commerce*

*Attachment 1*



6. Builders and Mortgage companies are just now beginning to talk about new affordable housing for low to moderate and special needs populations. The County will be rejoining in these efforts when appropriate.
7. One city in our County has demonstrated the success of Intergenerational Cooperative Housing.
8. The Johnson County Housing Coalition is looking into this for the special needs population of housing.
9. Tax incentives are made available through the state and are heavily used by developers in our County.
10. Our County needs Regulatory Relief to be able to make decisions for local needs.
11. Positive implications are there as well as some negative implications. One positive implication is more local autonomy.
12. Provide well-informed staff. Changes by improving the staff's ability to communicate with the local communities in an effective manner.