

Open Public Meeting Notice

KANSAS HOUSING RESOURCES CORPORATION
Board of Director's Meeting
To Follow KDFA's Board of Director's Meeting 9am, Tuesday, April 7, 2020
KDFA BOARD ROOM
534 SOUTH KANSAS AVENUE - SUITE 800

CONFERENCE CALL INSTRUCTIONS:

Toll-free dial-in number: 866-620-7326
Conference ID: 1597221260

AGENDA

- I. Roll Call
- II. Call to Order
- III. Consent Agenda - ***Recommend Approval***
 - Approval of Minutes – March 3, 2020 Board Meeting
- IV. Executive Director's Report – ***Report Only***
 - Written Reports and Materials
- V. Executive Session
- VI. Adjournment

FUTURE MEETING DATES (TENTATIVE): May 5, 2020; June 2, 2020; July 7, 2020

NOTE: An Open Meeting is not a hearing; the public is welcome to attend, but should not expect to address the Board. The Board may at the meeting elect to take up items in addition to those listed on the Agenda. The Open Meeting is not uploaded to the internet for broadcast, but minutes are available upon request once adopted by the Board.

EXECUTIVE SESSION: Should KHRC elect to conduct an Executive Session, the Board may ask the public to leave the room, for a specified period of time, and may terminate any conference call meeting and request that only Board Members dial back in. The length of the Executive Session may be extended by further motion. K.S.A. 2017 Supp. 75-4319(a).

Meeting of the
Kansas Housing Resources Corporation
Board of Directors

March 3, 2020

On March 3, 2020, the Kansas Housing Resources Corporation (“KHRC”) Board of Directors met in the KDFA Conference Room at 534 South Kansas Avenue, Suite 800, Topeka, Kansas, and by phone.

Agenda Item No. I, “Roll Call”. KHRC Executive Director Ryan Vincent performed roll call.

AT KDFA	BY TELEPHONE
Rebecca Floyd, KDFA President/Executive Director	Chris Donnelly, KHRC Vice Chair
Ryan Vincent, KHRC Executive Director	Nancy Toelkes, KHRC Board Member
Jeanette Spurgin, KHRC Deputy Director	Scott Anderson, KHRC Board Member
Lesli Grimm, KHRC Chief Financial Officer	Alan Deines, KHRC Board Member
Katelyn Ramirez, KHRC Senior Administrative Specialist	
Chuck Gleason, UMB Bank	

Agenda Item No. II, “Call to Order”. Mr. Chris Donnelly called the meeting to order at 9:19 a.m.

Agenda Item No. III, “Consent Agenda”. The Consent Agenda included approval of the minutes from the February 4, 2020 Board Meeting. **Ms. Toelkes moved that the Board approve the Consent Agenda. The motion was seconded by Mr. Deines and passed unanimously.**

Agenda Item IV, “Finance Report”. Ms. Grimm first spoke on the financial statements ending December 31, 2019. KHRC Operations’ cash and investments decreased \$302,000 in the 2nd quarter due to a transfer to the State Housing Trust Fund (SHTF). The total cash and investments has gone up \$752,000 since December 2018. Compensated absences and PTO exchange liability were broken out as of June 30, 2019. The totals together have decreased by \$219,000 which has been the goal of the PTO Exchanges. Fees and services has increased due to Housing Development fees going up. The recognizing match income amount under KHRC

Operations is an error and should read \$1,388,000, which makes the increase \$79,000. Federal program revenues went up just under \$2 million due to Contract Administration, National Housing Trust Fund (NHTF) and Low Income Energy Assistance Program (LIEAP). The State program expenses increased due to Moderate Income Housing (MIH) payments going out. The SHTF excess of revenue is at \$522,000 from money being moved for a new grant that has not been spent yet. **Ms. Toelkes moved that the Board approve the Financial Statements for the period ending December 31, 2019. The motion was seconded by Mr. Anderson and passed unanimously.**

