April 4, 2003 Approved:\_

#### MINUTES OF THE SENATE COMMITTEE ON ELECTIONS AND LOCAL GOVERNMENT.

The meeting was called to order by Chairperson Barbara P. Allen at 1:30 p.m. on March 19, 2003 in Room 245-N of the Capitol.

All members were present.

Committee staff present:

Ken Wilke, Revisor of Statutes Mike Heim, Legislative Research Dennis Hodgins, Legislative Research Nancy Kirkwood, Committee Secretary

Conferees appearing before the committee: Wendy Wilson, Executive Director, Rosedale Development

Association

Representative Rick Rehorn

Pat Rahija, Wyandotte County Election Commissioner

Others attending:

See attached list.

Chairperson Allen started the meeting, announcing the opening of the hearing on HB 2122.

#### Hearing on HB 2122 - adandoned property; rehabilitation thereof

Written testimony supporting HB 2122, from Michael Snodgrass of Catholic Housing Wyandotte County Inc. (Attachment 1) and Kelly Wiloughby of Kaw Valley Habitat for Humanity (Attachment 2) was distributed to the committee members. Wendy Wilson, Executive Director of Rosedale Development Association, Inc. testified in favor of HB 2122 (Attachment 3), focusing on the community and neighborhood benefits this would allow. Representative Rehorn also testified in support of HB 2122 (Attachment 4), pointing out the he continues to support the bill even with 3 year homeowner occupancy stipulation. Neutral written testimony from Senator David Haley was distributed to the committee, regarding HB 2122 (Attachment 5). Chairperson Allen asked for questions of the conferees. Members questioned the exact process utilized in determining abandoned property and the staff assisted in clarifying the effects of removing the applicability of K.S.A. 12-1753 to these types of property situations. Based on concerns raised and agreed to by proponents present, Chairperson Allen requested Representative Rehorn meet with revisor staff and other interested parties to develop a balloon for HB 2122 for possible action at the next meeting. Representative Rehorn agreed. Chairperson Allen asked for anyone else wishing to testify for or against the bill; after no response the hearing was closed.

#### Hearing on HB 2214 - Elections; establishing a procedure for handling sealed bags of ballots after the original cavass.

Chairperson Allen announced the opening of the hearing by acknowledging Patricia Rahija, Wyandotte County Election Commissioner. Patricia Rahija testified in support of HB 2214 (Attachment 6) explaining the need for uniform legislation addressing the tabulation of write-in ballots throughout Kansas. Chairperson Allen recognized members for questions. Chairperson Allen asked for anyone else interested in testifying for or against HB 2214, there was no reply and the hearing was closed.

Action on HB 2214 - Elections; establishing a procedure for handling sealed bags of ballots after the original cavass. Chairperson Allen announced the working of HB 2214. Senator Clark moved to pass HB 2214 favorably and Senator O'Connor seconded the motion and it was favorably carried.

Action on SCR 1607 - Constitutional revision establishing a commission to propose legislative state board of education and congressional districts. Chairperson Allen directed action to SCR 1607 Senator Clark requested the information previously requested, regarding the current members of the Supreme Court Nominating Committee, be distributed to members (Attachment 7). Staff distributed a proposed balloon (Attachment 8) to amend page one line 32, adding language to reflect the words of the Constitution in regards to census adjustments. Senator Schmidt moved to adopt the proposed amendment regarding census adjustment on page one of SCR 1607 and also this language to be included in the

#### CONTINUATION SHEET

MINUTES OF THE SENATE COMMITTEE ON ELECTIONS AND LOCAL GOVERNMENT at on March 19, 2003 in Room 245-N of the Capitol.

"explanatory statement" section on page 5; motion seconded by the Chair and motion carries with Senator Buhler voting against the amendment. Chairperson Allen distributed copies of an email from Richard Hite, Chair of the Supreme Court Nominating Committee, (Attachment 9) which addressed his concerns regarding the involvement of the nominating committee in this proposed process. Senator O'Connor expressed her disagreement with the resolution and the potential affects on elected officials by turning over the redistricting to another body. Senator Schmidt explained the actual role of the committee in this bill, not to appoint but to recommend names for the appointment process. After discussion ended, Senator Schmidt moved to pass SCR 1607 favorably as amended and Senator Buhler seconded. The Chair cast the deciding vote, favorably passing SCR 1607 and Senator O'Connor requested to be recorded as a vote against the resolution.

