

DRAFT FOR INTERNAL REVIEW AND COMMENTS

Kansas 2024-2028 Consolidated Plan and 2024 Annual Action Plan

Consolidated Submission for Community Planning and
Development Programs
U.S. Department of Housing and Urban Development

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Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The Kansas Five-Year Consolidated Plan is a process mandated by the U.S. Department of Housing and Urban Development (HUD). The process culminates in the creation of a document that outlines the planning for use of federal funds given to the State by HUD, to implement five of HUD's programs:

1. The Community Development Block Grant (CDBG)
2. Emergency Solutions Grant (ESG)
3. HOME Investment Partnership (HOME)
4. Housing Opportunities for Persons with AIDS (HOPWA)
5. Housing Trust Fund (HTF)

Kansas anticipates receiving the following amounts in FY 2024; estimated projections for the complete five-year plan follows in parentheses:

- CDBG: \$14.8 million (\$59.29 million)
- HOME: \$7.1 million (\$28.29 million)
- HOPWA: \$793,084 (\$3.17 million)
- ESG: \$1.7 million (\$6.65 million)
- HTF: \$3.1 million (\$12.27 million)

The objectives of the Consolidated Plan, as identified by HUD and accepted by the Kansas Department of Commerce (Commerce), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE), include:

- Create communities of opportunity
- Foster a comprehensive vision of development
- Promote coordination of local activities
- Establish a continuum of care with homeless persons

- Support economic opportunities for target areas
- Assist low-and-moderate income persons, minority- and women-owned businesses
- Encourage innovative projects.

The Kansas Consolidated Plan affirms the three national objectives of Title I of the Housing and Community Development Act of 1974, as amended, including activities which:

- Primarily benefit low-and-moderate income persons
- Aid in the prevention of slums and blight
- Alleviate conditions which pose a serious and immediate threat to the health or welfare of a community.

The Kansas Consolidated Plan also endorses the objectives of the National Affordable Housing Act of 1990, including:

- Ensure that all residents have access to decent shelter
- Increase the supply of affordable housing
- Make neighborhoods safe and livable; expand opportunities for homeownership
- Provide a reliable supply of mortgage finance
- Reduce generational poverty in assisted housing

The Kansas Consolidated Plan also addresses the needs of persons living with HIV/AIDS through the HOPWA program. The Kansas Consolidated Plan supports the objectives of the Stewart B. McKinney Homeless Assistance Act of 1987.

Accordingly, the Kansas Consolidated Plan describes the priorities and guidelines of the five federally funded programs, including: CDBG, ESG, HOME, HOPWA, and HTF. The Department of Commerce will administer the CDBG program. Kansas Housing Resources Corporation (KHRC) will administer the HOME, HTF, and ESG programs. The Kansas Department of Health and Environment (KDHE) will administer the HOPWA program.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The housing needs as described in the Needs Assessment portion of this document were determined through stakeholder engagements and analyses of available datasets. Stakeholder engagements were done both in-person with agency leaders as well as via online web sessions. The online sessions were made available to a wider audience, seeking input from those individuals in the field working with and for programs that receive HUD funding. The datasets used were drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2013-2017 American Community Survey (ACS) data from the Census Bureau.

In 2021, the State published a Statewide Housing Assessment. The plan was written by many statewide housing agencies and explains how crucial State level support is for the success of Kansas communities. Some of the key findings from this report are incorporated in the Needs Assessment.

To address the needs identified, the State has established the following goals and desired outcomes to be achieved in utilization of the funds provided by HUD. The “Goal Outcome” column reflects a five- year period.

CDBG Goals/Objectives and Expected Goal Outcomes

- Water and Sewer Improvements Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 people
- Increasing the quality of housing: 150 homeowner housing rehabilitated
- Community Facilities: 150,000 persons
- Economic Development: 275 jobs retained
- Downtown Commercial Rehabilitation: 25 businesses
- Urgent Need: 5
- State Admin and Technical Assistance: Other

HOME Goals/Objectives and Expected Goal Outcomes

- First-Time Homebuyers HOME Direct Financial Assistance to Homebuyers: 185 Households Assisted
- HOME Rental Development HOME Rental units constructed: 175 Household Housing Unit
- HOME Rental Development HOME Rental units rehabilitated: 20 Household Housing Unit
- Tenant Based Rental Assistance (TBRA) HOME Tenant-based rental assistance / Rapid Rehousing: 3,750 Households Assisted

ESG Goals/Objectives and Expected Goal Outcomes

- Homelessness Prevention: 9,250 Persons Assisted
- Housing for Homeless added: 1,500 Rapid Rehousing Household Housing Unit

HOPWA Goals/Objectives and Expected Goal Outcomes

- Homelessness Prevention: 876 Persons Assisted
- Housing for People with HIV/AIDS added: 8,759 Household Housing Unit
- HIV/AIDS Housing Operations: 3,258 Household Housing Unit
- Other: 1,682

HTF Goals/Objectives and Expected Goal Outcomes

- Rental Units Constructed: 50 Household housing unit
- Rental Units Rehabilitated: 25 Household housing unit

The three overarching objectives guiding the proposed activities are:

- Providing decent affordable housing
- Creating suitable living environments
- Creating economic opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the five federal programs are:

- Improved availability/accessibility
- Improved affordability
- Improved sustainability

3. Evaluation of past performance

The State of Kansas made progress on its priority needs and objectives in FY 2022, the last complete period for which a Consolidated Annual Performance and Evaluation Report (CAPER) was conducted. The best indicators of results are described below for the Community Development Division of the Department of Commerce (Commerce), Kansas Department of Health and Environment (KDHE) and Kansas Housing Resources Corporation (KHRC).

The State continued to focus CDBG resources on public water/wastewater infrastructure, community public facilities, housing, and economic development with the express purpose of assisting businesses with job creation. In addition, we have small set-asides for urgent need and downtown commercial rehabilitation projects.

HOME served 21 households with their First Time Homebuyer Program, TBRA served 694 households, and the Rental Program developed 19 newly constructed units.

HTF completed 17 new construction and 16 rehabilitated units.

HOPWA provided housing assistance to 229 clients. The program helped 63 of these client's transition from homelessness into secure housing. Overall, the program reached 324 different individuals, including the family members of the clients who Kansas Care Through Housing (KCTH) served. The HOPWA Program provided supportive services to 743 individuals, which included 561 clients and their family members. The supportive services are crucial to clients outside of just housing assistance, as many areas around the state lack the necessary resources to provide these services.

ESG served a total of 3,370 persons. Homelessness prevention served 389 persons, rapid re-housing served 491 persons, emergency shelter assisted 2,315 persons, and 175 persons in street outreach.

4. Summary of citizen participation process and consultation process

[to be completed after public comment period]

5. Summary of public comments

[to be completed after public comment period]

6. Summary of comments or views not accepted and the reasons for not accepting them

[to be completed after public comment period]

7. Summary

The Kansas Department of Commerce, Kansas Housing Resources Corporation, and Kansas Department of Health and Environment will be the lead/partner agencies for the 2024-2028 Consolidated Plan and the 2024 Annual Action Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
HOME, ESG, and HTF Programs	Kansas Housing Resources Corporation	Kansas Housing Resources Corporation (KHRC)
CDBG Program	Community Development Division	Kansas Department of Commerce (KDC)
HOPWA Program	The University of Kansas, School of Medicine-Wichita, Medical Practice Association (UKSM-W MPA)-program sponsor	Kansas Department of Health and Environment (KDHE)

Table 1 – Responsible Agencies

Narrative

The Consolidated Plan was developed in partnership between the Kansas Department of Commerce (KDC), Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE).

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.200(I) and 91.315(I)

1. Introduction

Provide a concise summary of the state’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

KHRC consulted with local governments, other local and regional stakeholders, and other State agencies on the preparation of the 2024-2028 Consolidated Plan and the 2024 Action Plan.

KHRC, KDC, USDA Rural Development conduct quarterly interagency meetings to plan and review collaborative efforts related to housing. KHRC has also been placed on e-mail/ mailing lists for upcoming events held by Kansas African American Affairs Commission and Kansas Hispanic & Latino Affairs Commission.

KHRC collaborates with the Kansas Department for Aging and Disability Services (KDADS) and KDHE to facilitate the partnerships necessary to effectively utilize new funding opportunities created under the Frank Melville Supportive Housing Act of 2010. HUD’s Section 811 program, included in the Frank Melville Supportive Housing Act, provides supportive housing opportunities for persons with disabilities. The changes affected in the 2010 reforms to the Section 811 program put added emphasis on community integration, leveraging of other project development resources (such as HOME and Low-Income Housing Tax Credits) and collaboration with State social service and Medicaid agencies to provide necessary services to support disabled individuals in independent living.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The State supports a Continuum of Care (CoC) approach among the Balance of State (BoS) ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC and the Johnson County CoC. All funds from the State’s ESG funding are made available to the non-ESG entitlement continuums. Continuum of Care components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. In reviewing ESG applications, the State relies on local units of government to determine what their communities’ unique homeless needs may be, and how the ESG program can assist with those needs. This approach allows local jurisdictions to determine their own priorities and needs in addressing homelessness in their communities. In 2022-2023, the BoS CoC along with KHRC led the extensive outreach conducted for Kansas’s HOME-ARP Allocation Plan. This coordinated effort focused on research and analysis to accurately identify the Needs Assessment and Gaps Analysis of the program’s Qualifying Populations, which included these populations.

Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

See above description of the coordination and consultation efforts.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency/Group/ Organization	Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
KS Dept. of Commerce (KDC)	Government	CDBG (Market Analysis, Strategic Plan)	Consulted through E-mail, virtual meetings, and listening sessions
KS Dept. of Health & Environment (KDHE)	Government	HOPWA, ESG (Needs Assessment, Strategic Plan)	Consulted through E-mail, virtual meetings, and listening sessions
Kansas School of Medicine	University	HOPWA (Needs Assessment, Strategic Plan)	Consulted through E-mail, virtual meetings, and listening sessions
Kansas Interagency Council on Homelessness (KICH)	Government	Homelessness (Needs Assessment, Strategic Plan)	Consulted through E-mail, virtual meetings, and listening sessions
Kansas Labor Information Center (Department of Labor)	Government	Market Analysis (MA-45, Non-Housing Community Development Assets)	Consulted through E-mail, virtual meetings, and listening sessions
Kansas Housing Resources Corporation (KHRC)	Public Corporation	All sections of the Consolidated Plan and the Annual Plan	Consulted through E-mail, virtual meetings, and listening sessions

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

KHRC is not aware of any entities who should have been consulted but were not.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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State of KS Opening Doors Strategic Plan to Prevent and End Chronic Homelessness	Kansas Interagency Council on Homelessness (KICH)	Strategic Goal 13 calls for assisting homeless persons by providing housing. The Opening Doors Report connects with this goal as it calls for an end to chronic homelessness and a path for ending all homelessness.
Economic Development Strategic Plan	Office of the Governor	Strategic Goal 14 calls for Economic Development. One of the Economic Development Strategic Plan goals is the provision of workforce and infrastructure resources towards faster economic growth and job creation.
State of Kansas HOME-ARP Allocation Plan	KHRC	Several of the Strategic Goals call for assisting homeless persons and creating affordable housing units for the qualifying populations targeted in the HOME-ARP Allocation Plan.
Kansas 2021 Statewide Housing Needs Assessment	KHRC and Kansas Office of Rural Prosperity	Several of the Strategic Goals call for creating and developing affordable housing for all. The need for affordable housing at various income levels is outlined in the Statewide Housing Needs Assessment.
Framework for Growth	KDC	Strategic Goals 4, 5, & 14 relate to Economic Development. Framework for Growth outlines the direct impact economic development can have on the vitality of a community.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(I))

See above description of the coordination and consultation efforts. In addition, there are other entities that are partners in facilitating the development of affordable housing and in implementing portions of the Consolidated Plan. These include the following:

Kansas Development Finance Agency (KDFA)

Kansas Development Finance Agency (KDFA) possesses multiple bond financing capabilities for multiple jurisdictions in the State.

KDFA issues revenue bonds to finance projects of the Kansas Board of Regents and State agencies. The KDFA issues bonds for public and private educational facilities and healthcare facilities. The KDFA issues tax-exempt bonds to make below market interest rate loans to farmers. The KDFA issues private activity bonds to finance agricultural and industrial enterprises, corporate and management offices.

In particular, the KDFA is empowered to exercise all powers granted to public housing authorities by the State. In the past, the KDFA has issued revenue bonds to finance numerous multifamily housing developments in Kansas.

Community Housing Development Organizations (CHDOs)

The State has qualified 26 CHDOs. Since 1992, the State has allocated at least 15% of HOME funds to CHDO program activities and no more than 5% of HOME funds to CHDO operating expenses. The CHDO set-aside is only a base for rental housing. CHDOs can expand their rental housing activities with Housing Tax Credits, Private Activity Bonds, and HOME Tenant-Based Rental Assistance.

Process for Local Government

An application process has been developed by the State in order for communities to access resources for financial assistance to address both housing and non-housing community development needs. In general, KDC, KHRC, and KDHE will approve funding for development projects which satisfy one or more of the identified need criteria: community need, community effort, resident need, resident risk, and preventive action.

The State also conducted ten 90-minute virtual sessions focused on the following topics:

- Housing
- CDBG Recipients
- Quality of Place
- Economic Development
- Fair Housing

Each session topic was held twice to offer two options for individuals wishing to attend.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

[This section to be fully completed after all public meetings]

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting.

The first public hearing was held from 11:00 a.m. to 12:00 p.m. Thursday, August 17, 2023, in the KHRC Main Conference Room, 611 S. Kansas Ave., Suite 300, Topeka, KS 66603. The hearing was available digitally. The public hearing focused on housing and community development needs throughout the state, and strategies to address needs. Individuals with disabilities or limited English proficiency were offered sign language interpreters, assistive listening devices, and other accommodation to attend the meeting. A presentation from the meeting is available for download from the Kansas Housing Resources Corporation (KHRC) website at <http://kshousingcorp.org>.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Notice placed on KHRC's website August 3, 2023 Newspaper publication	Statewide	There were 51 participants representing the regional planning areas of Kansas, housing service providers, and other service providers.	There were no comments received	There were no comments not accepted	
2	Newspaper publication November 2, 2023 Updated website information	Statewide				

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems in Kansas by income level among renters, owners, and households with special needs. Needs were also identified through a comprehensive public outreach process that included stakeholder consultations and public hearings designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2013-2017 American Community Survey (ACS) data from the Census Bureau. CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Severe cost burden occurs when a household pays more than 50% of its gross income on housing costs.

In 2021, the State published a Statewide Housing Assessment. The plan was written by many statewide housing agencies and explains how crucial State level support is for the success of Kansas communities. Some of the key findings from this report are incorporated in the Needs Assessment.

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

Summary of Housing Needs

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Kansas. Real incomes in the area have declined while housing costs have risen, resulting in an increase in the need for affordable housing options.

Between 2009 and 2017, the median income for Kansas residents *decreased* by .33% after adjusting for inflation, and after adjusting for inflation, median income decreased 8% from 2017 to 2021.

Furthermore, median rent *increased* by 7.9% and median home values increased by 1.4%. This means that housing costs require a relatively larger share of income for households in the State compared to 2009 and 2017. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households, particularly for renters. Given a lack of decent, affordable housing options, the States's lower-income households often face a choice between deficient housing and cost burden.

The most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 20.8% of households are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. Statewide, 9.9% of households are severely cost burdened.

Demographics	Base Year: 2009	HUD Data Year: 2017	%Chg 2009- 2017	Most Recent Year: 2021	%Chg 2017- 2021
Population	2,777,835	2,903,820	4.5%	2,932,099	.98%
Households	1,093,694	1,121,943	2.6%	1,272,290	13.4%
Median Income	\$48,394.00	\$55,477.00	-.33%*	\$64,521.00	-8%**

Table 5 - Housing Needs Assessment Demographics

Data Source: 2009 ACS, 2013-2017 ACS, 2017-2021 ACS
*2009 Median Income %Chg 2009-2017 adjusted to 2017 dollars
**2017 Median Income %Chg 2017-2021 adjusted to 2021 dollars

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	124,890	128,165	199,625	120,335	548,925
Small Family Households	32,570	36,715	64,725	47,270	287,385
Large Family Households	6,500	10,100	18,035	11,305	50,735
Household contains at least one person 62-74 years of age	21,660	24,985	40,680	25,575	119,370

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	17,870	27,045	31,350	14,065	38,160
Households with one or more children 6 years old or younger	20,490	22,690	34,855	22,315	61,790

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Costs Table (SUPPLEMENTAL)

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$118,500 (\$137,352 in 2017 dollars)	\$139,200	+17% (+1.4% adjusted)
Median Contract Rent	\$491 (\$569 in 2017 dollars)	\$614	+25% (+7.9% adjusted)

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,740	2,350	2,010	575	7,675	1,035	835	1,045	380	3,295
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,575	830	1,435	460	4,300	110	310	255	145	820
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,965	1,960	2,405	945	7,275	455	955	2,280	1,015	4,705
Housing cost burden greater than 50% of income (and none of the above problems)	47,320	13,495	2,530	335	63,680	22,400	11,910	6,665	1,705	42,680

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	9,655	31,340	25,350	3,055	69,400	8,000	17,005	24,820	10,320	60,145
Zero/negative Income (and none of the above problems)	8,275	0	0	0	8,275	5,420	0	0	0	5,420

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50-80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	53,595	18,640	8,385	2,315	82,935	24,000	14,010	10,245	3,245	51,500
Having none of four housing problems	20,730	49,940	79,610	39,165	189,445	12,870	45,580	101,385	75,610	235,445

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	8,275	0	0	0	8,275	5,420	0	0	0	5,420

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	18,440	16,985	10,110	45,535	7,745	7,825	11,330	26,900
Large Related	3,845	3,545	1,460	8,850	1,635	2,535	2,950	7,120
Elderly	12,105	10,315	5,910	28,330	14,955	14,360	11,160	40,475
Other	27,525	17,580	11,955	57,060	7,065	4,970	6,465	18,500
Total need by income	61,915	48,425	29,435	139,775	31,400	29,690	31,905	92,995

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	15,505	4,720	545	20,770	6,045	3,665	2,255	11,965

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	3,035	600	80	3,715	1,190	1,030	390	2,610
Elderly	8,905	4,565	1,480	14,950	10,410	5,080	2,470	17,960
Other	23,585	5,015	830	29,430	5,545	2,350	1,575	9,470
Total need by income	51,030	14,900	2,935	68,865	23,190	12,125	6,690	42,005

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,740	2,455	3,095	1,065	9,355	500	1,025	2,095	1,000	4,620
Multiple, unrelated family households	240	190	295	89	814	110	255	470	180	1,015
Other, non-family households	635	190	580	265	1,670	4	4	4	4	16
Total need by income	3,615	2,835	3,970	1,419	11,839	614	1,284	2,569	1,184	5,651

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

Data was not provided by HUD for the following table.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to the 2017 ACS data, a total of 322,256 households, or 28.7%, are single-person households. Of the nonfamily households, 83% are single-person households and are classified as “Other” in the above tables. Using this 83% share as a comparison tool, assumptions can be made about the number of single person households in need of housing assistance.

Of the 75,560 cost burdened households earning up to 80% AMI classified as “Other” from the above tables, it can be assumed that approximately 62,715 are single person households. Of those households, renter households earning up to 30% AMI are in greatest need of housing assistance accounting for nearly 45.8% of all single person cost burdened households. This is an 8.5% increase from 2013. Among all single person cost burdened households, 74% are renter households.

