



KANSAS  **HOUSING**
RESOURCES CORPORATION

2018 Annual Report

Kansas Housing Resources Corporation (KHRC) is a self-supporting, nonprofit, public corporation that serves as the primary administrator of federal housing programs for the state of Kansas.

Our mission is to expand access to quality, affordable housing for low and moderate-income Kansans. To achieve our vision, we collaborate with partners across the state, including mortgage lenders, developers, builders, real estate agents, service providers, homeless advocates, nonprofit organizations, and government agencies.



COVER: The Coleman family of Salina celebrates a decade of homeownership made possible through KHRC's First Time Homebuyer Program. Photo by Jane Sarene. THIS PAGE: Community members gather at a future Lawrence Habitat for Humanity home. KHRC partners with Habitat for Humanity affiliates across the state. Photo by Julie Krische.

Director's Message

At KHRC, we're committed to ensuring that all Kansans have access to quality, affordable housing.

We know that our vision will be realized only when our friends and neighbors have the resources and support they need to achieve their goals. We're committed to meeting those needs, no matter where community members may be on their housing journey. For Adam Birch, a single father of three, it began with the stability of safe shelter and the tools to achieve self-sufficiency. For Evelyn Glissman, it meant affordable, accessible housing near family and friends. For the Coleman family of Salina, it was about achieving the dream of homeownership and putting down roots in a Kansas community.

We invite you to meet just a few of the families we were fortunate enough to work with this year, and review the life-changing impact our work brought to communities across the state. We are grateful for the opportunity to serve as we work to ensure that all Kansans have a place to call home.



Dennis L. Mesa
Executive Director

Year at a glance

97.1

Millions of dollars leveraged for investment in new and renovated rental housing

2492

Homeless Kansans sheltered

21,436

Kansans received community services

760

Households received rental assistance

998

Homes weatherized

428

Housing reviews and inspections completed

70

First homes purchased

10

New moderate-income housing developments

Statistics calculated for 2018 fiscal year, from July 1, 2017 through June 30, 2018, or corresponding program year.
PHOTO: Community members participate in a Lawrence Habitat for Humanity build. Photo by Logan Morley.

Providing shelter, creating paths to self-sufficiency

Community Services Block Grants Emergency Solutions Grants



Adam Birch, Atchison

When Adam Birch, a 33-year-old single dad of three young boys, reached out to Catholic Charities of Northeast Kansas, a KHRC partner, he and his sons had been living out of their car, parking on remote county roads to sleep each night. A case manager enrolled Adam in the Emergency Solutions Grants Rapid Rehousing program and worked with him to create a housing stability plan.

Adam met with his case manager biweekly as he diligently accomplished each of his goals. He signed a one-year lease on a three-bedroom

"If it wasn't for this program, I don't know where the boys and I would be today."

home, started work with a local employment agency, began receiving SNAP benefits, and enrolled his sons in school. Within two months he accepted a job as Assistant Manager in Training at a local fast food restaurant, then was promoted to General Manager just three weeks later. Today he earns an annual salary of \$46,000.

Each step along this journey happened thanks to Adam's determination and the rental assistance provided through Rapid Rehousing funds. Because his family was safely housed, Adam was able to focus his efforts on securing long-term employment. "If it wasn't for this program," he said, "I don't know where the boys and I would be today."

\$2.85

leveraged for each \$1 of community-supported block grant funding provided

9510

families received community services

629

Kansans assisted through rapid rehousing services

362

shelter beds provided

66

households assisted through homelessness prevention services

18

homeless or domestic violence shelters assisted with ESG funds

Expanding access to quality, affordable housing

Tenant-Based Rental Assistance



Flora Lopez and family, Dodge City

Flora Lopez, a Dodge City grandmother, has raised her four grandchildren since their mother passed away. When her husband died, the family lost their only wage earner and was forced to rely on Flora's disability payment as their sole source of income. Their rent payment dwarfed Flora's monthly disability checks, and the family soon faced eviction.

KHRC partner Harvest America enrolled the Lopez family in the Tenant-Based Rental Assistance program. Program funds provided crucial stability for the family, who no longer

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had to struggle to cover the cost of stable, secure housing. The children were able to remain together with their grandmother and stay enrolled in their local school, where they are thriving. Harvest America is working to connect the family with additional support services and long-term housing assistance.

\$1.8

million awarded in tenant-based rental assistance

760

households served

623

families at 0-30% of median income served

180

families experiencing homelessness served

13

community-based grantees

Creating housing opportunities

National Housing Trust Fund Moderate Income Housing Housing Tax Credit Program HOME Rental Development Program



Evelyn Glissman (right),
Valley Falls

Grandmother Evelyn Glissman raised her family in Valley Falls, a small community in rural Jefferson County. After retirement, a lack of housing options for seniors meant that Evelyn, and many longtime residents like her, were forced to relocate to larger communities.

All that changed when Community Housing of Wyandotte County partnered with Mesner Development to establish Delaware Place, a complex for seniors and families. The seven duplexes opened in February, and Evelyn was among the first residents. She notes the proximity to family, accessible layout, and friendly atmosphere as the best features of her new home. "Anybody will help anybody," she said of her neighbors. Developer Cliff Mesner agrees. "Kansans find a way to do things in smaller towns," he said. "It's one of the things Kansas does so well."

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KHRC collaborates with developers, local governments, and housing organizations to develop quality, affordable housing. Funding models range from grants to tax incentives. Many developments make use of multiple funding sources to bring their housing vision to completion.