#### Adjournment

Chairperson Allen announced the next meeting to be on Tuesday, March 25, 2003 at 1:00 p.m. and called the meeting adjourned.

# SENATE ELECTIONS AND LOCAL GOVERNMENT GUEST LIST

Date Wed March 19

Wendyllulsen	
Marcian Madney Lel	
Angela Ostama	
Twha Drybread	Division & Budget
Tom Groene	
Says Groene	
Clara Groupe	
Emma Groene	
Molly Groene	
Pat Rahia	Wy Co Election Commissioner
Brad Bryant	Sec. of state

## UNSAFE OR DANGEROUS STRUCTURES AND ABANDONED PROPERTY AMENDMENT

#### House Bill No. 2122

Ladies and Gentlemen:

I apologize for not being there in person to testify before you regarding House Bill 2122.

I represent CHWC, Inc., a not-for-profit community development corporation serving neighborhoods in the urban core of Kansas City, KS. Over the past year we have constructed 10 new single-family homes and acquired/rehabbed over 15 properties in the urban core of Kansas City, KS. In addition, I serve as President of the Community Development Association of Kansas City, KS, which represents 6 community development corporations which operate in both Wyandotte and Johnson County.

We, the residents of urban neighborhoods in Kansas City, Kansas, are aware that there are many factors to consider when addressing the issues of decay and flight. However, we believe that House bill 2122 is one quality attempt to address these issues. Empowering urban advocates to have access to abandoned property in one year as opposed to two is an efficient accountability tool and should improve residents' morale when addressing neighborhood issues. Allowing the property to be rehabbed and sold to a person of low, moderate or high income creates an opportunity for true mixed income neighborhoods.

House Bill 2122 is an important piece in the fight against urban decay in our urban cores in Kansas. Our neighborhoods in the older parts of our cities struggle with many issues, from urban flight, drugs, high rental rates and other issues. The residents left in these neighborhoods are left with little or no hope in improving their neighborhoods. Many times, in these situations, homes will simply be abandoned which not only affects that immediate property, but the immediate neighbors, that block, and that neighborhood.

We have found that 1 single property can have a tremendous effect on an entire block and neighborhood. For example, when we purchase/rehab a problem house in a bad block, that more times than not the neighbors on either side will decide to invest in their homes as well. This new rehab, in turn, creates a positive ripple effect throughout the block and neighborhood, resulting increased property values and taxes for the local governing bodies.

The same is true for abandoned properties, only with a negative ripple effect.

The proposed changes in HB 2122 to the current statute are vital to making the statute a functional tool in the fight against blight and decay. Of significant importance is the change in definition of "abandoned property" in 12-1750(c). The current statute requires the property to be vacant for a period of one year, while the proposed bill contains a much shorter period. It is important that properties NOT sit for very long, otherwise they attract graffiti, and vandalism, and if left for a period of one year it is usually impossible, financially, to rehab. This does not even take into account the tremendous negative impact on the block and neighborhood.

Another significant and important change is in who is eligible to receive the property once it is rehabbed. Our neighborhoods consist of predominantly low-income residents. It has been proven, not only in Kansas, but nation-wide, that creating mixed-income neighborhoods is the only way to have sustainable neighborhoods. Allowing more moderate-income persons/families to acquire the homes once rehabbed will change the dynamics of the neighborhood and provide "purchasing power" in the neighborhood(s), which greatly affects neighborhood businesses.

Senate Elec & Loc Gov 03-19-03 Attachment 1 Currently, only non-profit community development corporations (cdcs) have access to the "Abandoned Housing Act". I urge you to continue to only allow cdcs this access. All cdcs have Boards consisting of neighborhood residents, and thus have the neighborhoods best interests at heart. Opening this Act up to private individuals will create the opportunity for low-income persons to acquire the properties, who may or may not have the best interests of the neighborhood at heart, and may create low-income slumlord situations.

