

KANSAS HOUSING



BUILDING FOR THE FUTURE

KHRC ANNUAL REPORT 2022



2

**Letter from the
Executive Director**

4

Program Overview

6

Emergency Response

10

**Housing Development
and Administration**

14

Community Solutions

16

Unlocking the Future

LETTER FROM THE EXECUTIVE DIRECTOR

“Keep your eyes on the stars; keep your feet on the ground.”

– President Theodore Roosevelt

As an avid gardener, I love perusing seed catalogs in the snowy winter months with dreams of giant tomatoes and pumpkins the next season. Teddy Roosevelt’s quote reminds me to dream big, but focus on the groundwork (which, in a garden, literally means composting and prepping the soil)!

Laying a solid foundation is just as important when building a home. Even in sunny Kansas, the winds will blow, and the storms will rage; yet a solid foundation ensures a stable home.

Kansas Housing has been similarly laying the groundwork with an eye to the stars:

- ◆ It started 20 years ago when KHRC became a public corporation, administering solid programs. **Kansas Housing laid the foundation.**
- ◆ Through natural disasters in Greensburg and Southeast Kansas, economic headwinds of the Great Recession, and lean budget years, providing resources and building partnerships, **Kansas Housing laid the foundation.**
- ◆ With the pandemic’s devastating impact on Kansas’ renters, homeowners, and housing providers, through the administration of emergency housing assistance, **Kansas Housing laid the foundation.**
- ◆ Working closely with housing partners and community stakeholders, KHRC facilitated and released the first statewide housing needs assessment in nearly 30 years. **Kansas Housing laid the foundation.**
- ◆ Taking the important message to the Statehouse alongside advocates and stakeholders, culminating in a historic state investment in housing development resources, **Kansas Housing laid the foundation.**

The foundation is solid, but the work has only begun! Still our eyes are on the stars. In this Annual Report, you will:

- ◆ Learn about KHRC’s vital work keeping Kansans in their homes through the Kansas Emergency Rental Assistance Program and Kansas Homeowner Assistance Fund.
- ◆ Read about KHRC’s efforts rolling out the new state housing development resources.
- ◆ Stay engaged with ongoing traditional programs and resources.
- ◆ Hear about the lives Kansas Housing is touching in communities around Kansas.

THE FOUNDATION IS SOLID,
BUT KHRC’S WORK UNLOCKING
HOME CONTINUES.
WE’RE READY TO DIG IN.
WILL YOU JOIN US?



Ryan Vincent
Executive Director



PROGRAM OVERVIEW

COMMUNITY SOLUTIONS:

Providing community-based services to encourage financial stability and self-sufficiency.

- ◆ [Emergency Solutions Grant \(ESG\)](#)
- ◆ [Community Services Block Grant \(CSBG\)](#)
- ◆ [Tenant Based Rental Assistance \(TBRA\)](#)
- ◆ [Weatherization Assistance Program](#)
- ◆ [First Time Homebuyer Program \(FTHB\)](#)
- ◆ [Manufactured Housing](#)
- ◆ [Home Loan Guarantee for Rural Kansas \(HLG\)](#)

EMERGENCY RESPONSE:

Responding to urgent housing needs caused by crisis.

- ◆ [Kansas Emergency Rental Assistance \(KERA\)](#)
- ◆ [Kansas Homeowner Assistance Fund \(KHAF\)](#)

HOUSING DEVELOPMENT:

Partnering with communities and developers to expand quality, affordable housing in Kansas.

- ◆ [Low Income Housing Tax Credits \(LIHTC\)](#)
- ◆ [Moderate Income Housing \(MIH\)](#)
- ◆ [HOME Rental Development](#)
- ◆ [National Housing Trust Fund \(NHTF\)](#)
- ◆ [Private Activity Bonds](#)
- ◆ [Kansas Housing Investor Tax Credit \(KHITC\)](#)
- ◆ [HOME Investment Partnerships American Rescue Plan Program \(HOME-ARP\)](#)

HOUSING COMPLIANCE:

Guaranteeing our state's affordable housing properties adhere to federal guidelines and meet quality, accessibility, and administrative standards.

CONTRACT ADMINISTRATION:

Administering the state's Performance Based Contract Administration (PBCA) contract to ensure that Section 8 housing is safe, decent, and sanitary.

