



*To provide quality housing that is affordable to low and moderate-income persons by
developing, promoting, and facilitating access to affordable housing.*

February 7, 2022

SB 376

Proponent

Written Testimony Only

Lance H. Cochran, President

Community Housing Development Corporation of Central Kansas

Dear Senate Committee

Please accept this written testimony in support of the Senate Bill 376 on behalf of the Community Housing Development Corporation of Central Kansas. For the past 3 years our Not-For-Profit Housing Organization has been purchasing, remodeling, and selling low-moderate income housing units in Salina. Our success is evident through our successes in rehabilitating and selling quality low-income housing for sale to low and moderate income persons and families. Due to limited volunteer laborers and the rising costs of rehabilitation, we have a need for this grant funding assistance to continue our mission. We sell our homes very quickly due to the limited units available in the price ranges we operate. We have found that giving a quality re-built home with little or no maintenance for a five-year period allows our homeowners to further strengthen their savings program.

We have been given the opportunity to purchase multiple housing units from the local Housing Authority as they move toward more communal residential units, which gives us the opportunity to house low-income residents within the Section 8 housing income guidelines as developed by Housing and Urban Development. Additional grant funds we would enable us to complete much needed upgrades to many of these unit's heating and air-condition units, older water heaters, adding insulation and ensuring the use of quality roofing materials, all of which would assist in lowering monthly utility bills for our clients, who are otherwise greatly impacted by the changing seasonal costs of utilities. In other words, we will have the ability to make huge impacts on people's lives, who can most benefit from small changes to their housing.

As our organization grows, our board of directors' desire to build infill housing units for owner occupied occupancy on vacant lots in our LMI areas in the community. There are over two dozen vacant lots in Salina on which smaller housing units could be built, and many are located in our North Salina Community Development 'North Town' district, an area of true need. These grant funds would be used to lower our housing costs, keeping housing in the low-moderate income guideline ranges, while meeting housing needs as specified in the 'Live Salina' Housing Study.

Our available workforce laborers are at an all-time low and for these entry level jobs to be filled, our community desperately needs additional housing units. Our program would blend into the



recent 'Live Salina' plan, which indicates needed housing for low-income families. With additional support through the Kansas Housing Trust Fund and through these housing grant incentives, we believe that we can assist the city in supplying additional housing units for existing and new residents in our community. These grant funds will also allow our rental units to stay at HUD income guidelines with more energy efficient living conditions.

The Live Salina plan indicates that there will be a need for over 1,600 owner occupied housing units by the end of year 2030 with approximately 40% of those home units needed to be under \$225,000.00. The Live Salina plan also indicates that there will be a need of 315 rental units under \$635.00 per month and 269 units in the \$625.00-\$1,000.00 per month range. These grant funds would allow us to meet this housing need in Salina all three of these scenarios. A need which might not otherwise be met based on current market rate unit pricing.

I am therefore in full support of Senate Bill 376.

Sincerely,

Community Housing Development Corporation of
Central Kansas

By: _____


Lance H. Cochran, Its President