The only way to avoid that situation is by creating a Land Use Restriction Agreement which restricts the property to be owner-occupied for a period of 10 years, or some other timeframe. These are the same restrictions that most cdcs utilize when selling properties to persons/families in our neighborhoods. Of course, the problem with creating a LURA is the monitoring of the property.... who will be responsible for ensuring the property is owner-occupied for 10 years and does not create a slumlord situation? Who will ensure the property is being adequately maintained? If CDCs are the responsible party as currently written in the law, it would be our responsibility.

This bill is not only about addressing abandoned properties it is about raising the bar in these older neglected neighborhoods. Raising the standards is sure to raise the standard of living for those residents willing to live and raise their children in the urban core.

By being able to address a vacant property quickly, the property should be able to be saved via rehab then resold to a person/family who will occupy the structure, maintain it, and pay taxes.

All other sections of HB 2122 further strengthen the current statute and will change a seldom-used statute into a real force for neighborhood revitalization.

Michael Snodgrass CHWC, Inc.



March 17, 2003

Ms. Wendy Wilson Rosedale Development Association

Dear Wendy,

I understand that you intend to testify in support of HB 2122. I regret that I cannot personally attend and offer my testimony in support as well. Please feel free to indicate that Kaw Valley Habitat For Humanity fully supports this bill. We see it as one tool that will assist Community Development Agencies such as ours work to rid neighborhoods of blighted, abandoned housing. These abandoned structures frequently become havens for crime, vermin and unsafe "playhouses" for unsupervised children and youth.

We agree with you and RDA that the bill would be more useful if it did not include the provision that made this tool available only for first-time homebuyers. There are many agencies, such as ours, that might consider rehab as a viable option if these structures were available to us sooner and in condition for rehab.

Thank you for your work on this important issue. You have our full support

Best regards.

Kelly S. Willoughby Executive Director

Senate Elect Loc Gov 03-19-03 Attachment 2



## Rosedale Development Association

1403 S.W. Boulevard, Kansas City, Kansas 66103 (913) 677-5097 FAX (913) 677-3437

March 17, 2003

Mr. Chairman and Committee Members,

The Rosedale Development Association, a non profit community organization, is in favor of House Bill 2122 that amends the state's unsafe and dangerous structures and abandoned property statute. Bill 2122 will help us to address those few very difficult properties in our city that blight the surrounding neighborhoods and have a negative impact on the property values and safety of the nearest property owners. The reasons for the suggested changes are as follows:

The need to shorten the time limit to be declared "abandoned property" from one year to 6 months is to limit the possibility of the following: the property becoming a safe haven for criminals and vagrants who may cause serious damage to the property or cause havoc in the community, to limit the blight and reduced property values (thus reduced tax revenue) of the nearest neighbors who may wish to sell their homes or whose insurance rates increase due to a "vacant or abandoned property" being next door, also to get property that still has value rehabilitated and paying property tax. The longer a property remains abandoned the more likely it will deteriorate and necessitate demolition thus leaving another tax delinquent, weedy vacant lot.

Removal of the low or moderate income housing references is to promote a mixed income approach to community development and to encourage the highest quality of rehabilitation to the property. We favor the removal of any language that limits who may purchase the property after renovation by the organization. We agree with the stipulation to require the new homeowner to occupy the home for a minimum of three (3) years before reselling the home.

The addition of the requirement that the defendant show evidence of their capacity and resources necessary to complete rehabilitation of the property is to prevent the deteriorated condition of the property from continuing indefinitely and possibly necessitating the filing of subsequent petitions.

Changing references from the city to the court is to streamline the process and maintain consistency.

Removal of the five-year redemption period is critical to making this law a realistically useable document. The current policy leaves the property in limbo, limits its uses and makes it unmarketable. This is the main reason this statute has gone unused over the years.

Senate Elec L Loc Gov 03-19-03 Attachment 3 The final change "allowing conveyance by judicial deed that operates to extinguish all existing ownership interest in, liens on, and other interest in the property, except tax liens" is necessary to deliver a fairly clear title, encourage the title companies to issue title insurance, get the property into the hands of the new residents as quickly as possible and start property tax payments coming in to local and state governments.

