



Working in partnership with residents, businesses, and institutions to build a strong and healthy community and to improve the quality of life for those who live, work, and play in Rosedale.

February 29, 2016

Re: HB 2665 opposition

Dear Representative Hutton,

On behalf of the Rosedale Development Association (RDA), I am writing to oppose the passage of HB 2665.

Since 1978, RDA has worked in partnership with residents, businesses, and institutions to build a strong and healthy community and to improve the quality of life for those who live, work, and play in the Rosedale neighborhood of Kansas City, Kansas. As the community development corporation serving Rosedale, we have worked with the Rental Licensing Department at Livable Neighborhoods on many occasions, most recently on a low income, multifamily housing complex called Rosedale Ridge, which was shut down in 2015 after failing both city rental licensing inspections and HUD inspections.

In September 2014, the rental license for Rosedale Ridge was suspended for mold and life, health and safety issues. We had worked with residents of the complex on issues of crime and safety in the past, and began working with residents at that time to advocate for management to address the issues on site. Over the next nine months, we worked with resident leaders, rental licensing, and HUD to pressure the owners and management to document and address the major issues on site. In June of 2015, the rental license was officially revoked and residents were given housing vouchers to move.

I visited apartments where water was dripping through the ceiling light fixtures from unresolved plumbing problems on the floor above, where toxic mold was unaddressed, where carbon monoxide from faulty heating units caused a family to go to the hospital. I visited apartments where the carpet was so soaked with water that it squished underfoot, where doors didn't lock and fire alarms were broken. The outside doors to the apartment buildings were missing windows or broken, and management remained unresponsive. These apartments were the very reason we need a rental licensing department.

Without a rental licensing department, the egregious health and safety violations would likely have continued. Our rental licensing department was able to force the owners and managers to address the ongoing issues – and when they didn't (after 10 months of appeals and work) they lost their rental license (and their HUD contract.) Our rental licensing department was able to move the process along much faster, thus getting residents into safe housing sooner.

Since its inception, the Rental Licensing department has helped to eliminate blight caused by absentee landlords who have been plaguing our neighborhoods for decades. By insuring that landlords follow a minimal standard of building and maintenance code, we can make sure that our neighbors as well as our neighborhoods are safe and clean.

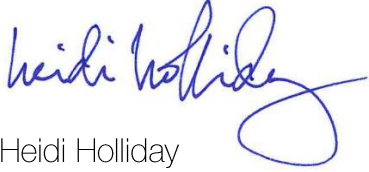


913 677 5097 Office ■ 913 677 3437 Fax ■ 1403 Southwest Blvd. ■ Kansas City, KS 66103 ■ info@rosedale.org

The passage of HB 2665 will undoubtable jeopardize the quality of life within our neighborhoods and could begin to undo the 20 years of change we have partnered to achieve in regards to rental property reform. Please oppose the passage of this bill.

Thank you for your time.

Sincerely,



Heidi Holliday
Executive Director, Rosedale Development Association

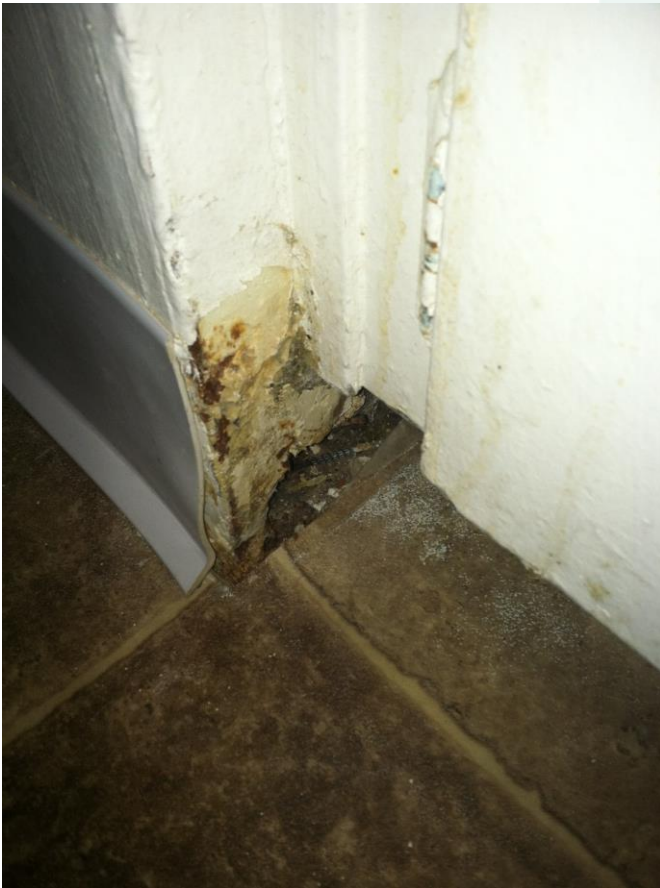


Appendix: Photos from Rosedale Ridge

Water damage to bathroom vanity and drawer (including mold):



Hole in apartment floor:



Mold on ceiling vent:



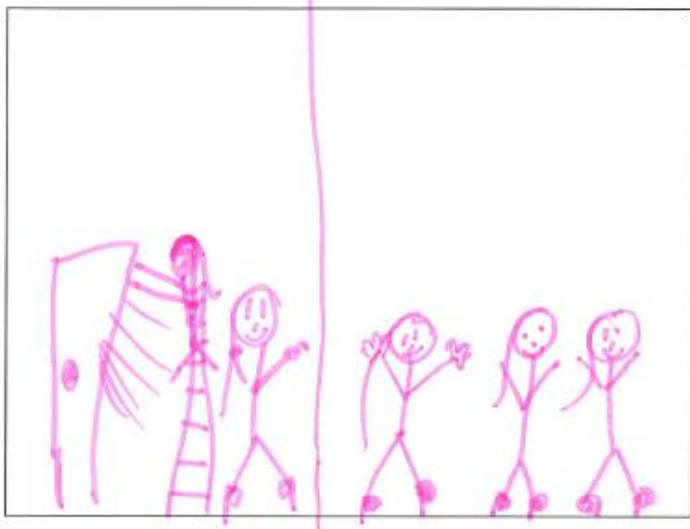
Flood in basement apartment from upstairs apartment:



Mold on furnace:



Advocacy letters from residents:



First Name: Asia Age: 7

My favorite thing about ^{kids} Rosedale Ridge is: because
Theres ~~to~~ to play with.

My apartment would be better if: They come
and fix the apartments.

My apartment would be better if: there was no
mold roaches mice and a park
for the kids.

Dear, YARCO: I Don't Really like living here
But its to much mold Pleas Don't let People live
hef that is disrespectful.....

Sincerely [Makar'Yah]