Looking at severely cost burdened households earning up to 80% AMI, approximately 35,603 are single person households. Of those households, renter households earning up to 30% AMI account for 60% of severely cost burdened single person households. Among all single person households that are severely cost burdened, 75.5% are renter households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2021 Kansas Statewide Housing Assessment, options for disabled households are generally limited to the larger cities like McPherson, if at all. In addition, using Section 8 vouchers is difficult in some counties. During consultations, stakeholders expressed difficulty in finding accessible housing for persons with disabilities even with rental assistance. In 2021, of those experiencing homelessness statewide, 42% had a disabling condition. In addition, 62% of veterans in the homeless service system have a disabling condition.

In FY 2020, the Kansas Coalition Against Sexual and Domestic Violence served 21,070 survivors. There were 2,006 total unmet requests for shelter by individuals fleeing domestic violence or survivors of domestic violence, sexual assault, or stalking due to lack of shelter capacity. Kansas currently has 422 emergency shelter beds for survivors. Additionally, there are only 18 rapid rehousing units for survivors, despite 612 individuals identified in HMIS who were currently fleeing domestic violence.

What are the most common housing problems?

Of the 452,680 households earning up to 80% AMI in Kansas, the most common housing problem is cost burden. Housing costs may include monthly payments towards rent or a mortgage, which include utility payments. In Kansas, 343,640 households earning up to 80% AMI are cost burdened or severely cost burdened. This represents 75.9% of all Kansas households earning up to 80% AMI. Furthermore, the households earning up to 80% AMI that are cost burdened or severely cost burdened account for 30.6%

of all households. Households earning 0-30% of AMI experience cost burden and severely cost burden at the highest rates among all income tiers.

There are 573,015 households earning up to 100% AMI. Of these, 28,070 (4.9%) households are residing in housing with substandard kitchen/plumbing or experiencing overcrowding (more than one person per room). The majority of those households (68.6%) are renters and 29.9% have incomes up to 30% AMI.

Are any populations/household types more affected than others by these problems?

Households with lower incomes experience housing problems at higher rates, specifically cost-burden and severe cost-burden.

- 0-30% of AMI
 - Renter households in this income bracket account for 25% of all cost burdened or severely cost burdened households earning up to 100% of AMI.
 - Considering all 108,950 households earning 0-30% of AMI experiencing a housing problem, 65.7% are renter households.
 - Of all cost burdened households in this income bracket, a majority are single person households.
- Renter households are more likely to experience housing problems than owner households.
 - 53.6% of all cost burdened households earning up to 100% of AMI are renter households.
 - 60% of all severely cost burdened households earning up to 100% of AMI are renter households.
 - 56.7% of all households earning up to 100% AMI and experiencing a housing problem are renter households.
- Renter households were also identified by the Statewide Housing Assessment as being more cost burdened than homeowners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Individuals at imminent risk of residing in shelters or becoming unsheltered typically have a combination of factors present in their lives: lack of a living wage job, housing costs consumes more than 30% of their income, poverty, high childcare costs, high medical expenses, high transportation costs, or a criminal record. Individuals and families living with any of these factors, and especially those with more than one, are more likely to experience homelessness than those individuals and families that do not have any of

these factors present. An individual or family with any combination of the factors above may require only a reduction in work hours, a minor medical emergency, a family crisis, an illness, or a minor reduction in income to push them into an unstable housing situation.

According to the 2022 HOME-ARP plan, 1,409 individuals moved to temporary housing accommodations. Exiting to a temporary destination may indicate greater risk of returning to the homeless system. There are considerable regional differences in the proportion of exits to temporary destinations. Of these individuals, the demographic information was as follows:

- 60% Male, 40% Female, less than 1% Transgender or Gender Non-Binary
- 63% White, 28% Black/African American, 5% Mixed Race, 3% American Indian, Alaska Native, or Indigenous, less than 1% Asian and Native Hawaiian or Other Pacific Islander, and
- 11% Hispanic/Latin(o)(a)(x)

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

According to the KHRC HOME-ARP Allocation Plan, 79,010 renter households (21% of all renter households) and 41,170 owner households (5.5% of all owner households) satisfy the at risk of homelessness definition of having an annual income below 30% of the HAMFI for the area in which they resided. Additionally, 86,995 renter households and 57,400 owner households experienced at least one of four severe housing problems as defined by CHAS. CHAS defines severe housing problems as: 1) a housing unit lacks complete kitchen facilities; 2) a housing unit lacks complete plumbing facilities; 3) a household is overcrowded; and 4) a household is cost burdened. A household is identified as having a housing problem if they have any one or more of these four problems.

Furthermore, per the HOME-ARP Allocation Plan, 1,409 individuals moved to temporary housing accommodations. Exiting to a temporary destination may indicate greater risk of returning to the homeless system. There are considerable regional differences in the proportion of exits to temporary destinations. Of these individuals, the demographic information was as follows:

- 60% Male, 40% Female, less than 1% Transgender or Gender Non-Binary
- 63% White, 28% Black/African American, 5% Mixed Race, 3% American Indian, Alaska Native, or Indigenous, less than 1% Asian and Native Hawaiian or Other Pacific Islander, and
- 11% Hispanic/Latin(o)(a)(x)

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

The housing characteristic linked with instability and an increased risk of homelessness is a lack of affordable housing available to low-income residents. This is outlined in the tables above and was reiterated through several interviews by stakeholders from across the State. Households spending more

than 30% of their household income towards housing costs are more vulnerable to acute economic and financial shifts such as the loss of a job, a medical emergency, etc. These cost burdened households are also more likely to earn less than 80% of AMI, further straining economic and financial means. Although the cost of housing varies by region, the lack of affordable housing remains a key issue in all counties across Kansas.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the definitions above, Black/African American households earning between 30-50% AMI and Hispanic households above 80% AMI in the State experience one or more housing problems at a disproportionate level.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	84.9%	61.2%	33.6%	15.5%
Black/ African American	85.6%	73.8%	40.5%	20.4%
Asian	87.9%	65.9%	34.1%	28.4%
Hispanic	89.2%	66.8%	38.6%	14.5%
<i>Jurisdiction as a Whole</i>	<i>85.4%</i>	<i>63.1%</i>	<i>34.6%</i>	<i>15.8%</i>
<i>Source: CHAS 2013-2017</i>				

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	95,349	16,278	13,931

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	66,573	11,830	9,202
Black / African American	11,214	1,879	2,070
Asian	2,372	326	740
American Indian, Alaska Native	1,031	278	174
Pacific Islander	89	10	10
Hispanic	11,237	1,362	1,367

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	81,129	47,342	0
White	58,711	37,156	0
Black / African American	8,106	2,874	0
Asian	1,689	875	0
American Indian, Alaska Native	721	515	0
Pacific Islander	28	8	0
Hispanic	10,013	4,986	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	69,048	130,624	0
White	52,459	103,693	0
Black / African American	5,264	7,747	0
Asian	1,162	2,243	0
American Indian, Alaska Native	413	1,188	0
Pacific Islander	36	18	0
Hispanic	8,542	13,561	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,055	101,341	0
White	15,324	83,819	0
Black / African American	1,260	4,914	0
Asian	634	1,595	0
American Indian, Alaska Native	52	592	0
Pacific Islander	54	20	0
Hispanic	1,494	8,783	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of income (i.e., cost burden)

In general, the percentage of households with a severe housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the definitions above, only one racial/ethnic group experiences one or more severe housing problems at a disproportionate level. Asian households earning 30-50% and 80-100% AMI are disproportionately impacted. They are also more disadvantaged, but do not quite meet the defined threshold, at the 0-30% AMI range.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more severe housing problems			
White	68.6%	25.1%	8.5%	3.9%
Black/ African American	70.4%	23.4%	8.7%	6.9%
Asian	79.0%	35.7%	12.4%	17.0%
American Indian, Alaska Native	0.0%	0.0%	11.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	74.3%	29.0%	15.4%	8.0%
Jurisdiction as a Whole	69.7%	25.6%	9.4%	4.7%
<i>Source: CHAS 2013-2017</i>				

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	77,806	33,784	13,931
White	53,718	24,594	9,202
Black / African American	9,212	3,876	2,070
Asian	2,138	569	740
American Indian, Alaska Native	832	464	174
Pacific Islander	89	10	10
Hispanic	9,359	3,244	1,367

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,870	95,425	0
White	24,036	71,635	0
Black / African American	2,569	8,399	0
Asian	920	1,657	0
American Indian, Alaska Native	311	922	0
Pacific Islander	4	32	0
Hispanic	4,352	10,662	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,722	180,700	0
White	13,312	142,673	0
Black / African American	1,133	11,895	0
Asian	424	2,984	0
American Indian, Alaska Native	174	1,415	0
Pacific Islander	18	36	0
Hispanic	3,395	18,704	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,628	114,680	0
White	3,845	95,185	0
Black / African American	423	5,751	0
Asian	380	1,860	0
American Indian, Alaska Native	24	620	0
Pacific Islander	50	24	0
Hispanic	819	9,457	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burdened is defined as paying more than 30% of household income on housing, and severely cost burdened is defined as paying greater than 50% of income on housing.

The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels. Based on these definitions, no racial/ethnic groups have disproportionate housing need; however, it is noteworthy that Black/African American households earning more than 30% are less than one percentage point away from meeting the threshold for being disproportionately impacted.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group		% with housing cost burden		%
White	77.8%	12.8%	9.4%	1.1%
Black/ African American	57.3%	23.5%	19.2%	3.6%
Asian	77.3%	10.7%	12.0%	3.5%
Hispanic	69.5%	17.4%	13.1%	1.7%
Jurisdiction as a Whole	75.8%	13.8%	10.4%	1.3%
<i>Source: CHAS 2013-2017</i>				

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	838,333	152,697	115,300	14,717
White	705,103	115,976	84,931	9,736
Black / African American	34,523	14,139	11,599	2,145
Asian	18,597	2,575	2,893	854

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
American Indian, Alaska Native	5,594	945	1,154	174
Pacific Islander	243	76	101	10
Hispanic	61,553	15,429	11,638	1,514

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The following is an overall summary of the disproportionately greater needs:

Disproportionately Greater Need: Housing Problems

- Black/African American households earning between 30-50% AMI
- Hispanic households above 80% AMI

Disproportionately Greater Need: Severe Housing Problems

- Asian households earning 30-50% and 80-100% AMI

Disproportionately Greater Need: Housing Cost Burdens

- No racial/ethnic groups have disproportionate housing need

If they have needs not identified above, what are those needs?

