



Kansas Housing: Overview

Who we are: A self-supporting, nonprofit public corporation, Kansas Housing Resources Corporation (KHRC) administers housing and community programs across Kansas.

What we do: We help Kansans access the safe, affordable housing they need and the dignity they deserve.

Who we work with: Local government officials, mortgage lenders, business leaders, developers, builders, property managers, real estate professionals, service providers, homeless / affordable housing advocates, nonprofit organizations, government agencies.





KHRC Programs

HOMELESS SERVICES	Emergency Solutions Grant
COMMUNITY SOLUTIONS	 ◆ Community Services Block Grant ◆ Tenant Based Rental Assistance
HOUSING DEVELOPMENT	+ Low Income Housing Tax Credit + Moderate Income Housing + HOME + National Housing Trust Fund
HOMEOWNERSHIP	 Home Loan Guarantee for Rural Kansas Manufactured Housing
ENERGY EFFICIENCY	+ Weatherization Assistance
COMPLIANCE	→ Section 8 Contract Administration → Housing Compliance
EMERGENCY RESPONSE	+ Kansas Emergency Rental Assistance + Kansas Homeowner Assistance Fund



Community Solutions

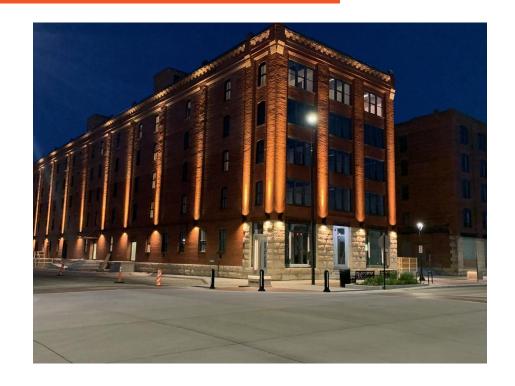
- The <u>Emergency Solutions Grant (ESG)</u>, through a network of service providers, offers assistance to those who are experiencing homelessness or at risk of becoming homeless.
- The <u>Community Services Block Grant (CSBG)</u> is an anti-poverty program that serves low-income Kansans through eight local entities funded by KHRC.
- <u>Tenant Based Rental Assistance (TBRA)</u> helps income-eligible households with rent and security and/or utility deposit payments. Assistance is distributed via a statewide network of grantees.
- <u>The Weatherization Assistance Program</u> provides free upgrades for qualifying households to improve energy efficiency and lower utility bills.
- <u>The First Time Homebuyer Program</u> helps income-eligible households purchase their first home by providing down payment assistance.





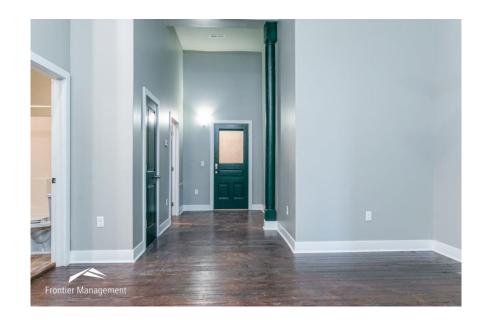
- Financed through various programs, primarily:
 - <u>Low Income Housing Tax Credits</u>
 - HOME Rental Development
 - National Housing Trust Fund
- The **Qualified Allocation Plan** governs how housing resources are allocated across the state.
- The Moderate Income Housing program serves the needs of moderate-income households that don't qualify for federal housing assistance. MIH grants and/or loans are awarded to cities and counties to develop multi-family rental units and single-family for-purchase homes in communities with populations fewer than 60,000 people. This funding is allocated by the state legislature.





Lee Lofts: 53-unit historic rehab family housing in Salina, financed via tax credits and HOME funds. Phase II recently awarded.







Alma: 7 MIH rental units in the city's historic downtown, awarded in 2021.







Dodge City: Rodeo Hills - 40 family units, Ross Road (*under construction*) Santa Fe II – 2019 - 32 family units, E Brier Street, Dodge



KS Statewide Housing Needs Assessment 2021

- First comprehensive housing study in 27 years.
- Launched 2021:
 - 71 listening sessions statewide
 - 4,400+ survey respondents
- Study Released December 2021
 - Executive Summary
 - Regional Assessment
 - Goals and Strategies

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Data indicators provide a baseline understanding of the housing market. The people that experience the market every day provide an even greater understanding of the unique situations in each community. Voices from local officials, builders, real estate professionals, non-profits, chambers, seniors, and many other Kansans provide additional context to the data.