Kansas Housing Resources Corporation (KHRC) is a self-supporting, nonprofit, public corporation committed to helping Kansans access the safe, affordable housing they need and the dignity they deserve. KHRC serves as the state's housing finance agency, administering essential housing and community programs to serve Kansans.

Our **core values** guide our work, ensuring that we're **thorough, collaborative, nimble, transparent, and compassionate** in all we do.

KHRC serves:

- ◆ Homeowners
- ◆ Developers
- ◆ Emergency housing providers
- ◆ Community service organizations
- ◆ Homeless and domestic violence shelters
- ◆ Renters
- ◆ Property managers
- ◆ Housing advocacy groups
- ◆ Local communities
- ◆ You!

Kansas Housing Resource Corporation (KHRC) is a subsidiary corporation of the Kansas Development Finance Authority (KDFA). Governed by a Board of Directors, KHRC does not receive operational revenue from the state of Kansas but sustains itself through fees for services and grant administration cost reimbursement. KHRC also administers the State Housing Trust Fund (SHTF), which funds the state's Moderate Income Housing program, among other initiatives. Audited financial statements are available online.



KHRC underwrites the annual [Kansas Housing Conference](#), our state's premier networking and education event for affordable housing professionals. Our 17th annual conference was held in-person in Wichita for the first time in three years, attracting more than 600 attendees and a record number of sponsors and exhibitors. Keynote speakers included Governor Laura Kelly and Sedgwick County Commissioner Lacey Cruse, who highlighted the need for more affordable housing in Kansas. HUD Regional Administrator Ulysses "Deke" Clayborn shared how he'll work with KHRC to meet HUD's Property Appraisal and Valuation Equity (PAVE) goals. Dr. Matthew Desmond, Pulitzer Prize-winning author of *Evicted: Poverty and Profit in the American City*, detailed his first-hand knowledge and research findings on the effects that poverty and eviction have on families and communities.

The 2023 Kansas Housing Conference will be held **Aug. 22-24** at the **Overland Park Convention Center**.



Dr. Matthew Desmond

Speaker at the 2022 Kansas Housing Conference

EMERGENCY RESPONSE

KANSAS EMERGENCY RENTAL ASSISTANCE



This billboard was one of many placed throughout the state to raise awareness of the KERA program.

Even before the pandemic, affordable housing challenges existed in Kansas. The pandemic amplified the problem as thousands struggled to pay rent during a time when home had never been more important. Governor Kelly appointed KHRC to administer the Kansas Emergency Rental Assistance (KERA) program, a federally funded initiative that provided up to 18 months of assistance to eligible households experiencing financial hardships.

A year and a half after KERA launched, program funds have unlocked home for more 80,000 Kansans and assisted more than 10,000 landlords by providing more than \$279 million in rental, utility, and internet assistance for 32,606 families.

EVICTON PREVENTION

In 2021, the Kansas Supreme Court established an Ad Hoc Committee on Best Practices for Eviction Proceedings. KHRC General Counsel serves on the committee. The committee's charge was to examine the eviction process and develop best practices to reduce court filings, expeditiously resolve pending cases, and enhance housing stability for the benefit of landlords and tenants. Earlier this year, the committee submitted recommendations to the Kansas Supreme Court, and those approved included sharing information about KERA and other rental assistance programs, developing resources for judges on best practices in eviction proceedings, and creating videos and amending forms to explain the eviction process. Additionally, the National Center for State Courts recently awarded funds to the Office of Judicial Administration in Kansas to develop an eviction prevention program in a district court with a significant eviction caseload.

KERA METRICS

as of Dec. 8 2022



126,281

TOTAL APPLICATIONS
SUBMITTED



88,916

APPLICATIONS
FUNDED



1,561

APPLICATIONS
IN PROCESS



\$279.1M+

FUNDING PROVIDED

Current metrics can be found at
kshousingcorp.org/emergency-rental-assistance/

TESTIMONIALS

Allyson, a social worker and single mother of four, depended on KERA funds to continue providing a home for her children after losing her job. Allyson said she felt “panicked and ashamed” trying to provide a home for her children without employment. When she realized she could reapply for an additional three months of KERA assistance while job searching, Allyson said KERA gave her “a hope she couldn’t put into words.”



Allyson's children at home

Nyrica received an eviction notice while waiting for KERA funds to be sent to her landlord and utility provider. When she reached out to KERA customer service, staff sent an emergency payment to her landlord and service provider. “I’m back working full-time now,” she said. “I’m moving forward in a positive way. Because KERA took care of my rent, I was able to afford to get my car fixed and continue working.”

