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Greetings House Committee on Commerce, Labor, and Economic Development,

I write to request your strong support for HB 2314. As city administrator for the city of Chapman I am charged with maintaining our tax base. A significant part of that charge is dealing with abandoned property. Last year our total assessed value in Chapman decreased largely due to unattended and deteriorating residential properties. The lengthy and expensive processes of mitigating abandoned property directly effects the value of our city and thus the property tax revenue stream. A decreased valuation requires the city to increase the mil levy just to maintain a flat revenue stream. This tax increase is borne by those property owners who do maintain their properties, follow the rules, and pay their taxes. With a streamlined process the city can facilitate returning abandoned properties to useful and productive status.

Additionally, returning abandoned properties to useful status also adds to our housing inventory. Chapman grows slowly and predominantly as a bedroom community for Junction City and Ft. Riley. Low and Moderate Income (LMI) housing is in short supply. Every home that falls into disrepair is a home lost to LMI residents in Chapman. It is incredibly unlikely that LMI housing will be developed in Chapman. But at the very least we should keep our current inventory of LMI housing. Abandoned properties are rarely in the upper range. I believe HB2314 can assist in keeping homes in the lower price range available to potential residents in Chapman.

Streamlining the processes to return abandoned properties to useful status will improve our quality of life in Chapman across the economic spectrum. Your strong consideration for HB 2314 would be appreciated.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. John Dudte", is written over the typed name.

M. John Dudte, MPA  
City Administrator  
City of Chapman