



Welcome

- Meeting Objective and Context
- Introductions





Ryan Vincent *Executive Director*



Jeanette Spurgin
Deputy Director
Ethics Officer





Alissa Ice Housing Development Director



Barry McMurphy Housing Development Manager





Laurie FritzQuality Assurance
Director



Jaqueline Rathbun
Contract Administration
Director



Katie WhiteheadHousing Compliance
Director





Bryan Bowser

IT Director



Emily SharpCommunications Director



Agenda Overview

- Welcome and Introductions
 Ryan Vincent, Executive Director
- Code of Ethics
 Jeanette Spurgin, Deputy Director / Ethics Officer
- Housing Development Program Overview
 Alissa Ice, Director of Housing Development
- Qualified Allocation Plan (QAP) Updates
 Mark Shelburne, Housing Policy Consultant
- Open Forum



Our Mission

We help Kansans access the safe, affordable housing they need and the dignity they deserve.



Core Values

- **Thorough:** We are focused on a long-term solution over a quick fix.
- Transparent: Our work is behind the scenes, but open to all.
- Nimble: Needs and goals change. So do we.
- Collaborative: The challenges we face are too big to face alone.
- Compassionate: The dignity and worth of those we serve influence every decision.



Program Updates

- Leadership changes
- Stakeholder input
- Consultant recommendations



Code of Ethics

Our Code of Ethics builds on our Core Values at Kansas Housing Resources Corporation (KHRC).

We expect the highest level of integrity from our employees and in the administration of our programs. KHRC employees are to practice ethical behavior in all interactions. Ethical behavior is part of what we do every day. We care about doing the right thing.

We commit to:

- Encourage open competition
- Follow laws and regulations
- Respect everyone, regardless of race, color, religion, gender, age, national origin, ancestry, disability, military status, or other legally protected status.



Code of Ethics

If you have seen anything you question with our programs, employees, or stakeholders, please report it immediately to our Ethics Officer: Jeanette Spurgin, jspurgin@kshousingcorp.org, 785-217-2047, 611 S. Kansas, Topeka, KS 66603.

https://kshousingcorp.org/code-of-ethics/



Program Updates

- Streamlining our processes
- Software implementation
- Awards update



2021 Reservation List

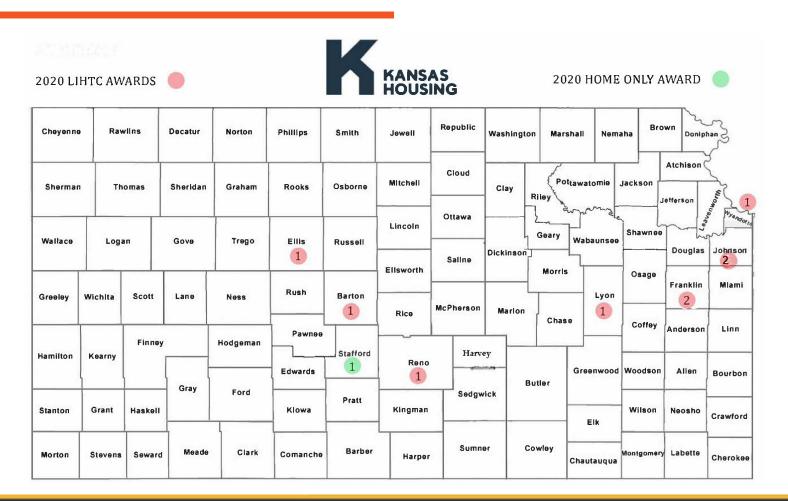
		# of	Type/				
Development	City	Units	Pop	SCORE T	c	HOME	NHTF
Whittier Place II	Emporia	24	N/F	182	300000		430000
*Quail Cove	Great Bend	24	N/S	168	450000	350000	400000
*Brentwood Villas	Olathe	32	N/S	159.5	505000		500000
Royal Gardens	Kansas City	63	R/F	156.5	570000		662000
Homes at Walnut Creek	Wellsville	14	N/F	156.5	320000		
The Stonepost Lofts at Washington	Hays	18	R/F	138.5	378000		
*Interfaith Townhomes II LLC	Hutchinson	24	N/F	125.5	350000	500000	
Park Place	Ottawa	48	R/S		23636		450000
Prairiebrooke - 4%	Gardner	60	N/F	137.5		1000000	
Stafford County		4	N/F			500000	
					2,896,636	2,350,000	2,442,000

# of Proposals:	9
Total Units:	263
Senior Units	56
Family Units	207
New Constructed Units	182
Rehabilitated Units	63
Historic Units	18

Average Credit/Unit	16,360
Nonprofit Allocation	1,305,000



2021 Reservation List





Principles for creating the first draft.

- Fair distribution of resources across the state
- Value of sustaining long-term partnerships
- Responsibility to low-income households
- Efficient use of time for all parties
- Selection criteria reflecting:
 - How proposals differ in consequential ways
 - Limits on incentives to make problematic choices
 - Aspects already in place or within a developer's control



Qualified Allocation Plan | Draft Topics

- Separate criteria for new construction and rehabilitation.
- 2. Geographic split and limits by jurisdiction.
- 3. Maximums per developer.
- 4. Scoring elements and other criteria.
- 5. Curtailing qualified contracts.
- 6. Supportive housing.



Separate criteria for new construction and rehabilitation.

Many of the relevant policy considerations are different, such as proximity to amenities. Treating the two separately would require distinct set-asides, and the two could have different criteria. For example, the assessment of rehabilitation applications may be based on something other than points. In the past Kansas has primarily awarded new construction, and that would not necessarily change.



Geographic split and limits by jurisdiction.

KHRC is committed to serving the entire state. There are several potential approaches to meeting this objective. The QAP could create different regions, such as urban and rural or East and West. Other possibilities include limiting allocations to counties and/or incentives to serve smaller communities.



Maximums per developer.

KHRC greatly values its partnership with those with a successful track record of working in Kansas. Continuing to have an opportunity for an award is a crucial aspect of this relationship, which means limiting the share going to each participant. In the past there has not been a formal cap (unlike other aspects, like developer fee); rather it was handled informally.



Scoring elements and other criteria.

The selection factors and threshold requirements have been largely the same for many years. Do they still reflect the state's top housing priorities? Also, is there a reason to continue with distinct scoring for LIHTCs and appropriated programs, or should KHRC combine the two?



Curtailing qualified contracts.

Unfortunately, in the last few years Kansas has lost more units to qualified contracts than it has newly allocated (on average). Finding the best way to address this circumstance will be a high priority. The ideal approach will involve both disincentives and encouraging practical alternatives.



Supportive housing.

The LIHTC is the nation's largest affordable rental production program, and persons with disabilities have the greatest need for housing. Many other states have found ways for the former to effectively serve the latter. Is Kansas doing enough in this regard, or can we accomplish more?



Open Forum

Questions, Concerns, Recommendations?



Next Steps

- QAP Process / Timeline
- Comment Period



Thank you!

QAP / Housing Development Program Questions / Input housingdevelopment@kshousingcorp.org

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