Other Kansans with health issues experienced compounded hardships on top of financial struggles. **Biagia** lost her job due to a long-term absence from work while recovering from a heart valve replacement. She says KERA allowed her to recover from the surgery “without stressing.” Another frontline worker who suffered a serious back injury said she was “beyond grateful for the rental assistance provided by KERA to help me rest and recover so I can eventually get back to work.”

EMERGENCY RESPONSE

OPERATION ALLIES WELCOME

When refugee families from Afghanistan began arriving in Kansas in August 2021, Army veteran Aaron Estabrook of the Manhattan Housing Authority began organizing resettlement efforts. He partnered with K-State student and veteran Fatima Jaghoori to form the nonprofit Manhattan Area Resettlement Team (MART). The organization trained a diverse volunteer group to offer supportive services and rapid rehousing solutions for refugees using KERA funding.

“As refugees evacuated from Afghanistan and resettled in Kansas, we had very little stability in our lives. With the help from Manhattan Housing Authority and Kansas Housing Resources Corporation we were able to find housing stability through the KERA program. The worry of being homeless in a new land was lifted, and my children began to feel that Kansas was going to be home. My family and many others like mine have been able to learn English and gain full time employment in a short amount of time. Our pathway to self-sufficiency was accelerated because of the housing stability provided through the KERA program.” - *Idrees Khalil*



HUD Regional Administrator Ulysses “Deke” Clayborn receives a welcome note from the Khalil family near their home.



Visit [Kansas Housing’s YouTube channel](#) to see our commercials broadcasted on TV and streaming services in 2022.

REACHING VULNERABLE COMMUNITIES

In addition to continuous statewide broadcast, radio, print, and digital marketing, KHRC targeted KERA campaigns to the state’s most vulnerable communities. This geographic targeting was aided by the CDC social vulnerability index map, used to strategically place KERA billboards across the state.

Additional advertising targeted the densely populated, high-need areas of Johnson and Wyandotte counties. KHRC’s communications team designed bus ads placed on the interior and exterior of Ride KC buses, reaching thousands in the Kansas City area. Additional ads ran on Kansas City radio station 90.9 The Bridge and on Kansas City’s PBS station. Kansas Public Radio broadcasted ads in northeast Kansas, targeting landlords and service providers.

GET HELP IF
YOU’VE FALLEN
BEHIND ON RENT.

APPLY NOW AT [KSHOUSINGCORP.ORG](#)



UTILITY ASSISTANCE

\$39M
IN UTILITY
ASSISTANCE

PROVIDED TO
MORE THAN

400
UTILITY
VENDORS



UTILITY DISCONNECTIONS
HALTED OR RECONNECTED

HOUSING STABILITY SERVICES

- ◆ 2,069 active evictions prevented
- ◆ More than 3,100 assists from KERA Community Partners
- ◆ 182 households served with case management, emergency shelter, and rapid rehousing resources
- ◆ 50 households referred to Kansas Legal Services
- ◆ 99 refugee applications processed

KANSAS HOMEOWNER ASSISTANCE FUND

The Kansas Homeowner Assistance Fund (KHAFF) helps struggling homeowners get current on mortgages, property taxes, utilities, and homeowner association fees. The program, funded by the American Rescue Plan Act (ARPA), launched in April 2022. KHAFF collaborates with more than 200 mortgage servicers, to which funds are paid directly.

KHAFF METRICS

as of Dec. 8, 2022



4,354

TOTAL APPLICATIONS
SUBMITTED



496

APPLICATIONS
IN PROCESS



3,057

APPLICATIONS
FUNDED



\$33.8M+
FUNDING PROVIDED

Current metrics can be found at
[kshousingcorp.org/kansas-homeowner-assistance-fund](#)