Ms. Grimm next spoke on the Banking RFP recommendations. KHRC received three proposals from Silver Lake Bank, UMB Bank and Intrust Bank. There were sixteen institutions alerted of the RFP. KHRC recommends continuing with UMB Bank for three years with 2 one-year extensions. Mr. Anderson stated he appreciates the work that was put into this exercise. **Mr. Deines moved that the Board approve the Banking RFP Recommendations. The motion was seconded by Mr. Anderson and passed unanimously.**

Agenda Item V, "Executive Director's Report". Mr. Vincent went over a few highlights from his report. The Office of Rural Prosperity Housing Work Group kickoff meeting was a huge success. With Lt. Governor Lynn Rogers attending, along with State cabinet secretaries, USDA, HUD, FHLB-Topeka, and FDIC. The group is hoping to see significant developments over the year. They plan to have any funding or statutory recommendations developed by the next legislative session. The Housing Development applications were submitted in February. The application numbers were down due to the credit amount decreasing. KHRC is concentrating on continued implementation of industry best practices in that division. They will be having public meetings in early April to get stakeholder input. KHRC will have funding recommendations by late April or early May to take to the Loans & Grants Committee.

Agenda Item VI, "Adjournment". Mr. Donnelly adjourned the meeting at 9:34 a.m.

Ryan S. Vincent, Secretary



TO: KHRC Board of Directors

FROM: Ryan Vincent, Executive Director

RE: Executive Director's Report

DATE: March 31, 2020



I found my happy place Saturday. Like everyone, my world has ground to a sudden and disconcerting halt these past two weeks. The news is exhausting, bewildering, and downright scary – schools and businesses closed, hospitals running out of supplies and the world sheltering in place. But Saturday I donned my old shoes, grabbed my worn hoe from the shed, and hummed away as I planted my garden seeds, onion sets, and potatoes. To me, it's the ultimate expression of faith – planting seeds in the bleak and drab landscape knowing that in the coming weeks I'll have fresh lettuce, spinach, and peas. After that will come onions, carrots and potatoes. On and on through my garden's smorgasbord - life perseveres.

I've seen similar hope, faith and perseverance at KHRC through these crazy times. We talk about the importance of home and community on a daily basis in our line of work, but it takes the storm to appreciate the shelter. It takes social distancing to comprehend community. As you'll see below, our team at KHRC is working diligently, tirelessly, and caringly to ensure that our programs and services continue through all the challenges. There are storms on the horizon and this pandemic may very well get worse before it gets better. But like my garden patch, the work we do at KHRC (even remotely!) will yield an abundant harvest in days to come.

In the meantime, stay safe and well. Hoping you find your happy place too. - Ryan

1. **Coronavirus Response.** As relayed to the Board in periodic updates, KHRC's team has moved quickly and proactively to meet the challenges and uncertainty of the pandemic. From rapidly getting our staff the tools they need to work remotely to staying in constant contact with our housing partners and stakeholders, I could not be more proud of our entire team. KHRC has created a special [coronavirus page](#) on our website to keep our stakeholders informed. While our office is now closed to the public, we have essential executive and senior staff checking mail and ensuring uninterrupted IT, fiscal and administrative services. All of our programs are operating on a remote basis and providing seamless services. We will continue to review guidance from the Governor and county health officials and will keep you apprised of any developments. Our primary goals through this process remain: (1) protecting the health of our staff and partners; (2) ensuring uninterrupted program delivery; and (3) ensuring that all staff have quality work they can do remotely.
2. **Legislative Update.** While the Kansas Legislature has gone into an early recess due to the virus outbreak, they will be coming back later this Spring to approve the omnibus budget, which includes funding for the Moderate Income Housing (MIH) Program. KHRC anticipates level funding for the program this year.