\$67

million in equity
generated through tax
credit allocation

\$1.8

million in HOME
funds invested
in affordable
rental housing

605

affordable homes
constructed,
including 38 at
market rate

13

new developments
financed with
tax credits

10

new developments
approved for
moderate-
income families

Enabling the dream of homeownership

First Time Homebuyer Program



John and Lisa Coleman
and family, Salina

John and Lisa Coleman and their three children relocated to Kansas from Oregon in 2007. After a few months renting a small basement apartment, the family set their sights on homeownership. In 2008 they purchased their home through KHRC's First Time Homebuyer Program, receiving assistance with their down payment and closing costs.

Ten years later, the Coleman children, just 10, 8, and 5 years old when they bought their home, are a junior at K-State, a freshman at Southwestern College, and a junior at Salina South High School. The Colemans have been

"It's a sense of permanence for us and our kids...There's no place like Kansas to raise a family."

actively involved in local sports, arts, and church activities, taking full advantage of the many opportunities their home community has to offer.

Lisa Coleman credits homeownership with enabling her family to feel more connected to their adopted hometown. "It's a sense of permanence for us and our kids," she said. "That makes it easier when you're putting down roots. There's no place like Kansas to raise a family."

\$5.4
million leveraged

\$1
million granted
in down payment
and closing cost
assistance

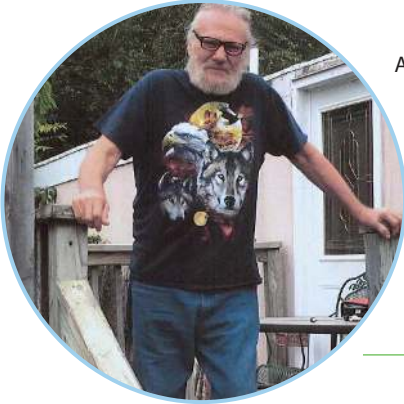
158
Kansans served

21
families headed
by a single
parent served

13
counties served

Maximizing our investment

Weatherization Assistance Program



Raymond Hesse, Topeka

A truck driver and father of two U.S. Army veterans, Raymond Hesse had logged more than three million miles hauling beef in his refrigerated rig. After years on the road, the business owner bought a fixer-upper mobile home in Topeka. He spent his weeks driving and his weekends sprucing up his new house. Before he could finish, a heart attack and stroke left him disabled.

“They insulated my home, tightened it up, and most of all gave me a new furnace. I am so thankful for these people and what they have done.”

Unable to work or afford necessary home repairs, Raymond reached out to his local Community Action weatherization provider. An inspector conducted an energy audit, revealing that Raymond’s home qualified for a number of improvements.

“They insulated my home, tightened it up, and most of all gave me a new furnace,” Raymond said. “My gas bill was \$28 this winter. I am so thankful for these people and what they have done.”

8191

LED light bulbs installed

2000

Kansans served

659

families with seniors, people with disabilities, or young children served

479

high-efficiency furnaces or heat pumps installed

90

counties served

29.7

average percentage air infiltration reduction

Asset Management



Highland Meadows,
Pittsburg

KHRC monitors affordable housing properties across the state to ensure compliance with program regulations, proper stewardship of program funds, and adherence to health and safety standards.

For the past several years, KHRC has participated in the REAC Physical Inspection Alignment Initiative. The program seeks to streamline the physical inspections process by reducing, and when possible, eliminating redundant inspections.

Fewer inspections saves time, reduces

costs, and minimizes inconvenience for residents and housing partners. This year, KHRC aligned 23 physical inspections. Many were conducted by one of our four REAC-certified inspectors.

KHRC monitors properties in 90 of 105 Kansas counties. Affordable housing programs monitored include Low Income Housing Tax Credits, Project-Based Rental Assistance (PBRA),

HOME, Tax Credit Assistance, Credit Exchange, FDIC, Private Activity Bonds, and National Housing Trust Fund.

Affordable Housing Programs Monitored

Low-Income Housing Tax Credits

Project-Based Rental Assistance

Home Investment Partnerships (HOME)

Tax Credit Assistance

Credit Exchange

FDIC

Private Activity Bonds

National Housing Trust Fund

61

Management and Occupancy Reviews conducted of PBRA properties

90

counties monitored

182

tenant file reviews conducted of Tax Credit and HOME properties

185

physical inspections conducted of Tax Credit and HOME properties

\$57.6

million paid in Housing Assistance Payments on behalf of HUD tenants throughout Kansas

2017 Kansas Housing Conference Hyatt Regency, Wichita



Nearly 600 housing professionals from across the state and region attended the 2017 Kansas Housing Conference.

Housing leaders from across the state gathered in Wichita August 23-25, 2017 for the 12th annual Kansas Housing Conference. Nearly 600 landlords, property managers, government officials, nonprofit and community leaders, investors, and developers gathered to brush up on rules and regulations, learn about industry trends and innovations, and network with fellow housing professionals.

Wichita Vice-Mayor Janet Miller presented on economic and community development, while Kansas guidebook writer Marci Penner reflected on her travels throughout the state. Writer and speaker Steve Iwersen inspired attendees with his message of hopefulness and home.

2017 Ad Astra Award Winners

Marion Nichols Caring Service Award

Mike Lynam, Salina

New Housing Development

Prairie View Senior Residences, Holton

Innovation in Housing (organization)

Bluffview Place, Wichita

Innovation in Housing (individual)

Rebecca Buford, Lawrence

Housing Preservation

Commerce Gardens, Hutchinson

Excellence in Housing (organization)

Pemberton Village, Hiawatha

Excellence in Housing (individual)

John Sweet, Lyons

City Council Member Lavonta Williams led attendees on an affordable housing bus tour, while Director of Economic Development Scot Rigby invited participants to explore the city's economic development initiatives. Community Action guided participants through a poverty simulation

exercise, while conference attendees packaged food items for distribution through the Kansas Food Bank.

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