All known needs were identified through CHAS data, Census data, surveys, and interviews. Most of the needs were previously identified in past Strategic Plans, Analysis of Impediments (AI) to Fair Housing Choice, or Housing Needs Assessments.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

This Consolidated Plan is for a State grantee.

NA-35 Public Housing – (Optional)

Introduction

As this is an optional section, the State does not have access to current and accurate data to complete it.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	4,494	3,732	0	3,635	95	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	92	13	0	13	0		0
# of Elderly Program Participants (>62)	0	0	1,909	842	0	825	17		0
# of Disabled Families	0	0	1,025	1,511	0	1,471	38		0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	4,494	3,732	0	3,635	95	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	4,202	3,173	0	3,114	57	0	0
Black/African American	0	0	236	497	0	460	37	0	0
Asian	0	0	18	14	0	14	0	0	0
American Indian/Alaska Native	0	0	33	45	0	44	1	0	0
Pacific Islander	0	0	5	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Hispanic/Latino residents accounted for 4.4% of persons who resided in public housing and 6.4% who used vouchers.

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	197	238	0	237	1	0	0
Not Hispanic	0	0	4,297	3,494	0	3,398	94	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

How do these needs compare to the housing needs of the population at large

Discussion:

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

According to the 2022 Point-In-Time (PIT) Count for the Kansas Balance of State Continuum of Care there were as many as 929 individuals making up 687 households experiencing homelessness on any given night. Of those, 668 were sheltered and 261 were unsheltered. Among individuals experiencing homelessness in the Balance of State CoC, 196 were chronically homeless, 88 were veterans, 4 were persons with HIV/AIDS, 132 were severely mentally ill, and 308 were suffering from chronic substance abuse. The Homeless Management Information System (HMIS) from which this data is derived may count one person within multiple categories

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to 2021 HMIS data, there are an estimated 12,068 households experiencing homelessness in Kansas. Of those who entered the homeless service system in 2021, approximately 43% of people did not exit into permanent housing situations. Among people experiencing homelessness, 13% exited into homeless situations and 16% exited to temporary housing situations.

According to the 2022 PIT count, of the 929 homeless persons, 21.1% were chronically homeless. The table below is completed with data that is available.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	97	23				
Persons in Households with Only Children	0	1				
Persons in Households with Only Adults	388	178				
Chronically Homeless Individuals	91	105				

Chronically Homeless Families	7	3				
Veterans	63	25				
Unaccompanied Child	32	15				
Persons with HIV	3	1				
Severely Mentally Ill	100	32				
Chronic Substance Abuse	240	68				
Victims of Domestic Violence	181	53				

Source: Balance of State Continuum of Care, 2022 Point-In-Time Homeless Count, HUD Exchange

Nature and Extent of Homelessness: (Optional)

Race	Sheltered	Unsheltered (optional)
Black or African American	97	35
White	479	194
Asian	0	1
American Indian or Alaska Native	25	5
Native Hawaiian or Other Pacific Islander	1	0
Multiple Races	66	25
Ethnicity	Sheltered	Unsheltered (optional)
Hispanic / Latino	89	23
Not-Hispanic / Non-Latino	579	238

Source: Balance of State Continuum of Care, 2022 Point-In-Time Homeless Count,, HUD Exchange

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Persons in households with at least one adult and one child accounted for 120 of 687 households (17.6%); however, only 23 of those households were unsheltered which was only 11.4% of unsheltered

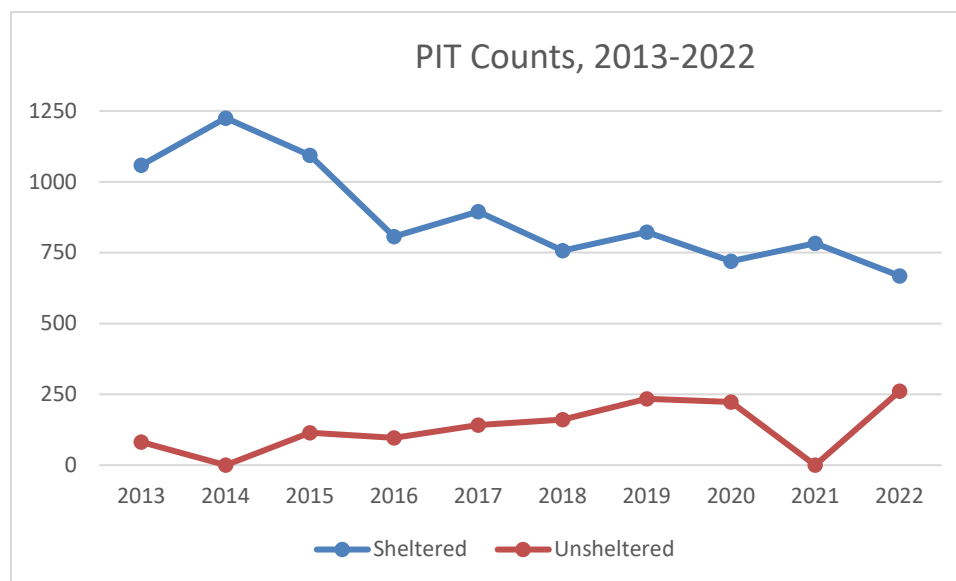
households. The majority of those experiencing homelessness are households without children. Families of veterans were not specifically recorded in the PIT count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to 2021 ACS, 81.4% of the population of Kansas is White, 5.6% is Black/African American, 0.7% is American Indian or Alaskan Native, and 3% are Asian. Additionally, 6% are of two or more races and 12.4% are Hispanic/Latino. Comparatively, 72.4% of those experiencing homelessness were White, 14.2% were Black/African American, 3.2% American Indian or Alaskan Native, 9.8% were multiple races, and 12.1% were Hispanic/Latino. This means that Black/African Americans and American Indians or Alaskan Natives experience homelessness at a disproportionate rate. According to the Kansas Balance of State Continuum of Care (BoS CoC), there was a percentage increase from 2021 to 2022 for all races and ethnicities that exited to permanent destinations.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Over the past 10 years, the amount of unsheltered versus sheltered individuals has shifted. The percentage of unsheltered has been steadily increasing and the number of sheltered has been steadily decreasing. There is a slight variation to this between 2020 and 2021 which could have been created by the additional assistance created by to aid the COVID-19 Pandemic. This means that the overall number of individuals experiencing homelessness has decreased over the past 10 years, but the number of unsheltered individuals has increased. This points to a need for more shelters and services.



Source: Kansas Statewide Homeless Coalition

The 2023 KS BoS CoC PIT count data revealed a total of 1,082 individuals were experiencing unsheltered or sheltered homelessness on a single night in January 2023 across the KS BoS CoC's coverage area. Additionally, the percentage of successful exits from homelessness (permanent or temporary housing and some institutional destinations) decreased from 61% to 50% from 2021 to 2022.

Discussion:

In 2022, a Gaps Analysis and Needs Assessment was prepared as part of the HOME-ARP Plan. The following priority needs for Qualifying Populations were identified:

- Affordable and accessible housing
- Dedicated services and housing for unaccompanied minors, youth from all qualifying populations, and families
- Increased units for permanent supportive housing
- Domestic violence shelters
- Increased service investments in mental health, behavioral health, and medical support services,
- Availability of eviction prevention and mediation services to prevent homelessness.

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

Introduction

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, persons with developmental disabilities, persons with physical disabilities, persons with alcohol/other drug addictions. In addition, many persons with special needs also have very low incomes.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	0
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	833
Area Prevalence (PLWH per population)	922
Number of new HIV cases reported last year	0

Table 26 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

According to stakeholders, the number of households assisted with HOPWA funds has increased year over year. Some households included have been in the program long-term while others are additions (some transitioned from last year). There is an increase in persons with HIV and AIDS and 10-15 new clients are being added per month. Fortunately, there has not been a need to maintain a waitlist. HOPWA funds are primarily used for TBRA. Organizations work hand in hand with public housing authorities (PHAs) to ensure that TBRA recipients can be moved into the Housing Choice Voucher program once the TBRA expires.

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 27 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers. According to ACS 201-2021 estimates, 15.8% of the State population is aged 65 or over. In addition, the Census reported that 33.8% of persons 65 years and over had at least one disability; 10.9% of whom experienced independent living difficulty and 5.8% of whom experienced a self-care disability.

Persons with Disabilities

In 2021, 13.4% of the population had a disability. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living disabilities may require assisted living facilities. Data from the 2021 ACS indicates that 6.4% indicated an ambulatory difficulty; 5.9% reported a cognitive difficulty. In the State, 11.7% of all adults aged 18-64 live below the poverty line. However, there are differences in the incidence of poverty by disability status. For persons with a disability, 26.6% live below the poverty line.

Substance Abuse and Addiction

The National Survey on Drug Use and Health for Kansas reported in 2019-2020 that 526 of persons 18 years and older used marijuana, cocaine, heroin, methamphetamine, and/or misused prescription pain reliever. It was also reported that within the last 30 days of reporting, 588 of persons 18 years and older had binged alcohol.

