



**SUGAR CREEK CAPITAL**

*A forward approach.*

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Chair and Members of the Financial Institutions and Pensions Committee,

Sugar Creek Capital would like to voice our support for both Senate Bill 34 and Senate Bill 37, specifically in support of advancing more housing in Kansas at rents and mortgages that are affordable to rural and working Kansans. We are a national leader in affordable housing tax credit investments, which benefit working families and fixed-income seniors. We have seen the transformative potential of programs like these, and our team would like to offer our support as Kansas works to expand its economic development efforts and house the growing workforce needed to fuel it.

Sugar Creek Capital has invested in state affordable housing tax credit programs for nearly 20 years. These are strong rental housing investments that compete with the market for quality, but at rents that are affordable. Kansas is growing, as is its need for quality housing. Senate Bill 34 is designed to expand the ability of rural housing incentive districts to spur more housing, which Sugar Creek supports.

State credits are also a key tool to spur economic activity and jobs. They quite simply allow Kansas to do more and bring the strengths of the private market to bear alongside the efforts and accountability of the state. Senate Bill 37 right sizes the investor market for the Kansas housing investor tax credit and finetunes the administrative end of the program to ensure more robust investment overall. A healthier investor market will drive competition and support greater opportunities for those investment dollars to become quality housing units.

As Kansas seeks to remain a competitive place for the real estate industry to invest in these types of developments, which in turn provide the type of affordable workforce housing that makes Kansas competitive for business investment, these programs are a win-win for the state.

Salutations,

Chris Hite, CEO  
Sugar Creek Capital