HOUSING DEVELOPMENT AND ADMINISTRATION

EXPANDING HOUSING RESOURCES

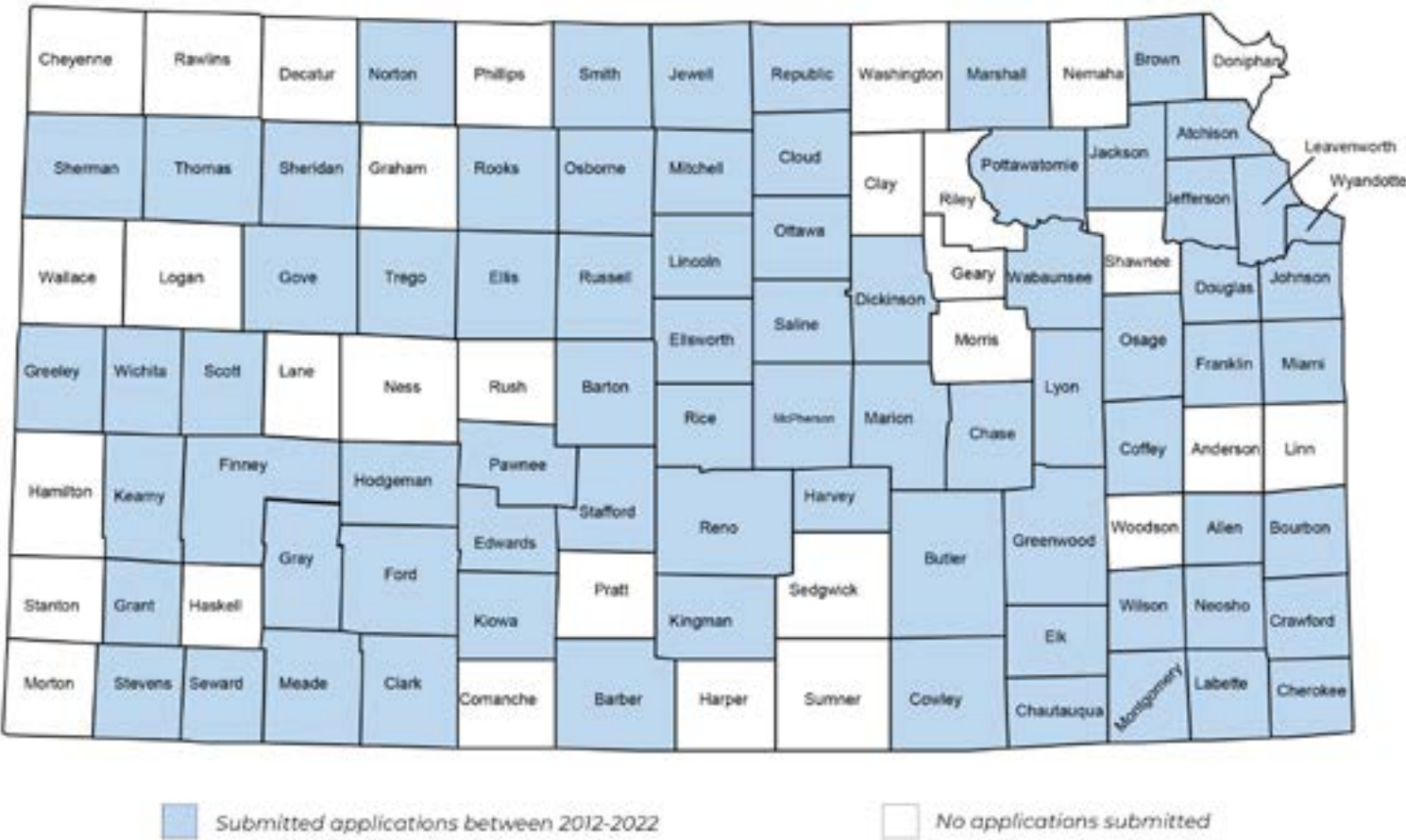
Governor Kelly capped off the 2022 legislative session by signing two major bipartisan housing bills into law, representing a significant expansion of resources to support statewide housing development. The measures represent a combined **\$62 million** in new housing resources, as well as initiatives to incentivize housing development, including **\$40 million** in new funding and \$2 million in previous annual funding for the Moderate Income Housing (MIH) program, and a **\$20 million** investment in a new rural housing revolving loan program.

Moderate Income Housing (MIH) Demand for the MIH program has grown steadily in recent years, reflecting the

findings of the state's 2021 comprehensive housing needs assessment. The study identified homes for moderate-income Kansans as a major need, particularly in rural areas.

The MIH program received **48** applications requesting a total of **\$25,841,818** during the current application cycle, representing a proposed **649** new homes for moderate-income Kansans. The volume represents a **74** percent increase over last year's **28** applications and a nearly **300** percent increase over last year's requested **\$8.7 million**. Of the **48** MIH applications, **25** have never received MIH funding in the past. A complete list of 2022 applicants and awards is available online.

