



Community Housing Association of DODGE CITY



To: House Local Government Committee

From: Mollea Wainscott, Housing Coordinator, City of Dodge City

Subject: Testimony in Support of HB 2314

Date: 2/19/19

The Community Housing Association of Dodge City (CHAD) was created to help address the housing shortage in Dodge City. A recent housing study completed in May 2018 predicts a need of 862 additional housing units by the year 2024. Dodge City aggressively promotes and incentivizes new housing construction with the RHID and NRP Programs. Another approach CHAD uses to create additional housing units is the Abandoned Housing Program.

Dodge City has multiple vacant abandoned homes throughout the city. Abandoned property lowers the property values for neighbors and generates an increased demand on public resources through the need for increased police, fire and code enforcement response. The Abandoned Housing Program acquires abandoned houses, rehabilitates them and sells them, all falling in the moderate-income range (see pictures below). CHAD has previously rehabbed 6 homes and is currently renovating two. Renovating abandoned property is creating additional housing units, putting property back onto the tax roll, removing blight and providing neighborhood stabilization.

As the properties deteriorate, the blight spills over to surrounding properties leading to blighted neighborhoods. CHAD has found that renovating vacant property has the same effect. Neighbors will clean up their yards, pick up trash and make investments to their homes. CHAD also targets and promotes other home-repair/cleanup programs during the process to make a dramatic impact on the neighborhood.

Our biggest obstacle is obtaining the abandoned and foreclosed homes in order to begin rehabilitation. Any support in obtaining ownership on the abandoned homes would be helpful in our efforts to clean up and improve the safety of our neighborhoods.

Pictures of recently rehabilitated abandoned home in Dodge City



Sincerely,

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