Persons with HIV/AIDS and Their Families

According to the *Integrated Epidemiological Profile: An Analysis of the HIV Epidemic in Kansas from 2013 – 2017* report, on average, 131 people are newly diagnosed with HIV in Kansas annually. The prevalent number of individuals living with HIV in Kansas on average increases in accordance with the number of newly diagnosed cases each year. The majority of People Living With HIV (PLWH) are male, non-Hispanic White, men who have sex with men (MSM), and between 40 and 59 years of age. Young, MSM, of color (Black/African American and Hispanic) are disproportionately affected by the disease. Among HIV-positive Kansans, four racial/ethnic groups have poverty rates greater than 20%. In 2017, the State diagnosed 118 patients with HIV at a rate of 4.1 per 100,000 people. The Continuum of Care identifies the major milestones of HIV care in an attempt to reach the ultimate goal of viral suppression. As of December 31, 2017, 76.4% of all Kansans who are living with HIV are virally suppressed.

Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

What are the housing and supportive service needs of these populations and how are these needs determined?

There is a growing share of need among senior homeowners aging in place, extremely low-income senior renters, and older seniors needing service enriched housing options. These seniors need home repair/improvement, rental assistance, and residential support service. Additionally, many frail seniors do not have access to appropriate housing considering their disabilities.

The previous statewide Consolidated Plan noted that there was a significant need for appropriate housing for the physically disabled. Stakeholders also expressed how finding affordable and accessible housing is an issue; therefore, this need still remains.

According to the Kansas Statewide Coordinated Statement of Need, in terms of housing need, persons living with HIV/AIDS need continued assistance for housing, utilities, and rental assistance. Supportive service needs identified include assistance with medication and paying health insurance premiums.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

This information may be found in the other parts of this section of the plan.

NA-50 Non-Housing Community Development Needs - 91.315 (f)

As part of the stakeholder consultation and citizen participation initiatives conducted for the State's 2024-2028 Consolidated Planning process, a series of ten stakeholder sessions were held and a statewide survey was conducted among residents, elected officials, community and economic development organizations, and other entities. Summaries of the needs identified are provided below.

Describe the jurisdiction's need for Public Facilities:

Stakeholder consultations and a community survey of residents and elected officials were conducted to determine the needs in the State. This process is described in the "How were these needs determined" section. More stakeholder comments are included in the Citizen Participation Appendix.

Among community amenities, parks, sidewalks, public libraries, after-school programs and affordable childcare ranked highest in importance by most respondents. Notably, affordable childcare was ranked as one of the most important amenities by all respondent types but also as one of the poorest in quality, which might indicate an inadequate level of available childcare. Similar trends with sidewalks and after-school programs were noted. Only public libraries received high marks for both importance and quality. Few stakeholder comments were made about community amenities, likely indicating they placed greater importance on other elements (i.e., housing, infrastructure, etc.).

Respondents were also asked about education facilities. There was clear consensus on the most important education facilities ranked all respondent types. Elementary, middle and high schools were ranked the highest in importance with pre-school/early childhood education close behind. But respondents ranked the quality of these amenities lower, with residents providing the lowest quality rankings for these same four amenities.

Very few comments were made by stakeholders related to education facilities, perhaps because they know that education facilities were funded by other programs and state agencies and were not relevant to the CDBG discussion. Although not mentioned by name, vocational training was identified as a need in terms of the construction industry with a lack of skilled construction workers for new construction, housing rehabilitation and major revitalization initiatives.

How were these needs determined?

As part of the stakeholder consultation and citizen participation initiatives conducted for the State's 2024-2028 Consolidated Planning process, a series of ten stakeholder sessions were held during the week of June 5, 2023. The purpose of these was to engage stakeholders across Kansas in discussions focusing on five topics: housing, CDBG recipients, economic development, fair housing and quality of place. In addition, a statewide survey was conducted between May 17 through June 21 to collect opinions from residents, elected officials, community and economic development organizations, and other entities.

Emphasis was placed on the CDBG program as the KDC, in partnership with the Department of Health and Environment and KHRC, continues to improve how CDBG funding is distributed annually to address community needs in cities and counties across Kansas. KDC is seeking to ensure that the State's CDBG investments advance the goals established in the *Kansas Framework for Growth*. The Department believes its CDBG investments can be used in more strategic and smarter ways to assist communities to improve the quality of place in a broader context for all Kansans.

Describe the jurisdiction's need for Public Improvements:

Adequate infrastructure ranked highest in importance among all quality of place amenities included in the survey. Elected official respondents ranked it higher than community/economic development organizations and residents. Internet service and ADA compliance was ranked lower than public water and sewer service but higher than many other quality of place amenities. The quality of existing water and sewer service was ranked lower than its importance with the quality of internet service closely behind.

How were these needs determined?

The need for public improvements was determined in the same way as the public facilities.

Describe the jurisdiction's need for Public Services:

Through CDBG funds, the State can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and childcare and health services.

How were these needs determined?

In the statewide survey, local small businesses ranked higher in importance across all respondent types with community/economic development organizations and elected officials ranking it slightly more important than residents. And the opportunity to start small businesses ranked a close second with a similar trend. However, the quality of large businesses with good paying jobs was deemed slightly better than the opportunity to start small businesses. Notably, workforce development was identified as nearly equally important as large businesses with good paying jobs, but the quality was ranked as the lowest among the four amenities.

Local doctors and medical clinics were ranked highest in importance by all respondent types along with pharmacies while telehealth while lowest on the list. One reason for the latter may be the lack of availability of telehealth as a dependable alternative to in-person visits. These same amenities ranked highest in quality with pharmacies ranking above local doctors and medical clinics. The only mention of healthcare related issues among stakeholders was the difficulty in attracting doctors (as well as other professionals) to rural communities along with the risk of losing those already in their communities due to the lack of housing and other community amenities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ideally, the State will have a mix of housing types to accommodate households of all types and income levels. The State's housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

General conclusions about the market, as described in the following pages, include:

- The housing stock is principally single-family (73%) and owner-occupied (66.4%).
- 12.8% of the entire population live below the poverty line.
- 2,820 units of publicly supported rental homes with affordability restrictions are reaching the end of their affordability period in the next five years.
- According to the National Low Income Housing Coalition, in 2022 there was a 50,860-unit shortage of rental homes affordable and available for extremely low income (ELI) renters.
- In 2022, the National Low-Income Housing Coalition's *Out of Reach* report states to avoid being cost burdened, a household needs to earn \$2,270-\$3,153 per month. To afford a 2-bedroom home, one would need to make \$16.91 or work 93 hrs./wk. at the \$7.25/hr. minimum wage.
- Adjusting for inflation, rent increased by 6.2% from 2017 to 2021.
- Renter-occupied units have a much higher prevalence (39%) of having at least one selected condition than owner-occupied units (17%).
- 21% of the housing units in the State were built prior to 1950. Another 39 % of all units were built between 1950 and 1979.
- The State has five homeless shelters, 12 domestic violence facilities, and 19 service providers located in several cities, counties, and regions. A few of those providers specialize in mental and behavioral health.
- Kansas Care Through Housing (KCTH) provides programs to prevent homelessness and provides long-term strategies for meeting the housing needs of persons living with HIV/AIDS, and their families. According to the 2023 Analysis of Impediments, the most common protected classes for complaints were people with physical disabilities and national origin
- Accounting for 49% of employed workers, and remaining unchanged in the last five years, the three largest employment sectors are Manufacturing, Education & Healthcare Services, and Retail Trade.
- The KDC administers the KANSASWORKS workforce system, which links businesses, job seekers, educational institutions and training providers to ensure the State's workforce is equipped to meet industry needs. KANSAS WORKS collaborates with RETAINWORKS. It is a program for

people with recent musculoskeletal injuries, mental health disorders, and chronic diseases such as Chronic Obstructive Pulmonary Disease (COPD) or Congestive Heart Failure (CHF).

- There is a statewide rate of 25.4% of all households that have at least one of the four housing problems.
- Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) are census tracts where more than half the population is non-White and 40% or more of the population is in poverty, or where the poverty rate is greater than three times the average poverty rate in the area. According to the 2024 AI, there are three R/ECAPs zones within Kansas as of 2021 in the counties of Sedgwick (Wichita metropolitan area), Wyandotte (Kansas City metropolitan area), and Montgomery.
- Access to broadband, and access to competitively priced broadband, has improved statewide in the last five years.
- The 2018 update to the State of Kansas Hazard Mitigation Plan added a section detailing the potential climate change impacts on the 22 identified hazards. Fifty percent of the identified hazards have been marked to increase due to climate change. Two of the 11 marked to increase are already in the high planning significance category.

MA-10 Number of Housing Units – 91.310(a)

Introduction

The housing stock in Kansas is principally single-family (73%) and owner-occupied (66.4%). Data from the 2017 ACS 5-year estimate indicates that 12.6 % of all adults aged 18-64 live below the poverty line. Among the entire population, 12.8% live below the poverty line. Among children under the age of 18 and seniors over the age of 65, approximately 15.9% and 7.6%, respectively, live below the poverty line. As the incidence of poverty among households with children is higher than the rate of poverty among other households, it points to the need for affordable housing, particularly within the renter-occupied market.

Of the over 745,000 owner-occupied units, 80% consist of three or more bedrooms. Among renter-occupied units, there are nearly 25% one-bedroom, 40% two-bedroom, and over 30% three-or more bedrooms. Single family units, which tend to be larger than multi-family units, comprise over 70% of the housing stock. There is a need for more multi-family housing units which tend to be more affordable, particularly for small families with children and single person households, demographic groups particularly prone to cost burden and severe cost burden.

