

Home Means More



2020



Annual Report



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Letter from the Executive Director

This year has shown us that home has never been more important. Home has always meant shelter and security. In the midst of a pandemic, home has become so much more. As we've had to adjust quickly, home has become the place where we receive our health care, educate our children, conduct business, and connect virtually for worship services, community meetings, and social gatherings. A year full of uncertainty and seemingly uncontrollable circumstances has caused me to hold closer to the thing that is most important: the health and safety of those I care most about. I have been fortunate to spend time with developers,

advocates, and homeowners who all echo the same sentiment. Our mission—to provide Kansans access to the safe, affordable housing they need and the dignity they deserve—has never been more important. Because everything we need can be found in a home, but in order for that to be true everyone must have a place to call home.

Ryan Vincent
Executive Director



Ryan Vincent

Providing Kansans access to the safe, affordable housing they need and the dignity they deserve.





KHRC is committed to unlocking home for Kansans but in order to deliver on that promise we realized two things:

(1.) We need to make sure our own house is in order and ***(2.)*** we can't do it alone (nor would we want to).

2020 brought about some exciting new partnerships and programs, all aimed at helping Kansans on their journey home. Here's how we helped.

KANSAS HOUSING SERVES:

- + Homeowners
- + Renters
- + Developers
- + Property managers
- + Emergency housing providers
- + Housing advocacy groups
- + Community service organizations
- + Local communities
- + Kansans experiencing homelessness

OUR PROGRAMS:

- + First Time Homebuyer Program
- + Weatherization Assistance
- + Tenant Based Rental Assistance
- + Community Services Block Grant
- + Emergency Solutions Grant
- + HOME Rental Development
- + Low Income Housing Tax Credit
- + Private Activity Bond Allocation
- + National Housing Trust Fund
- + Moderate Income Housing
- + Kansas Eviction Prevention Program
- + Manufactured Housing
- + Housing Compliance
- + Contract Administration

Home has always been the place where we can feel safe and secure. This year home has also become the place where we:

LEARN

WORK

WORSHIP

HEAL

CONNECT

Here’s how we’re unlocking home when Kansans need it most.

EDUCATION

Home is the school.

Many parents faced the reality of remote learning for their children this year.

For single mother Annalez McCall, homeownership made possible through the Moderate Income Housing program is the realization of the American dream. To Annalez, safe, affordable housing means a place for her children to grow and thrive.

My name is Annalez McCall and my two sons, ages 11 and 12, and myself are hoping to achieve the American dream of owning our own home. My husband died in 2018 and we have been renting an apartment that won't allow a pet. The boys are both excited about getting a dog as well as having their own rooms, especially my oldest son who was diagnosed with Autism when he was two.

I receive my late husband's Social Security benefits plus recently started a part-time job as an attendant at the local motel. I am so happy to have been pre-approved for a loan by Landmark Bank and a beautiful, new three-bedroom home in our price range! Thank you for this opportunity!

*Sincerely,
Annalez McCall*

WORK

Home is the office.

In 2020 many Kansans converted their homes into makeshift home offices to enable them to continue working safely during the pandemic. Some communities struggled to fill important roles due to a lack of housing.

Whether it's creating a safe and productive space for employees to work from home or attracting professionals who need a place to call home, a community's employment and housing opportunities are inextricably linked and play a key role in economic growth and prosperity. Salina understands this connection well and recently saw great success through their partnership with KHRC.

The Lee Lofts opened in 2020 after nearly 12 years of planning! The modern lofts are housed inside the historic H.D. Lee Mercantile building, the same building where Lee Jeans was founded. The developer utilized HOME and LIHTC funds in addition to other funding sources to convert the 100-year-old building into a 53-unit complex complete with available retail space. The project provides affordable housing to residents and a boost to Salina's downtown redevelopment. A space that was once home to offices has become an affordable housing development ready for home offices.

COMMUNITY

Home is community.