Meanwhile, the massive Federal stimulus package in response to the pandemic has a major impact on both housing program funding and policy. The \$2 trillion bill includes \$4 billion for the Emergency Solutions Grant (ESG) and \$1 billion for the Community Services Block Grant (CSBG) Programs (both administered at KHRC), as well as \$150 billion in coronavirus relief grant funds for state and local governments. At this time, it isn't clear exactly how much will flow through the State of Kansas or KHRC. While it will take time to digest the 800+ page bill, there are also policy provisions requiring a 60-day forbearance on homeownership and 30-day forbearance on multifamily foreclosures.

3. **Program Update.** While the short-term focus for our programs this month has been an abrupt move to remote administration and ensuring constant contact with and support of our stakeholders, KHRC's programs continue to provide quality services. Beginning with our Community Solutions division, KHRC received grant applications from agencies in late February and anticipates finalizing awards by April 1st. Our First Time Homebuyer Program held a lender training in late February with 13 lenders attending. Our weatherization program allocation formula changed resulting in some minor changes for subgrantees; KHRC also received a 13.8% increase in funding from the Dept. of Energy this year. We are looking at remote options for our 2020 State Plan public hearing given the pandemic.

In our Contract Administration Division, while Management Occupancy Reviews have been temporarily discontinued due to the virus outbreak, KHRC continues to conduct remote file reviews. Similarly, our Housing Compliance Division will not be doing physical inspections, but can conduct reviews of tenant files, annual reports and rents remotely. KHRC's early investment in the ProLink software system which allows a cloud-based, remote work environment for these functions continues to pay off.

Turning to our Housing Development Division, KHRC's review of the February Housing Tax Credit (HTC), HOME Rental and National Housing Trust Fund applications is still ongoing despite the remote work situation. Unfortunately our public meetings scheduled around the state in April for the HTC Program have been temporarily suspended. We are working with our outside consultant on a plan to provide written recommendations that we can present through a virtual public meeting and then accept written comments. While this isn't ideal, it still demonstrates our commitment to transparency and collaboration and is the best we can do under the circumstances.

4. **Trainings and Activities.** While KHRC's in-person trainings and activities are necessarily suspended this month, we're still utilizing technology like Skype and Teams for video and audio conferencing to stay connected and engaged. In April, we plan to have a staff Ethics training conducted virtually, as well as providing a FLSA informational presentation. Division and program areas may also conduct their own trainings.
5. **Housing Conference.** While we are closely monitoring public health conditions, KHRC's planning for the August 26-28 [Kansas Housing Conference](#) continues. We are working closely with our conference steering committee and have issued calls for sponsors and breakout sessions. We will keep the Board apprised if the pandemic should necessitate changes to plans.
6. **Housing Work Group.** While the Office of Rural Prosperity Housing Work Group started out strong with a successful kickoff meeting March 2nd at KHRC attended by the Lt. Governor and numerous state cabinet secretaries, the pandemic has slowed the group's momentum. The next meeting has already been postponed to May and will likely be held in a virtual platform. Nonetheless, we can continue to do research and communicate with the group so we're ready to move forward when the public health conditions improve.

As always, I welcome your comments, questions, concerns and ideas. Thank you for your continued service to KHRC and the citizens we serve. Please do not hesitate to call me at 785-217-2001 or e-mail me at rvincent@kshousingcorp.org. – Ryan





Public Messages | April 2020

Each month we publish news for our stakeholders and followers, shared via channels ranging from email blasts to web announcements, social media posts, and official reports. These are the key messages shared this month.

- **Programs:** Issued LIHTC Stakeholder Meeting Invitation for upcoming events in Topeka, Hays, and Wichita (email and calendar listing).
- **Conference:** Issued Call for KHC conference proposals (email and social media).
- **Emergency Response:** Issued official statements in response to coronavirus pandemic (email, social media, and [web page](#)).
- **Conference:** Issued sponsor/exhibitor invitation (email and social media).
- **Emergency Response:** Shared Governor Kelly's emergency order temporarily prohibiting evictions and foreclosures ([news post](#) and social media).
- **Programs:** Shared Fair Housing webinar invitation (email, calendar, and social media posts).