The vacancy rate increased from 8.2% in 2010 to 10.6% in 2017, according to ACS data. However, according to the Kansas Statewide Housing Needs Assessment in 2021, the rate of rental vacancy (and total vacancies) is declining, especially for single unit homes. A higher rental vacancy for structures with more units is not uncommon as turnover is greater and needed to offer options in a local market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	915,992	73%
1-unit, attached structure	57,357	5%
2-4 units	75,973	6%
5-19 units	94,774	8%
20 or more units	57,775	5%
Mobile Home, boat, RV, van, etc.	57,776	5%
Total	1,259,647	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,570	0%	18,630	5%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	13,050	2%	86,665	23%
2 bedrooms	133,647	18%	145,294	39%
3 or more bedrooms	597,174	80%	125,913	33%
Total	745,441	100%	376,502	100%

Table 29 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The State awards non-entitlement communities with grants on a competitive basis. Kansas offers a number of housing programs, with the majority of the funding coming from its HOME allocations. Within the HOME program, the *First Time Homebuyer Program* provides income-eligible households that have not owned a home in the past three years with a forgivable loan put towards a down payment or closing costs. The program is targeted towards families at or below 80% of AMI. The program is anticipated to assist 37 units in FY 2024. The *HOME Rental Development Program* focuses on the acquisition and rehabilitation of existing rental housing, and the construction of new rental units. At least 90% of rental units must be occupied by households at 60% of AMI. The program anticipates 50 rehabbed units and 35 newly constructed rental units in FY2024. The *Tenant Based Rental Assistance (TBRA) Program* funded by HOME dollars assists families up to 60% AMI. Additionally, it focuses on income eligible families, elderly, and persons with disabilities. The program is anticipated to assist 750 households.

CDBG funds a housing rehabilitation program. The CDBG housing programs anticipates assisting 30 owner-occupied units.

The Emergency Solutions Grant has a *Rapid Rehousing Program* which targets families at or below 30% AMI. The program focuses on individuals and families in the following homeless categories: chronically homeless, youth, veterans, domestic violence victims, substance abuse, and mental health. The program anticipates assisting 3,375 individuals through rental assistance and 1,000 individuals with homeless prevention. The State also allocates HOPWA funds through a Tenant Based Rental Assistance (TBRA) program and the Short-Term Rental, Mortgage, and Utility (STRMU) Assistance program. The TBRA anticipates assisting 250 individuals and the STRMU program anticipates preventing 150 individuals from entering homelessness.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Housing Preservation Database (NHPD), 7% of publicly supported rental homes face an expiring affordability restriction in the next five years and 922 public housing units are in need of immediate investment. Overall, 2,820 units of publicly supported rental homes with

affordability restrictions expiring in the next five years. Fifty-eight percent of publicly supported rental homes with expiring affordability restrictions in the next five years are assisted by Low Income Housing Tax Credits. There are 40,028 publicly supported rental homes with 44% of publicly supported rental homes across the state receiving Low Income Housing Tax Credits. According to the 2021 Statewide Housing Study, since 2017 over 4,400 LIHTC units in Kansas have initiated the process to leave the program.

According to HUD's Office of Public and Indian Housing, as of March of 2023 there were 10,820 of 13,978 (77.4%) units that accept Housing Choice Vouchers leased. Additionally, there were 305 of 361 (84.5%) RAD and PBV units leased.

Does the availability of housing units meet the needs of the population?

No. Kansas continues to experience a significant shortage of affordable and available rental units for many types of households, especially those households earning less than 50% AMI. This situation has only been exacerbated by the Covid pandemic. According to the National Low Income Housing Coalition, in 2022 there is a 50,860-unit shortage of rental homes affordable and available for extremely low income (ELI) renters. Broadening the scope, the National Low Income Housing Coalition estimates that there are only 73 affordable and available rental units for every 100 renter households earning 50% AMI.

According to stakeholders, there is not enough workforce housing (80-120% AMI). Much of the State is experiencing difficulty retaining a strong workforce, such as trades persons, locally due to the cost of housing.

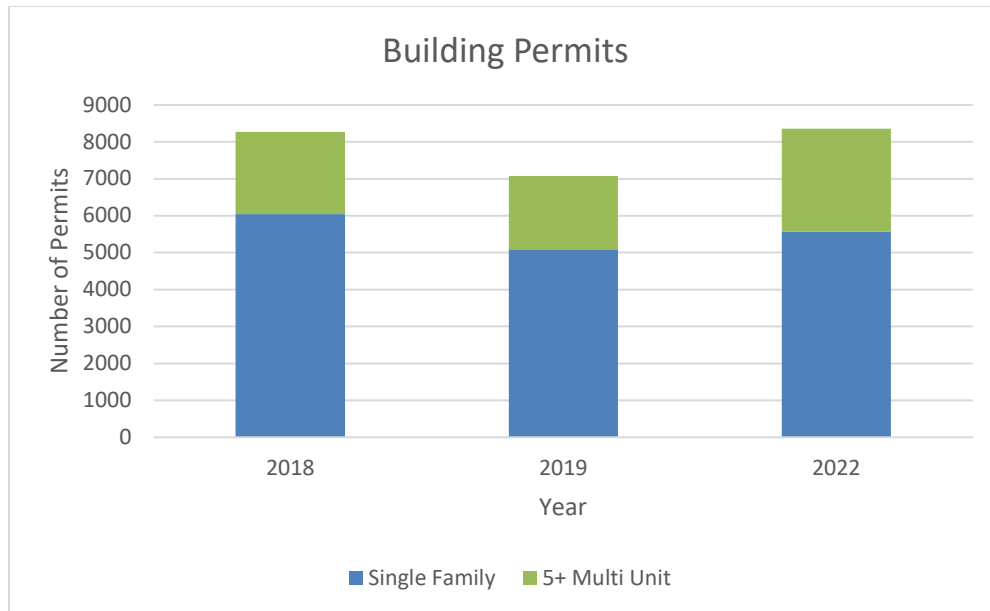
Describe the need for specific types of housing:

The need for specific types of housing varies by region in Kansas, much of this variation is attributed to the differing needs between rural and urban areas. Rural households are more likely to own their home and rural counties are more comprised of single unit structures. Urban households are more likely to rent compared to rural households in Kansas. Urban counties also account for most multi-unit structures.

The differences between urban and rural areas dictate a need for two different kinds of housing. Metropolitan counties expecting further growth due to labor demand will need greater investment in multi-family housing units, while rural counties will need a greater focus on investing in single-family units.

HUD building permit data indicates an unsteady number of total building permits issued within the State. Issuing 8,984 building permits in 2018, there was a decrease in over 800 units from 2017. Issuing 7,961 permits in 2019 meant another decline, but the downward trend rebounded in 2022 with 9,563 units built. As the chart illustrates, most permits issued every year are for single family housing units. The overall number of units rebounded in 2022; however, the ratio of units did shift as 5+ multi-unit structures outpaced the number of 5+ multi-family units permitted in 2018. The increase in the amount

of multi-unit housing points to the market’s recognition that affordable housing is in demand as these units are typically rentals and can be more affordable than single-family homes.



Stakeholders also emphasized the need for senior and accessible housing.

MA-15 Cost of Housing – 91.310(a)

Introduction

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The nearly 28,000 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent only 7.4% of the rental housing inventory in the State. Given that 2013-2017 CHAS data indicates there are 82,605 households with incomes below 30% of HAMFI, there are approximately three households that need affordable housing at this income level for each affordable unit available, representing a clear and demanding need for additional affordable housing units.

Furthermore, the Fair Market Rent (FMR) for a two-bedroom unit in Kansas ranges from \$681 to \$946 per month. To avoid being cost burdened, a household needs to earn \$2,270-\$3,153 per month. The monthly Supplemental Security Income (SSI) payment is \$914. Households for which this is the sole source of income can spend no more than \$274 monthly on housing without being cost burdened. This is equivalent to 54% of the rent for a one-bedroom unit at FMR.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	118,500	139,200	17%
Median Contract Rent	491	614	25%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	136,130	36.2%
\$500-999	190,151	50.5%
\$1,000-1,499	36,665	9.7%
\$1,500-1,999	8,643	2.3%
\$2,000 or more	4,913	1.3%
Total	376,502	100.0%

Table 31 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	27,730	No Data
50% HAMFI	111,850	74,230

% Units affordable to Households earning	Renter	Owner
80% HAMFI	245,680	192,525
100% HAMFI	No Data	276,815
<i>Total</i>	<i>385,260</i>	<i>543,570</i>

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Kansas City, MO-KS HUD Metro FMR Area					
Fair Market Rent	\$609	\$772	\$946	\$1,293	\$1,463
High HOME Rent	\$609	\$772	\$946	\$1,293	\$1,463
Low HOME Rent	\$609	\$701	\$842	\$972	\$1,085
Kingman County, KS HUD Metro FMR Area					
Fair Market Rent	\$432	\$512	\$681	\$887	\$1,079
High HOME Rent	\$432	\$512	\$681	\$887	\$1,079
Low HOME Rent	\$432	\$512	\$681	\$820	\$915
Lawrence, KS MSA					
Fair Market Rent	\$544	\$640	\$845	\$1,230	\$1,489
High HOME Rent	\$544	\$640	\$845	\$1,230	\$1,354
Low HOME Rent	\$544	\$640	\$841	\$971	\$1,083
Manhattan, KS MSA					
Fair Market Rent	\$627	\$631	\$837	\$1,210	\$1,471
High HOME Rent	\$627	\$631	\$837	\$1,165	\$1,280
Low HOME Rent	\$610	\$631	\$785	\$906	\$1,011
St. Joseph, MO-KS MSA					
Fair Market Rent	\$498	\$547	\$712	\$902	\$1,114
High HOME Rent	\$498	\$547	\$712	\$902	\$1,114
Low HOME Rent	\$498	\$547	\$692	\$800	\$892
Sumner County, KS HUD Metro FMR Area					
Fair Market Rent	\$432	\$512	\$681	\$852	\$1,058
High HOME Rent	\$432	\$512	\$681	\$852	\$1,058
Low HOME Rent	\$432	\$512	\$681	\$852	\$977
Topeka, KS MSA					
Fair Market Rent	\$482	\$576	\$760	\$1,028	\$1,244
High HOME Rent	\$482	\$576	\$760	\$1,028	\$1,244
Low HOME Rent	\$482	\$576	\$753	\$870	\$971
Wichita, KS HUD Metro FMR Area					
Fair Market Rent	\$485	\$575	\$764	\$1,041	\$1,206
High HOME Rent	\$485	\$575	\$764	\$1,041	\$1,206
Low HOME Rent	\$485	\$575	\$747	\$863	\$963

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME 2021 Rents

Household Income by Tenure

Income	Owner occupied:	%	Renter occupied:	%
Less than \$5,000	12,271	1.6%	22,210	5.9%
\$5,000 to \$9,999	10,128	1.4%	23,886	6.3%
\$10,000 to \$14,999	19,255	2.6%	31,907	8.5%
\$15,000 to \$19,999	23,831	3.2%	29,109	7.7%
\$20,000 to \$24,999	27,357	3.6%	29,346	7.8%
\$25,000 to \$34,999	60,740	8.1%	56,472	15%
\$35,000 to \$49,999	94,420	12.7%	65,206	17.3%
\$50,000 to \$74,999	152,712	20.5%	62,753	16.7%
\$75,000 to \$99,999	114,868	15.4%	29,635	7.9%
\$100,000 to \$149,999	135,402	18.2%	18,429	4.9%
\$150,000 or more	94,457	12.7%	7,549	2%
Total	745,441	100%	376,502	100%

Source: 2017-2021 ACS (Table B25118)

Is there sufficient housing for households at all income levels?