Passage of these changes to the existing law will assist communities in addressing those very difficult properties where no responsible party of interest can be located and the property remains a blighting influence. There will be very few properties that meet these guidelines and responsible owners who can be located need not worry that they will lose control over their properties under this law. It is very depressing to look out your from your home day after day, month after month, and currently year after year and see an abandoned deteriorating property while praying for the day it burns down, falls down, is demolished by the city or is sold after 4 years (if anything of value remains) in a delinquent tax sale on the courthouse steps. It also has a very negative impact of property values in the area and can actually cause further neighborhood deterioration by eroding property values and the morale of neighbors.

We ask for your help to provide us this tool to continue the work of improving our neighborhoods for everyone.

Sincerely,

Wendy Wilson Executive Director

Rosedale Development Association, Inc.

RICK REHORN
REPRESENTATIVE, 32ND DISTRICT
WYANDOTTE COUNTY

STATE CAPITOL, ROOM 278-W TOPEKA, KS 66612-1504 (785) 296-7680



COMMITTEE ASSIGNMENTS
RANKING MINORITY MEMBER: FEDERAL & STATE AFFAIRS
MEMBER: BUSINESS, COMMERCE & LABOR
JUDICIARY

TOPEKA

HOUSE OF REPRESENTATIVES

# Testimony Presented To Senate Committee on Elections and Local Government Re: HB-2122 By Representative Rick Rehorn March 19, 2003

The most important changes proposed to the Kansas Abandoned Housing Act are as follows:

- Changes the definition of abandoned property to reduce the time the property must be abandoned from one (1) year to 180 days. (The property must still be tax delinquent for two (2) years). This change is important because the longer a house is abandoned the more dilapidated it becomes and therefore less likely that it will ever be habitable.
- Deletes the five (5) year time frame the not-for-profit must wait to take clear title to the property. This is the most important provision in the bill. The current law is unusable because a not-for-profit has no incentive to rehabitate a property when it must wait so long to take title to the property.
- The bill originally deleted the requirement that the house be used for low to moderate income housing. The house committee did strike this language but added the requirement that the home be sold to a first time home buyer who agree to occupy the house for three (3) years. We are asking that the original proposal be accepted.

Thank you.

Senate Elec + Loc Gov 03-19-03 Attachment 4 OFFICE
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SENATE CHAMBER

#### DAVID B. HALEY

SENATOR DISTRICT 4 WYANDOTTE COUNTY

March 19, 2003

#### RE: HB2122 Concerning abandoned property; Relating to the rehabilitation thereof

Chairman Allen; Ranking Member Gilstrap...Committee members of Senate Elections/Local Government:

Thank you for allowing me to provide a brief perspective on HB 2122 this afternoon. I consider myself and my testimony "Neutral" on the bill. I <u>favor</u> (as many of you might personally attest) any streamlining effort that delivers title of abandoned real property to a responsible owner committed to renovation. However, I <u>oppose</u> government intervention which might too rapidly deprive from title a real property owner, who might be attempting to preserve an empty family or second house, and might empower local government to harass the property owner in favor of a "nonprofit" corporation. As the proud author of changes to K.S.A. 12-1756 a-f, et seq., in the 1996 Legislative Session, I get a little concerned when drastic change is proposed. Fortunately, several amendments to HB 2122 adopted by the House Local Government Committee make my advocacy, now Kansas law, broader and arguably, even more effective.

Primarily, the legislative reasoning for <u>taking</u> real property rights from average income property owners (who were behind in paying their taxes and/or had left their property vacant for awhile) and "<u>giving</u>" these same property rights to a non-profit organization was to specifically increase the availability of *low or moderate income home ownership*. The nonprofit organization is the beneficiary of a streamlined judicial sale only in order to empower those chronically exposed to marginal rental or ownership housing opportunity.

One remaining flaw to HB 2122 (as amended by the House) will remove the necessity of such streamlined transfers for renovation as being specifically beneficial to "low or moderate income housing." Replacing this requirement with "first time owner occupied" (which is not defined in HB 2122) might hamper the availability for funds/grants to some of these same organizations.

For example, Executive Reorganization Order No. 30, which would transfer the Division of Housing from the Department of Commerce and Housing and to the KS Development Finance Authority, requires "low and moderate income status" for most grants and loans.

The proponents of this Bill have worked hard to craft an expansion of K.S.A. 12-1756 a-f, et seq. which can, ultimately, benefit the landscape of emerging communities through renovating and selling historic affordable housing. I applaud their progressive efforts and am pleased to continue to support such initiatives that may improve Kansas homesteading. Thank you.

