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Representative Sean Tarwater
House Committee on Commerce, Labor, and Economic Development
Kansas House of Representatives
300 SW 10th Ave
Topeka, KS 66612

RE: HB #2119

Dear Representative Tarwater and Members of the Committee:

Kansas needs affordable Housing! Having worked all over the state with over fifty cities and counties, I can tell you the Affordable Housing Tax Credit Program is working and is extremely important to the survival and growth of our Kansas Economy!

Thus, the proposed House Bill 2119, MUST NOT PASS OR ADVANCE! as it proposes termination of the Kansas Affordable Housing Tax Credit (KAHTC) program on June 2025. The bill as currently written, presents critical concerns and legal issues regarding desperately needed projects currently under construction, in development, and planning, by our Kansas communities. Projects of this nature take years to plan, acquire land, develop, construct, renovate, and/or rehabilitate, to provide needed housing and meet the needs of our growing cities and counties. The passing of this bill undermines our future economic stability, and the well-being of Kansas residents.

Terminating this program in such a short time frame, is unfair to those working on such projects and will cause unnecessary, hardships, bankruptcies, lawsuits, and financial catastrophe, to all of those who have invested in these new developments, received credit allocation, currently under construction and will be unable to meet an arbitrary completion of the deadline. This puts cities, counties, developers, lenders, investors, contractors, suppliers, and other small businesses at risk along with the state of Kansas. Many of these developments are rehabilitations of existing housing and communities putting current residents at risk of losing current housing and the creation of new housing for future years.

I ask the committee not to advance HB 2119 with current deadlines, and as currently written due to its catastrophic outcomes for Kansans, cities, counties, developers, contractors, investors, and residents.

Sincerely,

Jeffrey Gillam
Architect, Principal
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