Kansans have spent more time in their homes this year than ever before. Though many great things have come from the time together with family, everyone has felt the loss of community.

Online learning and virtual meetups have helped us stay connected with our community but nothing will ever replace the ability to be together. KHRC is working with housing stakeholders across the state to prepare communities to meet the needs of homeowners and tenants at a time when we can all gather again.

Private developer Sunflower Development Group has used the KHRC Low-Income Housing Tax Credit program to bring a brand new 32-unit mixed income project to Tonganoxie. The project is built on the location of a former school and is directly adjacent to the city's new library. Schoolyard Townhomes are creating community and access to help the city thrive.



KHRC’s COVID-19 Response

The story of 2020 isn’t complete without the inclusion of the COVID-19 pandemic response.

The pandemic and ensuing economic crisis exacerbated the state’s already prevalent housing shortage. KHRC sought innovative and nimble solutions to assist those affected.



KANSAS EVICTION PREVENTION PROGRAM

KHRC received \$20 million through the state’s Strengthening People And Revitalizing Kansas (SPARK) Taskforce to establish the Kansas Eviction Prevention Program (KEPP). The KEPP program offers up to \$5,000 in rental assistance to eligible renters. The program serves Kansas landlords and tenants who file jointly. Funds are awarded to the landlord with an agreement not to evict the household for nonpayment for the months of KEPP assistance received.

Here’s what the program means to those it serves

Thank you very much. What a relief for the residents. Thank you very much for all your hard work to make this happen for them. - Landlord

There is no way I can express my appreciation for this help. I’ve thought all weekend how to say thank you, how to say what this means to my family... I’m completely dumbstruck! I thank you, I thank you, I thank you!!!! - Tenant

[Tenant] hasn’t had a zero balance since March. We appreciate you guys so much! This is an amazing opportunity for many people. - Property Manager

Oh my Lord! Thank you thank you so so much!! God bless you all! I can’t tell you how sick I was worrying about this, especially since I hadn’t told my children how bad things were. They were already dealing with so so much already. Plus it’s my daughter’s senior year in high school trying to apply for college and scholarships. I didn’t mean to unload but I wanted you to understand just a small bit of my gratitude. I pray you all have a Merry Christmas and Happy Holidays! - Tenant

SINCE OCTOBER 2020

\$20 Million
in assistance

10,159
Kansas households applied
representing

27,200
household members

\$25,946,066
in rental assistance requested

“Thank you, thank you, thank you. This is truly a blessing and I am very thankful. Now I can get ahead of the rent and focus on getting things back in order. Thank you!”

- Tenant

SUPPLEMENTAL CARES ACT FUNDING

While safe, affordable housing is central to our mission, our programs also focus on the health and personal safety of those who call Kansas home. In response to heightened needs during the pandemic, KHRC scaled up Emergency Solutions Grant (ESG) and Community Services Block Grant (CSBG) operations. Using relief funding provided by the CARES Act, KHRC leveraged its statewide network to expand emergency housing and community services.



What funding supported:

ESG	CSBG	CONTRACT ADMINISTRATION
<div>+ Domestic violence shelters</div> <div>+ Emergency housing shelters</div> <div>+ Financing for crucial shelter renovations and improvements</div> <div>+ Rapid rehousing</div> <div>+ Street outreach</div> <div>+ Homeless prevention services</div>	<div>+ Rental and utility assistance</div> <div>+ Internet access</div> <div>+ Transportation and employment services</div> <div>+ Food assistance</div>	<div>\$141,720</div> <div>to reimburse Section 8 property owners for supplies and services to prevent and mitigate virus spread.</div>

Corporate Initiatives

Getting our own house in order

One of the greatest barriers to safe, affordable housing in communities is the lack of developers willing to make the investment. This is particularly true in rural areas where profit margins are

low and overhead costs are higher. KHRC has addressed this need by encouraging more development in underserved areas of the state.