03-19-05

MMITTEE ASSIGNMENTS

COMMITTEE ASSIGNMENTS
ASSESSMENT & TAXATION
JUDICIARY REAPPORTIONMENT
PUBLIC HEALTH & WELFARE

JOINT COMMITTEE ASSIGNMENTS
STATE TRIBAL RELATIONS
CORRECTIONS & JUVENILE JUSTICE
HEALTH CARE REFORM OVERSIGHT

haley@senate.state.ks.us

#### **TESTIMONY ON HOUSE BILL NO. 2214**

Patricia Rahija, Wyandotte County Election Commissioner

I am testifying today on behalf of the Kansas County Clerks' & Election Officials Association.

We are requesting your support of HB 2214. There are 81 counties in Kansas who have optical scan voting equipment. In the past seven years since Wyandotte County purchased its system, we have encountered the problem of election workers at the precinct failing to complete the Abstract of Write-In Votes.

The optical scan voting system reads the darkened ovals and tabulates a vote for each darkened oval. It does not read the name written in by the voter. Therefore, the election workers at the original canvass must complete a tally sheet of write-in votes.

It has been our experience in Wyandotte County that about one-third of our election workers either fail to complete the report or it is incomplete. As a result, there have been occasions in the August Primary when we have been unable to determine the outcome of a race.

Since there is nothing in the law addressing how to handle this problem, I have appointed a Special Board to open the ballots and record the write-in votes, and then request the Board of Canvassers to ratify my actions.

Other counties having the same situation have devised various other methods to deal with the problem. However, we believe there should be consistency throughout the state.

We believe HB 2214 will provide a resolution to our dilemma. This bill allows the county election officer to appoint a special write-in board to unseal the ballots and record any write-in votes, which appear on the ballot. The special board will be appointed from the election boards of the county, or from a poll of trained board workers maintained by the county election officer. The board will be comprised of members of different political parties.

We urge your support of HB 2214.

Senate Electroc Gov 03-19-03 Attachment 6

#### SUPREME COURT NOMINATING COMMISSION

Chairman

Richard C. Hite 200 W. Douglas

Suite 600

Wichita, KS 67202

Original Election 2001-2006

#### ELECTED

#### APPOINTED BY GOVERNOR

#### FIRST CONGRESSIONAL DISTRICT

David J. Rebein 810 Frontview PO Box 1147 Dodge City, KS 67801 Original Election 2002-2006 Debbie L. Nordling HC 01 Box 2AA Hugoton, KS 67951 Original Appt. 1998-2002

Re-appointed

2002-2006

#### SECOND CONGRESSIONAL DISTRICT

Thomas E. Wright
PO Box 3555
Topeka, KS 66601-3555
Original Election 1995-1999
Re-elected 1999-2003

James S. Maag PO Box 4407 Topeka, KS 66604-0407 Original Appt, 2000-2003

#### THIRD CONGRESSIONAL DISTRICT

Thomas J. Bath, Jr. 7944 Santa Fe Overland Park, KS 66204 Original Election 2000-2004 Suzanne (Sue) S. Bond 9823 Nall Overland Park, KS 66207 Original Appt. 1996-2000

Re-appointed 2000-2004

#### FOURTH CONGRESSIONAL DISTRICT

Lee H. Woodard 257 N. Broadway Suite 300 Wichita, KS 67202 Original Election 2001-2005 Dennis L. Greenhaw 2625 N. Penn Independence, KS 67301 Original Appt. 1997-2001 Re-appointed 2001-2005

Senate Eleculor Gov

03-19-03 AHAChment 7

#### Senate Concurrent Resolution No. 1607

By Senators Schmidt and Downey, Adkins, Barnett, Buhler, Emler, Gooch, Goodwin, Lee, Morris, Oleen, Schodorf, Steineger, Teichman, Umbarger and Vratil

2-4

A PROPOSITION to revise article 10 of the constitution of the state of Kansas, relating to redistricting of legislative districts, state board of education districts and congressional districts.