2012-2022 Moderate Income Housing Program Applications



HOUSING DEVELOPMENT:

- ◆ 106 project inspections conducted
- ◆ 34 applications received for initial Housing Investor Tax Credit round
- ◆ \$79.3 million leveraged for rental housing development via Low Income Housing Tax Credits, HOME, and NHTF funds
- ◆ \$29.2 million leveraged for rental housing development via external programs and partnerships
- ◆ 490 affordable homes funded across the state*
- ◆ 32 site visits completed
- ◆ 13 housing developments funded*

* competitive LIHTC, HOME only, and 4%

HOUSING COMPLIANCE:

- ◆ 195 physical inspections conducted
- ◆ 151 HOME and HTF rent reviews completed
- ◆ 574 annual reports reviewed
- ◆ 159 tenant file audits completed
- ◆ 73 tenant concerns addressed

CONTRACT ADMINISTRATION:

KHRC's Contract Administration team ensures that the 10,963 Section 8 homes in 228 properties throughout the state are kept in safe, decent, and sanitary condition. In 2022 we:

- ◆ Coordinated \$62.6 Million in Housing Assistance Payments (HAP), to cover the rent of HUD voucher holders
- ◆ Completed 151 Management Occupancy Reports
- ◆ Addressed 175 tenant concerns, 4 of which were life-threatening
- ◆ Performed 223 rent adjustments
- ◆ Renewed 16 contracts

FACELIFTS FOR THE FUTURE

Low Income Housing Tax Credits for affordable properties are eligible for home rehabilitation "facelifts" every 30 years. KHRC helped to finance upkeep for developments across Kansas, including:

- ◆ Bethel Ridge, 63 units of affordable housing in Kansas City
- ◆ Canterbury Heights, 20 units of project-based housing in Winfield
- ◆ Applewood Apartments, a USDA rural property in Paola with 48 family units eligible for rental assistance vouchers

HOUSING DEVELOPMENT AND ADMINISTRATION

2022 HOUSING DEVELOPMENT HIGHLIGHTS:

THE LIMERICK

For 130 years, the Limerick Building has been a focal point of downtown Alma. This beautiful limestone structure has served as a bank, drug store, city hall, and even the town's roller-skating rink. As the years went by, the building fell into disrepair. Then KHRC stepped in. Through support from MIH funds, Frontier Management converted the space to eight apartments and a coworking office. KHRC's team celebrated the new development with Governor Laura Kelly, State Treasurer Lynn Rogers, and Alma residents. Qualified households with an area median income (AMI) of 60-150 percent soon moved into the newly renovated space, spending \$500-\$900 in monthly rent.



TOWN HOUSE LOFTS

Kansas City's former Town House Hotel, built in 1951, once provided an overnight stay for Patsy Cline, who traveled to Kansas City to perform a benefit concert in 1963. It was in fact the last place Cline stayed before boarding a plane back to Nashville that tragically crashed, ending the singer's life. The building's legacy lives on by providing 130 affordable one- and two-bedroom units for low-income seniors. In 2022, the units were renovated to add full kitchens and apartment amenities, funded by federal Low Income Housing Tax Credits (LIHTC), State Historic Tax credits, and the National Housing Trust Fund. In addition to the development resources, affordability will be maintained in the long term through a Project Based Section 8 Contract.

STONE POST LOFTS

On June 5 in Hays, Senator Jerry Moran joined Alissa Ice, KHRC's Director of Housing Development, and local residents to celebrate the renovation of the former Washington Elementary School. Overland Property Group used Low Income Housing Tax Credits (LIHTC) to convert the building, which is listed on the National Register of Historic Places. In a city where 40 percent of renters are cost-burdened, this renovation created 18 new fully furnished homes for residents with household incomes at 60 percent AMI or lower.



LINCOLN FREE HOUSE

A 2,023-square-foot Lincoln home built in 1910 was saved from demolition in July, in part through MIH funding. Because the hospital across the street needed to expand, the house would need to be moved or demolished. The Lincoln County Economic Development Foundation (LCEDF) began efforts to save the home and received a \$30,000 MIH grant for home restoration. LCEDF also obtained available historic tax credits after placing it on the Register of Historic Kansas Places. The committee found free land on which to relocate the home and searched for six months for owners that would rehabilitate the home in exchange for no-cost ownership. The search garnered national media attention, and after receiving more than 100 inquiries from interested parties, the committee selected the Flores family of Kansas City to renovate the home they would eventually call their own.