No. As stated above, there are more than three households that need affordable housing at the 30% HAMFI level for each affordable unit available for that income tier.

How is affordability of housing likely to change considering changes to home values and/or rents?

As depicted in Table 32, the cost of rent has increased 25% from 2009 to 2017. According to 2021 ACS, median contract rent in Kansas was \$706. Adjusting for inflation, rent increased by 6.2% from 2017 to 2021. It is likely that rents will remain high or continue to rise given the steadily increasing mortgage rates. With fewer homeowners selling and more renters remaining renters, demand will continue to outpace the supply meaning that housing affordability in Kansas will remain a challenge and potentially worsen.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent (FMR) for a two-bedroom unit in Kansas ranges from \$681 to \$946 per month. To avoid being cost burdened, a household needs to earn \$2,270-\$3,153 per month. In 2022, the National Low-Income Housing Coalition's *Out of Reach* report states the 2-bedroom housing wage in Kansas is \$16.91. This means one would need to earn that much to afford a 2-bedroom home at FMR. The minimum wage in Kansas is \$7.25 per hour. In order to afford FMR for a 2-bedroom at minimum wage (in 2022), one would need to work 93 hours per week.

As of January 2023, the monthly Supplemental Security Income (SSI) payment is \$914. Households for which this is the sole source of income can spend \$274 monthly on housing, which is 54% of the cost of renting the cheapest one-bedroom unit at FMR putting that individual in the severely cost burdened range.

Kansas will continue to prioritize allocation of resources to developing new rental units.

MA-20 Condition of Housing – 91.310(a)

Introduction:

Definitions

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	129,397	17%	147,357	39%
With two selected Conditions	3,133	0%	10,674	3%
With three selected Conditions	336	0%	553	0%
With four selected Conditions	0	0%	12	0%
No selected Conditions	612,575	82%	217,906	58%
Total	745,441	99%	376,502	100%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	113,424	15%	52,420	14%
1980-1999	190,617	26%	95,507	25%
1950-1979	281,869	38%	154,982	41%
Before 1950	159,531	21%	73,593	20%
Total	745,441	100%	376,502	100%

Table 35 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	441,400	59%	228,575	61%
Housing Units build before 1980 with children present	77,920	10%	51,130	14%

Table 36 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

The following table is generated in the HUD IDIS system. No data was available at a statewide level for vacant units.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 37 - Vacant Units

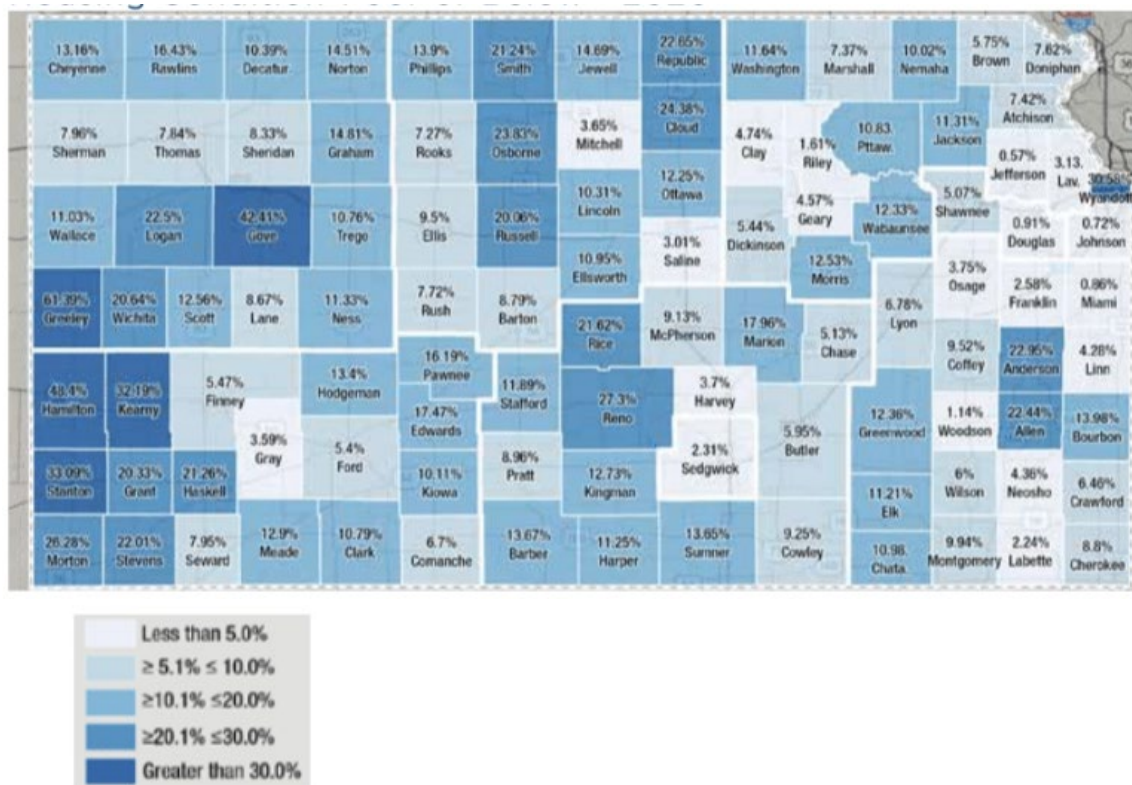
Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. The common age threshold used to signal a potential deficiency is approximately 50 years or more. Of the existing housing units, 21% were built prior to 1950. Another 39 % of all units were built between 1950 and 1979.

Renter-occupied units have a much higher prevalence (39%) of having at least one selected condition than owner-occupied units (17%). This may indicate that more renter-occupied units than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit. There are only 3% of renter-occupied units that have more than one selected housing problem and no owner-occupied units have more than one housing problem.

The 2021 Statewide Housing Needs Assessment cites poor housing conditions as a factor that Kansans face in the housing market. The assessment states that the housing stock reflects the effects of aging. Approximately 30% of Kansas’s housing stock was built before 1960. Consequently, the condition of housing in many areas, especially rural areas, is below average. Attention to poor housing conditions is critical to maintaining the largest asset in the state. Continual reinvestment in this stock of housing will be important to meet existing and future housing needs.

Map: Housing Conditions – Poor or Below – 2020



Source: Kansas Department of Revenue, Property Valuation Division

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. The HUD IDIS-generated table above provides data on owner-occupied and renter-occupied units built before 1980 with children present. As shown in Table 38, children in renter-occupied units are more likely to be impacted by lead-based paint hazards than children in owner-occupied units, but it is a narrow margin (4% difference).

Discussion:

The following section, Natural Hazard Risks, is required by HUD and incorporates into the Consolidated Planning process consideration of two additional concepts in their planning efforts: Natural Hazard Risk and Narrowing the Digital Divide. Note: The Narrowing the Digital Divide section is in NA-10: Needs Assessment.

Natural Hazard Risks (91.210(a)(5))

According to the 2021 Kansas Statewide Housing Assessment, the mission of many churches and non-profits in Kansas is to assist those who have lost their home due to a natural disaster or geopolitical crisis. While federal programs such as FEMA provide temporary resources in the aftermath of a natural disaster, if communities do not have adequate emergency housing for existing residents, it can put additional strain on communities suffering from or seeking to help those who have lost their home.

In 2018, the State updated its Hazard Mitigation Plan. The plan is updated every five years and is discussed in detail in section MA-65.

MA-25 Public and Assisted Housing – (Optional)

This section is not required of state grantees.

Introduction:

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	4,885	4,725	11	382	740	0	1,355
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities – 91.310(b)

Introduction

The existing facilities and services in Kansas are discussed in this section.

Facilities Targeted to Homeless Persons

Data from the HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report was used in Table 41.

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	588	0	264	0	0
Households with Only Adults	874	0	342	0	0
Chronically Homeless Households	0	0	0	228	0
Veterans	74	0	0	447	0
Unaccompanied Youth	26	0	70	0	0

Table 39 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The KHRC serves as the primary administrator of federal housing programs. KHRC delivers solutions to those who are working to end the housing crisis in Kansas and provides assistance with the following, among others:

- First-time homebuyer programs
- Weatherization
- Tenant based rental assistance
- Emergency rental assistance
- Other assistance for the community and homeless individuals

KDCF provides economic and employment support including cash, food, energy, childcare assistance; and Early Head Start. It helps individuals to find and keep a job along with other employment support services. Some services are available only to families with children, the elderly, or persons with disabilities. Other services are available to all low-income families and individuals.

KDCF also has a strategic development program and a rehabilitation services program. Respectively, the programs enhance the capacity of KDCF to provide services for Kansas families through training

and staff development and offer a variety of programs to meet the diverse needs of Kansans with disabilities.