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Be it resolved by the Legislature of the State of Kansas, two-thirds of the members elected (or appointed) and qualified to the Senate and two-thirds of the members elected (or appointed) and qualified to the House of Representatives concurring therein:

Section 1. The following proposition to amend the constitution of the state of Kansas shall be submitted to the qualified electors of the state for their approval or rejection: Article 10 of the constitution of the state of Kansas is hereby revised to read as follows:

"Article 10. — LEGISLATIVE, STATE BOARD OF EDUCATION AND CONGRESSIONAL REDISTRICTING

- "§ 4. Redistricting required; basis. (a) Kansas house of representative districts, Kansas senate districts, state board of education districts and United States congress districts shall be redistricted in 2012 and every 10th year thereafter, as provided by this article.
- (b) Redistricting of Kansas house of representative districts, Kansas senate districts, state board of education districts and congressional districts shall be based upon the population of the state of Kansas as established by the most recent actual enumeration of population taken and published by the United States bureau of the census.
- "§ 5. Establishment of redistricting commission. (a) Not later than February 15 of the year before the year when redistricting is required, a redistricting commission shall be established to recommend to the legislature redistricting plans for Kansas house of representative districts, Kansas senate districts, state board of education districts and United States congress districts.
- (b) The redistricting commission shall consist of the following members:
- (1) The secretary of state, who shall serve as chairperson of the commission and shall be a nonvoting member; and
  - (2) one member each appointed by the following from among per-

Kansas house of representative districts and Kansas senate districts

shall be reapportioned upon the basis of the population of the state adjusted: (1) To exclude nonresident military personnel stationed within the state and nonresident students attending colleges and universities within the state; and (2) to include military personnel stationed within the state who are residents of the state and students attending colleges and universities within the state who are residents of the state in the district of their permanent residence. Bills reapportioning legislative districts shall be published in the Kansas register immediately upon final passage and shall be effective for the next following election of legislators and thereafter until again reapportioned.

Senate Elec Loc Gov 03-19-03

Attachment 8

50R 160

From:

"Richard HITE" <hite@hitefanning.com>

To: Date: <Allen@senate.state.ks.us> Wed, Mar 5, 2003 4:14 PM

Subject:

Senate Concurrent Resolution No.1607

#### Dear Senator Allen:

I have just learned that the Senate Elections and Local Government Committee has scheduled a hearing on Senate Concurrent Resolution No.1607 for tomorrow. Please ask the Committee to consider the following remarks regarding the provisions in the Resolution designating the Supreme Court Nominating Commission as the body which would nominate voters to be members of the proposed redistricting commission.

The Supreme Court Nominating Commission was created by an amendment to Article 3 of the Kansas Constitution which replaced the political election of Supreme Court justices with nonpartisan merit selection. The Court of Appeals judges are now selected through the same process. The Supreme Court Nominating Commission was intended to create greater respect for the appellate judiciary by insuring its independence through separation from the political process. Through the years it has been in existence the members of the Commission have done their utmost to follow the constitutional mandate, nominate individuals for the appellate judiciary in a totally nonpartisan way and strictly on a merit basis. I believe that through the manner in which it has acted the Commission has established and then enhanced a reputation for complete independence from political considerations. I also believe that the independence of the Commission has nurtured public confidence that we have a free and independent judiciary.

I am in complete sympathy with the intended purpose of Senate Concurrent Resolution No.1607. However, I am very concerned that designation of the Supreme Court Nominating Commision as the body to nominate individuals to serve on the redistricting commission would jeopardize, to some degree, the public perception of the Commission's independence from the political arena. Without question the argument for the Resolution is based on the fact that redistricting has been a politically charged subject. Politically elected officials are deeply involved in and affected by redistricting. Political party membership would have to be considered in the nomination process. If the Resolution is adopted and ultimately approved it may be years before the entire redistricting process builds a reputation for impartiality and independence that the Supreme Court Nominating Commission now enjoys.

For these reasons I respectfully request that the Committee give serious consideration to <u>drafting a substitute</u> for the provisions in Senate Concurrent Resolution No. 1607 which would <u>direct the Supreme Court Nominating Commission</u> to nominate members of the proposed redistricting commission.

Richard C. Hite, Chair Supreme Court Nominating Commission 200 West Douglas, Suite 600 Wichita, KS.,67202 316-265-7741

CC:

<occonnor@senate.state.ks.us>

Senate ElectLocGov 03-19-03 Attachment 9