You can follow the Flores family's progress on the Lincoln Free House here:
<http://nursingbacktolife.com/>



COMMUNITY SOLUTIONS

WEATHERIZATION ASSISTANCE PROGRAM

KHRC's Weatherization Assistance Program ran a digital newspaper campaign in the spring to increase program awareness and expand application volume for summer services. Digital ads were placed in the Hays Daily News, Dodge City Globe, McPherson Sentinel, Garden City Telegram, and the Wichita Eagle.

In October, Kansas received \$31,974,404 in additional Weatherization funding through the Bipartisan Infrastructure Law (BIL). These funds will be expended over a 5-year period. This is in addition to annual funding of about \$9 million. We anticipate an additional 2,330 homes will receive services over the next five years with these additional funds.

KANSAS WEATHERIZATON ASSISTANCE PROGRAM

HIGH UTILITY BILLS? COLD AT HOME?
FREE upgrades to reduce bills and improve comfort.

KANSAS HOUSING

To determine eligibility and to apply, visit kshousingcorp.org/weatherization-assistance/



HOMES WEATHERIZED

54
ENERGY STAR REFRIGERATORS

403
HEATING SOURCES

771,678
SQUARE FEET OF INSULATION

7,353
LEDS

144
NEW AIR CONDITIONERS

COMMUNITY SERVICES BLOCK GRANT (CSBG)

14,053 KANSANS RECEIVED COMMUNITY SERVICES

TENANT BASED RENTAL ASSISTANCE (TBRA)



692

KANSAS HOUSEHOLDS RECEIVED TENANT BASED RENTAL ASSISTANCE

=100 households

FIRST TIME HOMEBUYER PROGRAM (FTHB)



35

KANSAS HOUSEHOLDS REALIZED THE DREAM OF HOMEOWNERSHIP THROUGH THE FIRST TIME HOMEBUYER PROGRAM

=1 households

EMERGENCY SOLUTIONS GRANT (ESG)

2,848 KANSANS RECEIVED EMERGENCY HOUSING SERVICES

120 KANSANS PROVIDED WITH STREET OUTREACH SERVICES



1,718

KANSANS PROVIDED WITH EMERGENCY SHELTER

= 100 people



639

KANSANS PREVENTED FROM BECOMING HOMELESS

= 100 people



371

KANSANS PROVIDED WITH RAPID REHOUSING SERVICES

=10 Kansans

MANUFACTURED HOUSING

The Manufactured Housing Act (K.S.A. 58-4216 et seq.) gave KHRC the authority to establish installation standards for manufactured housing and to oversee the licensing of manufactured housing installers. To obtain a license, installers must complete an installation training course and pass an examination certified by KHRC. Additionally, installers must submit an application, licensing fee, and proof of insurance to KHRC. Currently, there are 57 licensed installers in Kansas.

The Manufactured Housing Act also gave KHRC the authority to resolve disputes that may arise between owners and manufactured housing installers regarding installation. An owner of a manufactured home with concerns regarding the installation may file a complaint with KHRC within one year of completion of installation. More information about this dispute resolution process can be found online.

UNLOCKING THE FUTURE

As our state’s economic recovery continues and emergency COVID relief programs wind down, new initiatives will build upon our solid groundwork and unlock more affordable homes for Kansans:

The **Home Loan Guarantee (HLG) for Rural Kansas**, expected to launch in January 2023, will help lenders guarantee the gap between the cost of building or rehabilitating a rural Kansas home and its appraised value. HLG will guarantee the portion of the loan that exceeds 80-125 percent of the appraised home value, up to \$100,00 per home. Two million dollars are available to serve financial institutions working with existing and prospective homeowners in rural Kansas counties. Rural counties are defined as those with populations under 10,000, as certified by the Secretary of State on July 1 of the preceding year.

The **Kansas Housing Investor Tax Credit (KHITC)**, with an annual budget of \$13 million, supports investors who make cash investments in qualified housing projects in counties with fewer than 75,000 residents.

The **Rural Housing Revolving Loan Program**, established through a \$20 million allocation this past year, will provide loans or grants to rural communities for moderate- and low-income housing development or related infrastructure.

