



To: Chairman, Senator Robert Olson and Senate Commerce Committee Members
From: Nick Hernandez, City Manager
Date: February 10, 2021
Subject: Testimony in support of Senate Bill 90

Dear Chairman, Senator Robert Olson and Senate Commerce Committee Members:

Thank you for considering our testimony on behalf of the City of Dodge City regarding Senate Bill 90. We are very supportive of amending the Kansas Rural Housing Incentive District Act to allow the use of bond proceeds for vertical renovations of certain buildings for residential use. As a City, who has successfully utilized the Rural Housing Incentive District (RHID) program, we can attest that RHIDs have proven to be one of the most effective economic development tools when it comes to housing development available in the State of Kansas.

Since 2008, Dodge City has offered a range of housing incentives programs from Neighborhood Revitalization Programs (NRP) to RHIDs. Since the inception of our different programs, we have successfully developed over 600 housing units. We have touched every aspect of housing from single family high market values to low income, as well as multifamily market value to low-income rentals. The incentive that has been the most impactful towards our success with new housing in our community has been the RHID program.

The RHID Program has been used in over 15 different housing developments, building over 400 units. The recent extension of the recapture time passed last legislative session is of great benefit to the program and allows developers to build more affordable housing utilizing this incentive.

The RHID program is an effective economic development incentive and has transformed housing in Dodge City. As a result, we have started new developments and substantially improved the housing market in our community that never would have occurred without the utilization of this valuable program.

As supported by the data, the RHID program has been successful in our community and the City of Dodge City respectfully requests that you support and approve Senate Bill 90. The proposed amendment will only further the success of this program and will help address housing issues across the State while helping to renovate older buildings for residential purposes.

Should you have any questions, please do not hesitate to contact me. Thank you for your consideration and continued support.

Sincerely,
Nick Hernandez, City Manager