Housing Development Stakeholder Summit
May 21, 2020
Welcome

• Meeting Objective and Context
• Introductions
KHRC Staff

Ryan Vincent
Executive Director

Jeanette Spurgin
Deputy Director
Ethics Officer
KHRC Staff

Alissa Ice  
Housing Development Director

Barry McMurphy  
Housing Development Manager
KHRC Staff

Laurie Fritz  
Quality Assurance  
Director

Jaqueline Rathbun  
Contract Administration  
Director

Katie Whitehead  
Housing Compliance  
Director
KHRC Staff

Bryan Bowser
IT Director

Emily Sharp
Communications 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
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

<table>
<thead>
<tr>
<th>Development</th>
<th>City</th>
<th># of Units</th>
<th>Type/Pop</th>
<th>SCORE</th>
<th>TC</th>
<th>HOME</th>
<th>NHTF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whittier Place II</td>
<td>Emporia</td>
<td>24 N/F</td>
<td>182</td>
<td>300000</td>
<td></td>
<td>430000</td>
<td></td>
</tr>
<tr>
<td>*Quail Cove</td>
<td>Great Bend</td>
<td>24 N/S</td>
<td>168</td>
<td>450000</td>
<td>35000</td>
<td>400000</td>
<td></td>
</tr>
<tr>
<td>*Brentwood Villas</td>
<td>Olathe</td>
<td>32 N/S</td>
<td>159.5</td>
<td>505000</td>
<td></td>
<td>500000</td>
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</tr>
<tr>
<td>Royal Gardens</td>
<td>Kansas City</td>
<td>63 R/F</td>
<td>156.5</td>
<td>570000</td>
<td></td>
<td>662000</td>
<td></td>
</tr>
<tr>
<td>Homes at Walnut Creek</td>
<td>Wellsville</td>
<td>14 N/F</td>
<td>156.5</td>
<td>320000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Stonepost Lofts at Washington</td>
<td>Hays</td>
<td>18 R/F</td>
<td>138.5</td>
<td>378000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*Interfaith Townhomes II LLC</td>
<td>Hutchinson</td>
<td>24 N/F</td>
<td>125.5</td>
<td>350000</td>
<td>50000</td>
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<td>Park Place</td>
<td>Ottawa</td>
<td>48 R/S</td>
<td>23636</td>
<td>450000</td>
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<td></td>
</tr>
<tr>
<td>Prairiebrooke - 4%</td>
<td>Gardner</td>
<td>60 N/F</td>
<td>137.5</td>
<td>100000</td>
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</tr>
<tr>
<td>Stafford County</td>
<td></td>
<td>4 N/F</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>500000</td>
</tr>
</tbody>
</table>

| # 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
Qualified Allocation Plan Updates

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

1. 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.
Qualified Allocation Plan Updates

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.
Qualified Allocation Plan Updates

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.
Qualified Allocation Plan Updates

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.
Qualified Allocation Plan Updates

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?
Qualified Allocation Plan Updates

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.
Qualified Allocation Plan Updates

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
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