



Unlocking Home

Kansas Housing Resources Corporation



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
- + HOME
- + Moderate Income Housing
- + National Housing Trust Fund

HOMEOWNERSHIP

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



Housing Development

- Financed through various programs, primarily:
 - [Low Income Housing Tax Credits](#)
 - [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.



Housing Development



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

Housing Development



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

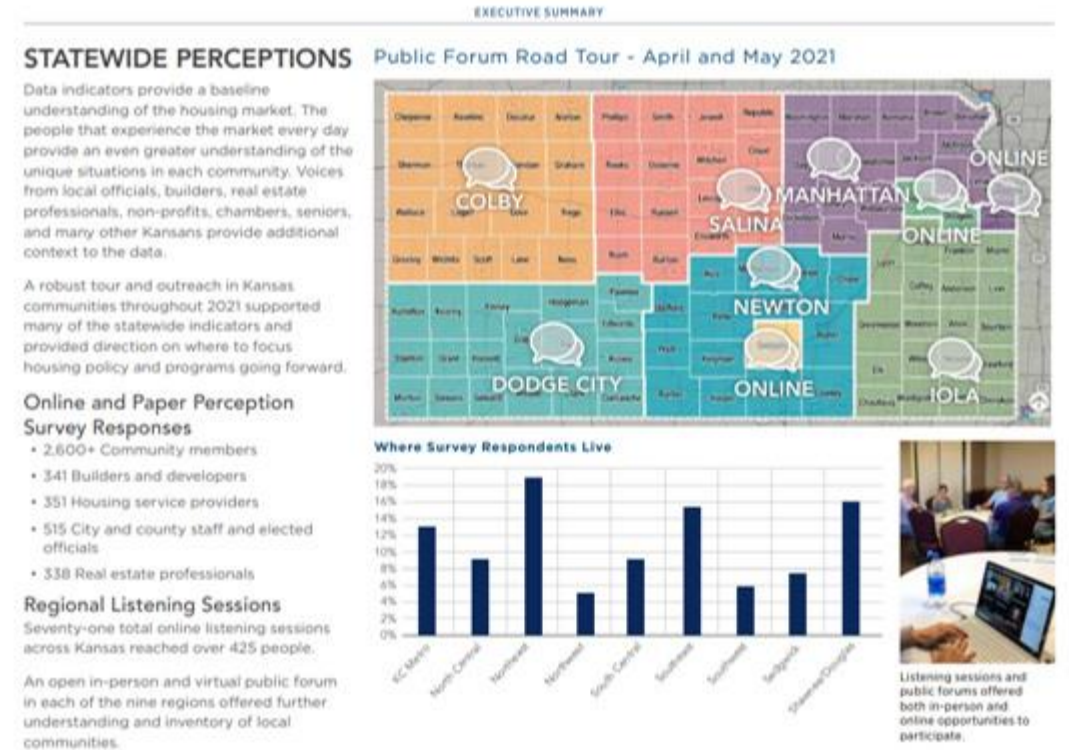
Housing Development



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](#)



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 middle-income 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.**

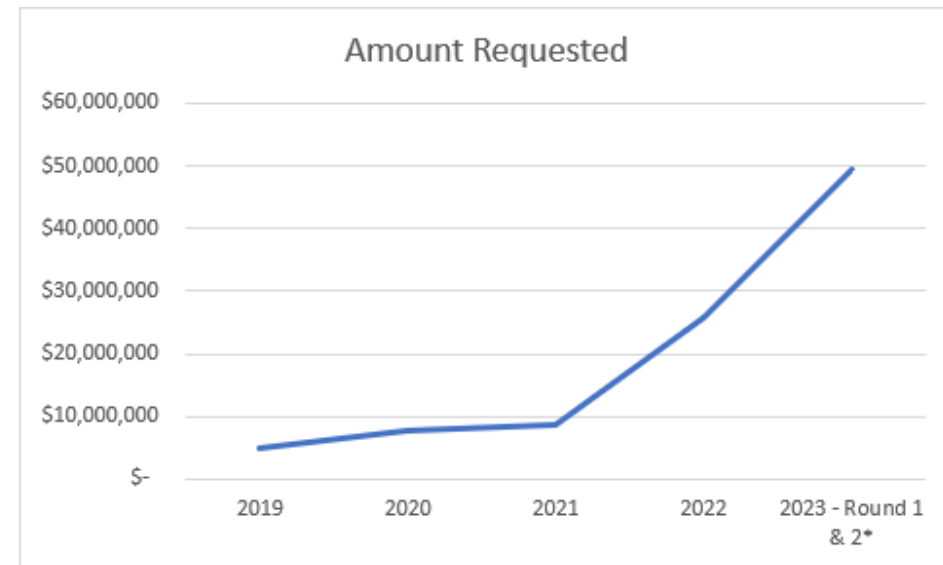
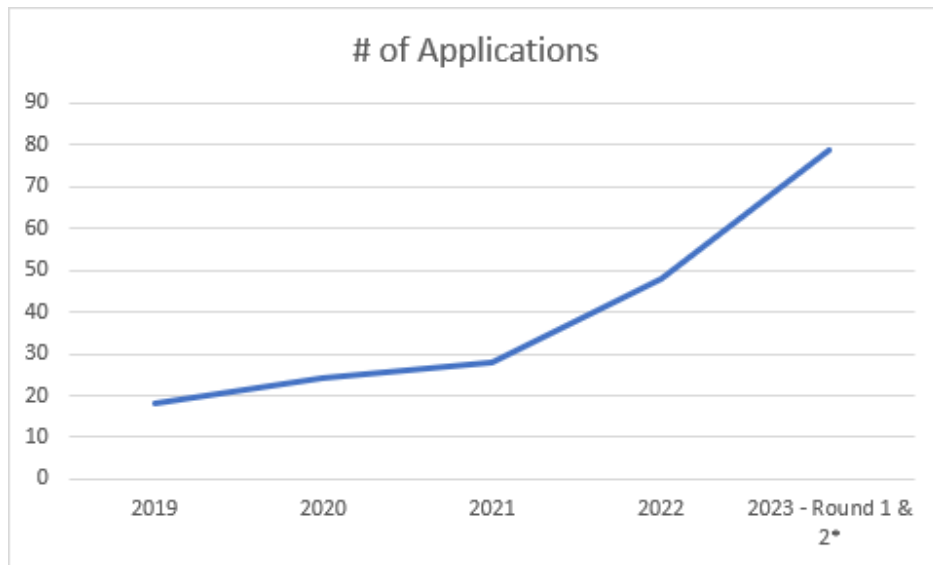