STATEWIDE PERCEPTIONS

A robust tour and outreach in Kansas, communities throughout 2021 supported many of the statewide indicators and provided direction on where to focus housing policy and programs going forward

Online and Paper Perception Survey Responses

- · 2.600+ Community members
- · 341 Builders and developers
- · 351 Housing service providers
- 515 City and county staff and elected officials
- · 338 Real estate professionals

Regional Listening Sessions

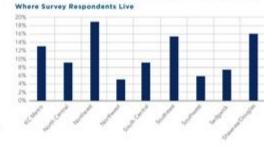
Seventy-one total online listening sessions across Kansas reached over 425 people.

An open in-person and virtual public forum in each of the nine regions offered further understanding and inventory of local communities.

Public Forum Road Tour - April and May 2021

EXECUTIVE SUMMARY











KS Statewide Housing Needs Assessment 2021

EXECUTIVE SUMMARY

HOUSING GOALS

The community engagement and market analysis presented in the previous sections brought to light several key challenges and opportunities that face the state as it considers its capacity to meet housing needs during the next 10 to 15 years. This chapter provides the goals and potential strategies for addressing the state's housing priorities.



Add or free up more middleincome housing

Over the past two decades much of the new construction market has focused on units that are affordable to households making less than 80% of the area median income (AMI) or over 120% of AMI.

The need for these units continues, but the gap for the middle income ranges has only grown. Capital or incentives for these projects is often harder to find and returns on investments are seen as lower. To address this, a mix of incentives should both improve existing housing units and generate new construction.

Diversify the state's housing stock to match local demographic and employee needs

Households have different housing needs. For many years the housing market focused on single-family detached homes with rental construction happening primarily in urban areas. The lack of varying housing types results in individuals staying in homes they do not prefer (or need), or entering homes that do not fit their stage of life or lifestyle. A greater variety of housing products should provide options for households' needs at every stage of life.

Extend housing security

Many communities across Kansas have existing affordable units. Some of these units are affordable because of their age. Others were specifically built to meet the needs of lower income households. Preserving these existing units and reinvestment in the older units should ensure that the existing affordable units do not decrease.

Increase reinvestment in older housing stock, including vacant units

Approximately 30% of Kansas' housing stock was built before 1960. Consequently, the condition of housing in many areas, especially rural, is below average. This housing is often referred to as naturally occurring affordable housing. Continual reinvestment in this stock of housing will be important to meet existing and future housing needs. Reoccupying many of the suitable vacant units within this supply of housing is also essential to add affordable units without new construction.

Address the building trades labor shortage

The construction of new housing and the rehabilitation of existing housing will be difficult to achieve without the workforce necessary to complete this work. Existing contractors are busier than ever and cannot keep up with the demand. The recruitment and retention of this workforce will be necessary in all parts of the state. Subsequently, this could also mean investments in technological advancements and innovations that experiment with new construction methods, faster construction processes, or other ways that help existing tradespeople be more efficient.

Extend existing human capital resources

Many communities and community leaders have identified strategies around housing development. This knowledge should be collected and shared with others around Kansas. Some of this is already done with KHRC and the Department of Commerce but local innovations are opportunities for knowledge sharing at a broader level, even considering out-of-the box initiatives from other states.



