

TESTIMONY ON HB 2099
BEFORE THE HOUSE COMMITTEE ON LOCAL GOVERNMENT

2/5/2025

Greetings I am Patrick DeLapp, a participant in the Government supported housing programs, and an Officer in NIA. I oppose this bill for the following reasons:

-The units are currently required to be inspected every year and pass inspection every year.

-If the unit does not pass depending on severity of the failure funding will stop.

-The apartment complex talked about Timberlee did, have sewerline problems which had attempted to be corrected atleast times in a 10 month period. But it kept reoccurring.

-The City of Topeka has a **lot** of culpability in this problem. Since it was later found, that the City sewerline had collapsed about a block away, and 21 feet under the ground. That was causing the back up. City had failed to properly maintain the line. Emergency work began a couple of days after finding this working though the night for more than a week. Its believe Council was hidden from the fact the of City's culpability.

-HUD does not want the Cities coming in to inspect their projects or Units that they support. They are set on only using HQS, Housing Quality Standard, or NSPIRE National Standards for the inspection of Real estate. (full implementation of NSPIRE, which will end HQS, has been pushed back to 10/1/25)

-Both codes do a excellent comprehensive job of looking at health and safety issues. That is what they are concerned with. Not ashethics, or doing things to increase property values, or using Code to look for other criminal issues in someone living space, which the cities have been known to do.

-HUD wants landlords to participate and are fearful letting the Cities step on their territory will have a chilling effect on getting participation from private landlords.

-Currently, if the Tenant has a problem, they are to call the landlord. If that does not work they can contact the local PHA and they will perform and inspection within 24 hours. They can contact the local City, but HUD wants the City them to contact them for the inspection, not the City.

-HUD has lost over 50,000 net, landlords who dropped out of the program between 2010-2020.

-The City if allowed in the unit will write things up which, at times, have little to nothing to do with Safety and Health. Which will Only driving up cost.

-Further the City of Topeka has distributed a memo to all Code officials that, beyond giving a time period, date, when violations must be corrected, all safety and health violation will now be prosecuted. That memo was dated 1/22/25 was shared with the NIA's. This could mean 1 out of 3 smoke detectors are not working and you will be pulled into court, even if its been corrected.

You must then pay \$75 if the case gets dismissed. The only way you avoid the \$75 is if you go to full trial and Judge rules "No Guilty" (Many feel this is an attempt to help with the \$15 million budget short fall Topeka is looking at)

-Each day that the violation occurs its considered a separate violate. With violation penalties of a fine of up to \$499 and Jail of 179 day for each day the violation(s) exists.

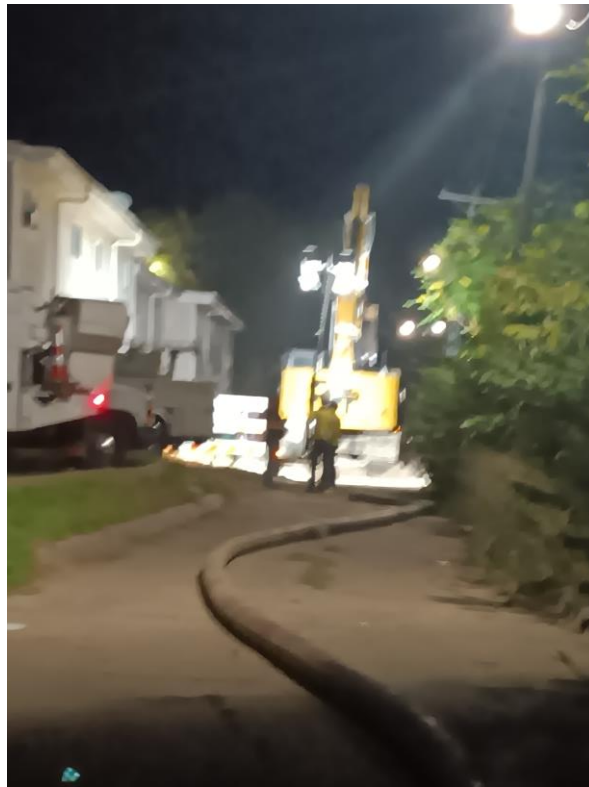
HUD IS RIGHT, THIS WILL HAVE A HUGE CHILLING EFFECT ON LANDLORDS WANTING TO PARTICPATE IN THE GOVERNMENT ASSISTED HOUSING PROGRAMS OFFERS.

I Urge you not to pass this bill it will only hurt Affordable, Safe, and healthy housing which is HUD goals. Raising the cost substantially, with no gain in Safe or health, and reducing those number of units available.

Patrick DeLapp 785-554-0493



Above shows day work just starting on Sewer line on 8/9/2024



Above shows night work at 10:22 pm. Special permission must be given to work so late