

February 7, 2022

SB 375

Proponent

Written Testimony Only

Gary Hobbie

Community Housing Development Corporation

Dear Senate Committee

Please accept this testimony in support of the Senate Bill 375 on behalf of a much-needed assistance with building housing units in Salina Kansas. Our available workforce laborers are at an all-time low and for these jobs to be filled we need additional housing units. Our program would blend into the recent 'Live Salina' plan indicating a need for housing for low- and moderate-income families. With additional support through Kansas Housing Resources Corporation with potential Housing Incentives we believe we can assist the city in obtaining the goal of additional housing units for many new residents moving to our community. We believe a quality constructed cottage style homes would bring a new concept in smaller housing units needed in our LMI areas of Salina.

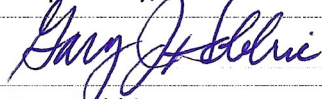
The Live Salina plan indicates that there will be a need for over 1,600 housing owner occupied units by the end of year 2030 with approximately forty percent of those units under \$225,000. We believe that building a cottage style home at \$150,000 with an incentive of \$30,000 would benefit multiple first-time home buyers the affordable \$120,000 home they desire. Our desire to accomplish infill housing will be capable of meeting much of this demand and could lower the cost final construct if supported by the grant funds.

The following incentives will assure the low-moderate income housing units can be constructed in Salina and assist our organizations mission of providing affordable quality-built housing for our low-moderate income families.

Housing Resources Corporation Grant funds Interest Subsidy by our lenders
Low Cost or Free Land through trusts and private donations

No Infrastructure Costs Reduction of Building Construction Costs

Respectfully, I am in full support of Senate Bill 375 passage.



Gary Hobbie

Community Housing Development Corporation of Central Kansas

ghobbie@kschdo.com



February 7, 2022

SB 376

Proponent

Written Testimony Only

Gary Hobbie Director

Community Housing Development Corporation

Dear Senate Committee Members;

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, Kansas. Our success is evident through the purchase and sale of seven homes through the assistance of volunteer labor and by purchasing of lower valued homes in need of rehabilitation. We have a need for this grant funding assistance from Senate Bill 376 which will assist us in continuing the remodeling of our housing units especially as the costs of building materials and contracted labor costs have risen over the past two years. Selling our completed units happens within days due to our local lending institutions use of the First Time Homebuyer program for our clients and the need for quality housing in Salina within this lower price range. 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 financial stability.

Additionally, we have been offered to purchase multiple housing units from the local Housing Authority, if we keep those homes and apartments within the Section 8 housing income guidelines as developed by Housing and Urban Development. Additional grant funds would enable us to complete upgrades to many of these unit's heating and air-condition systems, replace older water heaters, install much needed ceiling insulation and ensure quality roofing materials, all of which would assist in lowering the tenant's monthly utility bill and give them a better-quality living conditions.

As our organization grows, our board of directors' desire to build infill housing units for owner occupied occupancy on vacant lots in the LMI areas in the community. We know that there are over two dozen vacant lots in which smaller housing units could be built, many lots are in the North Salina Community Development 'North Town' District. 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 needs additional housing units. Our program blends well into the recent 'Live Salina' Housing Study again indicating needed housing for low- income families. With additional support through Kansas Housing Trust Fund, through these housing grant incentives, we believe, we can assist the city in supplying additional housing units for existing and new residents in our community. We also believe these grant funds would allow our rental units to remain at HUD's Section 8 income guidelines with a 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. Our goal of having owner occupied housing units for sale for less than \$150,000 fits well within the proposed guidelines of the study. The Live Salina plan also indicates that there will be a need of 315 rental units under \$635 per month and 269 units in the \$625-\$1,000 per month costs. Again, our rental units will fit less than the proposed \$635 monthly rental costs for over one-half of our units. These grant funds would allow us to continue and increase these proposed housing needs in Salina all of these scenarios.

With respect, I am in full support of Senate Bill 376.



Gary Hobbie

Community Housing Development Corporation

Of Central Kansas

ghobbie@kschdo.com

February 7, 2022

SB 375

Proponent

Written Testimony Only

Gary Hobbie

Building Kansas LLC

Dear Senate Committee

Please accept this testimony in support of the Senate Bill 375 on behalf of a much-needed assistance with building housing units in Salina Kansas. Our available workforce laborers are at an all-time low and for these jobs to be filled we need additional housing units. Our program would blend into the recent 'Live Salina' plan indicating a need for housing for moderate income families. With additional support through Kansas Housing Resources Corporation with Moderate-Income Housing Incentives we believe we can assist the city in obtaining the goal of additional housing units for many new residents moving to our community. We believe our quality constructed townhomes will bring a new concept in duplex construction yet maintain a high level of construction amenities.

The Live Salina plan indicates that there will be a need for over 1,600 housing, owner occupied, units by the end of year 2030 with approximately 355 townhome units under \$225,000 and 222 units in the \$225,000- to \$300,000 price range. Our subdivision will be capable of meeting much of this demand and could lower the cost final construction for our townhome units, if supported by these MIH Grant funds.

Our proposed subdivision will supply approximately 159 housing lots in which we propose to build up to 319 units with single family homes and/or townhomes in a duplex style. This will assist in housing nearly 300 new families in our community. The following incentives will assure housing units are constructed in Salina and assist our development in being successful by using these funds to buy down the cost of each housing unit

Rural Housing Incentive District Moderate Income Housing Incentives

Interest Subsidy

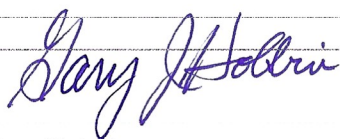
Low Cost or Free Land

Increase Density while maintaining a high-quality housing unit

Reduction of Infrastructure Costs

Reduction of Building Construction Costs

Respectfully, I am in full support of Senate Bill 375 passage.



Gary Hobbie

Building Kansas LLC