SUCSESSES

- + Revised Qualified Allocation Plan, which governs how tax credits and housing resources are allocated across the state, to clarify criteria and prioritize development in underserved areas.
- + Increased communication with development partners to ensure that our programs and process are transparent and expectations are clear.
- + Streamlined and modernized our program policies and procedures to make them more efficient and easier to navigate.
- + Expanded training and development opportunities for our partners, launching a Compliance Update newsletter to keep our stakeholders informed of current guidelines and initiatives, and creating training video tutorials for our management and development partners, available on demand via our website.

Partners

KHRC leads Housing Work Group for Office of Rural Prosperity

One of the most exciting developments for KHRC this year was being invited to lead the Lieutenant Governor’s Office of Rural Prosperity Housing Work Group. The work group is an interagency team of leaders committed to finding solutions to the state’s affordable housing shortage. We are honored to lead this initiative as we fulfill our mission to provide Kansans with the safe, affordable housing they need and the dignity they deserve.

Coming in 2021:

Comprehensive statewide housing study

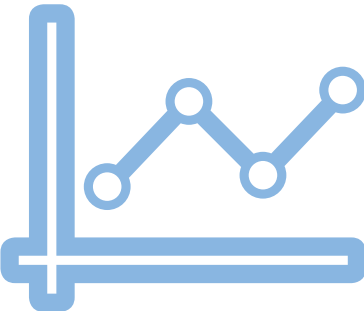
Governor Laura Kelly and Lieutenant Governor Lynn Rogers, in partnership with KHRC, announced that Kansas will launch its first statewide housing needs assessment in nearly 30 years. This comprehensive study is the crucial first step in establishing the baseline data needed to evaluate current housing needs and resources, as well as identify benchmarks for growth and development.



KHRC by the numbers

1092

quality, affordable homes funded across the state



33%

increase in Moderate Income Housing applications since 2019

57%

increase in Moderate Income Housing funding requests

\$1,997,050

invested in 8 rural communities via the state's Moderate Income Housing program

13



housing developments funded

\$71,357,350

invested into 13 communities to develop affordable housing via tax credits, HOME, and NHTF funds



56

Kansas households

including 141

household members

realized the dream of homeownership through the First Time Homebuyer Program



\$6 in additional leverage for every \$1 spent by the state on Moderate Income Housing



722

properties monitored across the state to ensure safety and compliance



828

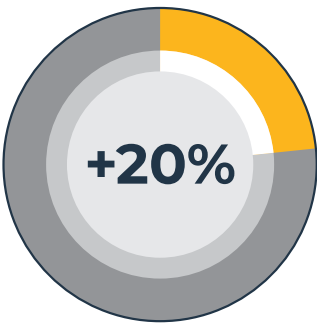
homes weatherized
64%
of which received a new primary heating source



530

high efficiency furnaces or heat pumps installed and a
28.81%
reduction in air infiltration

First ever virtual housing Conference!



increase in conference registration

231

tenant concerns addressed by KHRC staff, 6 of which were life threatening



Looking Ahead

In 2021, KHRC will continue its progress in:

- COVID-19 RELIEF**

 - + Continuation of emergency rental assistance and increased ESG & CSBG services
- COLLABORATION**

 - + Increased collaboration with community, state partners
 - + Leadership of Office of Rural Prosperity Housing Work Group
 - + Statewide housing needs assessment
- HOUSEKEEPING**

 - + Revised Strategic Plan
 - + Increased internal compliance
 - + Expanded education opportunities, including additional virtual trainings for developers, property managers, and service providers
 - + Continued improvement of our IT network, allowing us to keep our employees safely working from home as needed
- UNLOCKING HOME FOR EVERYONE**

The pandemic and subsequent economic downturn of 2020 placed renewed focus on the racial and socioeconomic disparities around safe, affordable housing. KHRC will use its position as the leader in state housing initiatives to address this reality.

In 2021 and beyond, our vision of quality, affordable housing and dignity for ALL Kansans will guide our every decision.





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