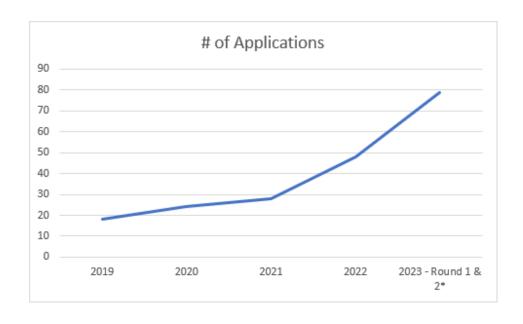
2022 New State Development Resources

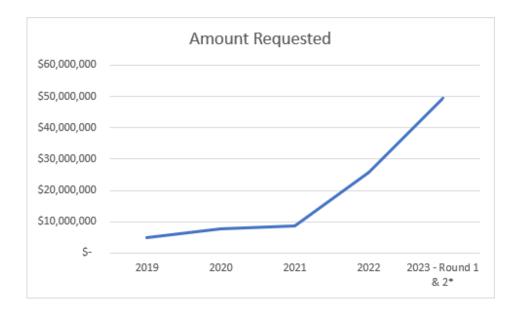
- Funding
 - \$62 million Moderate Income Housing
 - \$22 million MIH (SGF)
 - \$20 million MIH (ARPA SFRF)
 - \$20 million MIH/Loans (SGF)
- Policy Pieces
 - Tax Bills
 - Affordable Housing Tax Credit
 - Kansas Housing Investor Tax Credit
 - Home Loan Guarantee for Rural Kansas





Moderate Income Housing Need



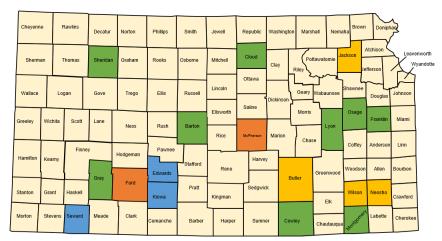




MIH & KHITC 2022 Awards

- 2022 MIH & KHITC Awards:
 - Announced December 20th
 - 11 Communities Funded
 - \$5M in MIH
 - \$7.6M in KHITC
 - Leveraged \$33.8M
 - 175 New Homes
- Complete List of Awardees

2022 MIH and KHITC Awards





KHITC resources awarded to open MIH projects

New MIH funds awarded to new projects w/o KHITC

MIH + KHITC award

Counties with 2 or More Awards





Governor Laura Kelly Announces Record Interest in Rural Housing Development

Kansas Moderate Income Housing (MIH) program applications up 74 percent

Governor Laura Kelly has announced that months after she signed legislation to fund the expansion of rural housing development, a record number of rural cities and counties are planning to build more homes.

"I've said it time and again: We need to build more housing so that every Kansas family can afford to put a roof over their head – and so we can attract and retain the workers needed to continue our record-breaking economic success," Governor Laura Kelly said. "Thanks to the Kansas Housing Resources Corporation and the bipartisan legislation I signed earlier this year, we are poised to address that need and continue creating a better future for rural communities across the state."

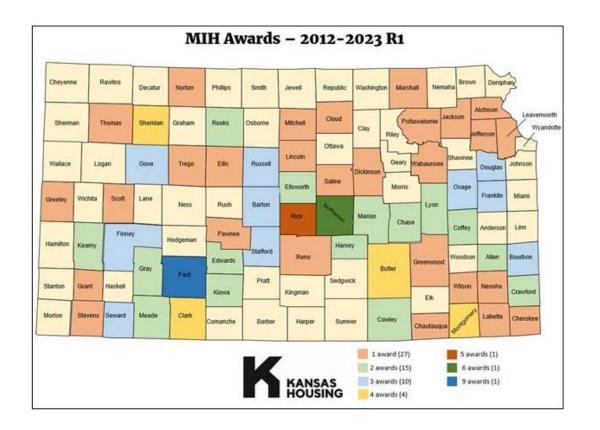
Demand for Kansas' Moderate Income Housing (MIH) program has grown steadily in recent years, reflecting the findings of the state's 2021 comprehensive housing needs assessment. The study identified homes for moderate-income Kansans as a major need, particularly in rural areas.

The measures Governor Kelly signed this year provide more than \$90 million in new funding to accelerate housing development in the state, including one-time workforce housing projects, \$40 million in new funding for the state's popular MIH program and a \$20 million investment in a new rural housing revolving loan program.



MIH & KHITC 2023 Awards – Round 1

- 2023 Rd 1 MIH & KHITC Awards:
 - Announced April 7th
 - 15 Communities Funded
 - \$5M in MIH
 - \$6.4M in KHITC
 - \$8.5 in MIH-ARPA
 - Leveraged \$121.2M
 - 544 New Homes
- Complete List of Awardees





Impact of New Funding





2023 Kansas Housing Conference

The Dates: August 22 – 24

The Location: Overland Park Convention Center

Conference Website





Connect with Us!

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