2022 New State Development Resources

- 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

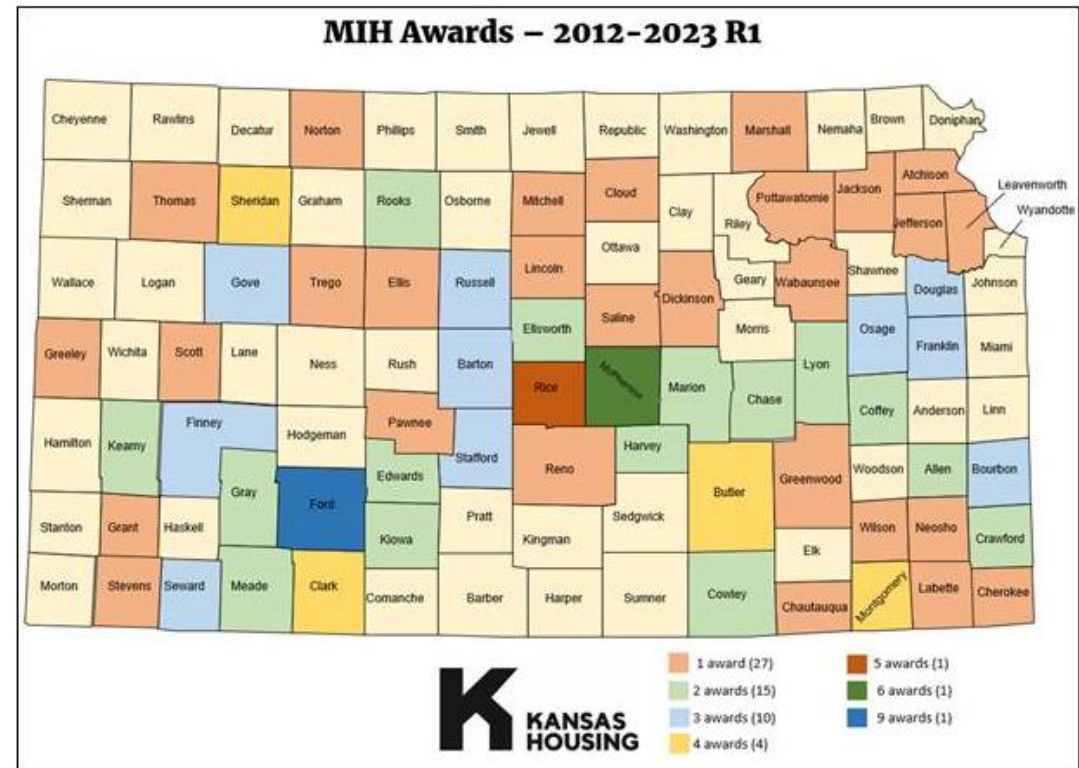


Moderate Income Housing Need

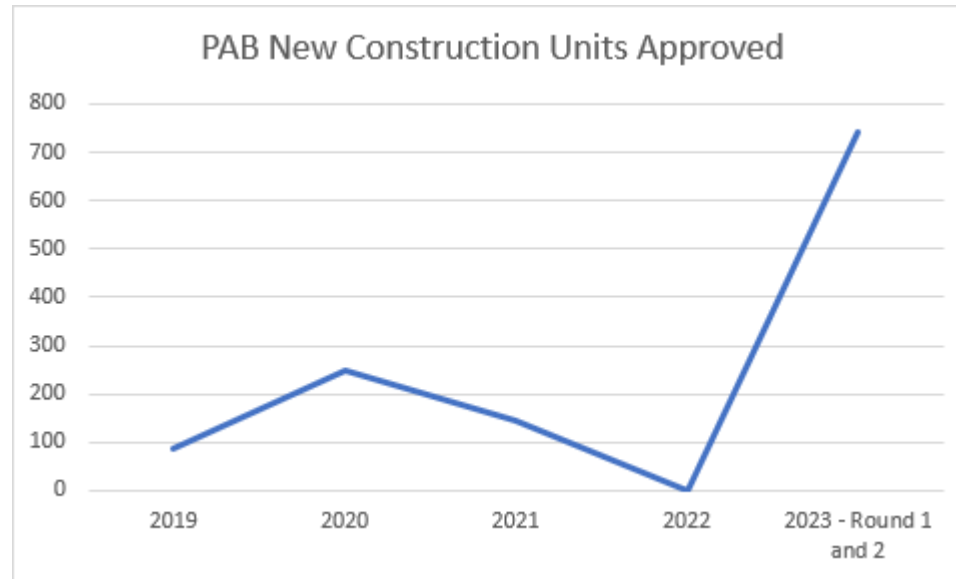


MIH & KHITC 2023 Awards – Round 1

- 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](#)



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