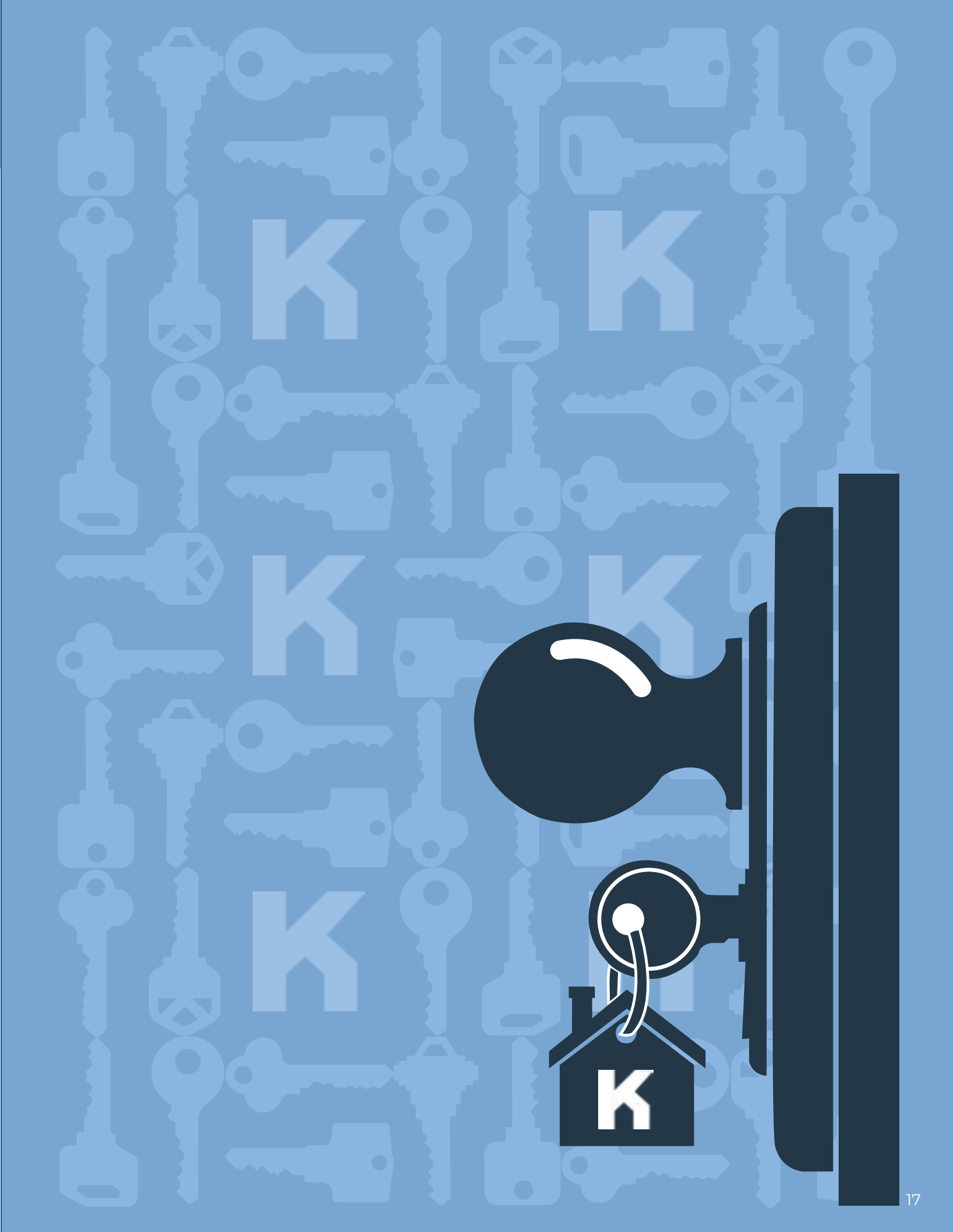
The **Kansas Affordable Housing Tax Credit Act** is a new state tax credit offered in addition to the federal Low Income Housing Tax Credit to incentivize affordable housing development.

\$22.9 million in **HOME-ARP** funding will provide development and support of affordable housing, non-congregate shelter, tenant based rental assistance, and supportive services for populations that are:

- ◆ Homeless
- ◆ At risk of homelessness
- ◆ Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- ◆ Veterans and families that include a veteran family member



THE FOUNDATION IS **SOLID**,
BUT KHRC’S WORK UNLOCKING
HOME CONTINUES.
WE’RE READY TO DIG IN.
WILL YOU JOIN US?





KANSAS HOUSING

611 S. Kansas Ave. Suite 300, Topeka, KS 66603
(785) 217-2001 | kshousingcorp.org