



February 8, 2023

Dear Chairman Jeff Longbine & Financial Institutions and Insurance Committee:

My name is Ross Vogel. My company is Heartland Housing Partners (HHP). HHP is a leader in attainable housing in the state. Please accept this testimony as support for **SB 34**. SB 34 would allow the currently non-qualifying Cities of over 60,000 population to be eligible to use the Rural Housing Incentive District (RHID) program. The bill limits the total number of housing units the communities can designate as RHID units to 100 per year and a project specific limit of 50 per year. The average size of all the units within a project must be less than 1,650 sf.

The seven cities that would now be qualified are:

Wichita, Overland Park, Kansas City, Olathe, Lawrence, Shawnee, Lenexa. Topeka is already qualified and will continue to use the existing RHID guidelines.

The legislation will also allow lots with infrastructure that have been in place for at least 10 years and lots with existing Special Assessments to include vertical construction as an eligible expense. Currently only infrastructure and other associated costs are counted as an eligible expense within the RHID program except for downtown buildings (passed in the 2019 legislative session) which may include vertical construction as an eligible expense. With the cost of developing infrastructure skyrocketing, there is value in the many lots that are vacant across rural communities. The result of this bill would be increased infill housing development on those existing lots in communities across the state.

Thank you for your consideration. I urge you to support SB 34 for passage.

Sincerely,

A handwritten signature in black ink that reads "Ross Vogel". The signature is written in a cursive, flowing style.

Ross Vogel  
Heartland Housing Partners