Kansas has a Family Crisis Response program. It is a collaboration with KDADS, all three Kansas Medicaid managed care organizations (MCOs), and a statewide network of mobile crisis providers. Furthermore, KDCF and Beacon Health Options have joined forces to operate a continuum of crisis intervention services for children and families in crisis. The Family Crisis Response team using the Mobile Crisis Helpline coordinates behavioral health services for Kansas children, adolescents, and youth aged 20 or younger.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

According to the 2022 HOME-ARP Allocation Plan, the State has five homeless shelters in the cities of El Dorado, Manhattan, Pittsburg, Salina, and in the County of Seward. There are 12 domestic violence facilities located in five counties and seven cities. Additionally, Kansas has 19 service providers located in several cities, counties, and regions. A few of those providers specialize in mental and behavioral health. There are also 727 year-round rapid-rehousing beds. Of those, 470 are for families, 44 are for veterans, and 57 are for youth.

According to the Kansas Balance of State Continuum of Care (BoS CoC), the 2023 Housing Inventory Chart counted 1,023 emergency shelter beds, 297 transitional housing beds, 280 rapid rehousing beds, and 309 permanent supportive housing beds.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

KDHE as the grantee provides KCTH HUD funding as the project sponsor to provide long-term strategies for meeting the housing needs of persons, and their families, with HIV or AIDS. KDHE monitors the formula grant through site visits and monthly expenditures. The agency provides a request for proposals on a five-year basis to determine the eligibility of grant funding for the applicable agencies. KCTH must reapply for eligible grant funding through KDHE.

HOPWA Assistance Baseline Table

Table 42 reflects the 2022 clients served. As of June 1st of 2023, 26 clients have benefited from TBRA, which is already almost as many clients as in 2022. There were 73 clients who benefited from STRMU in the first five months of 2023, and 22 from PH placement. STRMU is nearly on pace with 2022 in 2023, and PH is indicating potential for less clients to benefit in 2023 from 2022.

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	30
PH in facilities	0
STRMU	128
ST or TH facilities	0
PH placement	90

Table 40 – HOPWA Assistance Baseline in 2022

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The KCTH provides housing-related services in all areas of Kansas except Johnson, Miami, Wyandotte, Linn, and Leavenworth Counties. The primary goals of the KCTH program are to prevent homelessness and provide long-term strategies for meeting the housing needs of persons living with HIV/AIDS, and their families. KCTH resources are used in conjunction with Federal, State, local, and private funding sources, including programs involving health care and supportive services for persons with HIV/AIDS under the Ryan White CARE Act. Assistance is based on fair market rents for the region and KCTH is available to assist with rent, mortgage payments, utilities, and other housing-specific support deemed essential to prevent homelessness.

With funds received from the Formula Base Grant and the Supplemental Grant, the State funds the following services:

- Health Insurance Premium and Cost Sharing Assistance for Low-Income Individuals
- Early Intervention Services
- Medical Case Management
- Outpatient/Ambulatory Health Services
- Oral Health Care
- Emergency Financial Assistance
- Food Bank/Home Delivered Meals
- Psychosocial Support Services
- Linguistic Services
- Medical Transportation

In addition, the HOME Tenant-Based Rental Assistance (TBRA) program funds are made available for activities to local housing authorities and other non-profit organizations for income eligible families, the elderly, and persons with disabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

KCTH funds may be used to assist all forms of housing designed to prevent homelessness including emergency housing, apartments, single room occupancy dwellings and community residences.

Eligible Activities

1. Housing information services
2. Resource identification to coordinate housing assistance resources
3. Tenant-based rental assistance.
4. Short-term rent, mortgage and utility payments to prevent homelessness.
5. Permanent housing placement services including deposit and first month's rental assistance. For clients transitioning to Shelter Plus Care/Section 8 or another subsidized program.
6. Supportive services including transportation, counseling and nutrition.
7. Administrative expenses

The above does not list the full extent of eligible activities, but only those most likely to be utilized in the KCTH program. The eligible activities encompass all the needs one would need returning from a physical or mental health institution to be supported and stay appropriately housed.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

CDBG:

- Urgent Needs- Provides funding for housing damage caused by disasters
- Housing Rehabilitation Program- Provides housing grants for rehabilitation of both owner-occupied and renter-occupied units

The one-year goals for CDBG housing programs includes: 30 owner units rehabilitated.

HOME

- HOME Rental Development- Includes the acquisition of existing rental units and the construction of new rental units
- Tenant Based Rental Assistance (TBRA)- Rental assistance provided to low-income and special needs populations
- First Time Homebuyer Program- Provides down payment assistance and reduced first mortgage loans

The one-year goal for HOME housing programs includes: 750 TBRA units, 35 new rental units constructed, and 37 households in total assisted through the First Time Homebuyer Program.

ESG

- Emergency Shelters
- Street Outreach
- Homeless Prevention
- Rapid Rehousing

The one-year goal for ESG housing programs includes: In total 3,375 Households assisted and 1,000 homeless prevention cases.

HOPWA

- Short Term Rent, Mortgage and Utilities (STRMU)
- Monitor TBRA
- Transitional Emergency Housing
- Housing Coordination
- Supportive Services: Nutritional supplements, mental health, drug/ alcohol Counseling, and transportation

The one-year goal for HOPWA housing programs includes: 250 households receiving rental assistance, 150 households prevented from homelessness. Overall, the HOPWA programs one-year goal is to provide assistance to 2,225 persons.

HTF

- Grants to increase and preserve affordable housing

The one-year goal for the HTF program includes: 10 rental units constructed and 5 rental units rehabilitated.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable.

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

As part of the Consolidated Planning process, the State of Kansas updated its Analysis of Impediments to Fair Housing Choice (AI) in 2023. The following is a summary of the impediments to fair housing choice identified through the process:

- Stakeholders expressed how they invested CDBG funds to improve the quality of place in their communities, the challenges they faced in their efforts, and how the housing market was working against them, especially outside of metro areas. In some cases, the challenges were the same in both the urban and rural areas (e.g., lack of adequate housing inventory, lack of an adequate level of rental subsidies, rising rents, lack of landlords interested in participating in rental subsidy programs, etc.).
- Most housing and service providers feel that a significant share of fair housing violations in the state are unreported.
- This lack of reporting is largely due to lack of knowledge of fair housing rights and how to file complaints. Fear of retribution and apathy were also cited as reasons for not reporting. Many housing and service providers seemed to be unaware of protections by gender or family status.
- More testing is needed in the rental market as it seems there is a lack of Section 8 vouchers for people with intellectual and developmental disabilities. Furthermore, some landlords still charge pet deposits for tenant with emotions support animals and military families may be charged with higher monthly rent for their units.
- Access to adequate schools appears to be a widespread challenge with wide disparities among minority populations. Moreover, Labor Market Engagement among minority groups, particularly those in rural Kansas, also presents another potential challenge to access greater opportunities. Finally, exposure to environmental hazards is an area of concern for minority groups, especially those in metropolitan areas.
- Low-Income Housing Tax Credit-financed housing (LIHTC) has been deployed across the State, but much of the investment has occurred near metropolitan areas, especially in the Kansas City urban region and Wichita. Montgomery County also has a large number of LIHTC units relative to the size of its population. Though a popular program, opposition in some local communities on the location of LIHTC projects, particularly near segregated areas, limits the impact of the program within the context of metropolitan areas, and within the context of a statewide need to sustain a viable income-diverse affordable housing inventory.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

The following tables outline the HUD provided data points that are pertinent to the economic development in Kansas.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	18,463	18,635	3	4	1
Arts, Entertainment, Accommodations	56,548	45,224	11	10	0
Construction	31,823	25,325	6	6	0
Education and Health Care Services	91,644	70,285	17	16	-1
Finance, Insurance, and Real Estate	27,537	18,399	5	4	-1
Information	7,488	5,380	1	1	0
Manufacturing	99,624	108,838	19	25	6
Other Services	15,361	10,925	3	2	0
Professional, Scientific, Management Services	30,736	16,736	6	4	-2
Public Administration	0	0	0	0	0
Retail Trade	71,387	55,039	13	13	-1
Transportation and Warehousing	21,060	18,715	4	4	0
Wholesale Trade	27,310	22,606	5	5	0
Total	498,981	416,107	--	--	--

Table 41- Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	731,224
Civilian Employed Population 16 years and over	696,633
Unemployment Rate	4.56
Unemployment Rate for Ages 16-24	15.12
Unemployment Rate for Ages 25-65	2.76

Table 42 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	144,084
Farming, fisheries and forestry occupations	24,590
Service	72,716
Sales and office	147,865
Construction, extraction, maintenance and repair	82,383
Production, transportation and material moving	51,066

Table 43 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	519,486	78%
30-59 Minutes	122,402	18%
60 or More Minutes	27,322	4%
Total	669,210	100%

Table 44 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	38,876	3,053	24,167

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	144,017	6,686	48,419
Some college or Associate's degree	206,214	7,208	48,972
Bachelor's degree or higher	159,463	2,741	22,723

Table 45 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,494	5,252	6,382	12,895	13,666
9th to 12th grade, no diploma	16,019	12,677	10,050	19,723	16,930
High school graduate, GED, or alternative	43,321	43,154	39,663	117,985	94,666
Some college, no degree	56,268	46,836	42,991	99,729	57,784
Associate's degree	11,283	21,601	19,710	36,342	12,490
Bachelor's degree	8,963	34,473	32,956	61,420	28,924
Graduate or professional degree	525	10,563	15,539	32,412	19,242

Table 46 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,146,875
High school graduate (includes equivalency)	41,884,940
Some college or Associate's degree	51,571,220
Bachelor's degree	46,242,265
Graduate or professional degree	32,174,240

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within the state?

Accounting for 49% of employed workers, and remaining unchanged in the last five years, the three largest employment sectors within the state are: Manufacturing, Education & Healthcare Services, and

Retail Trade. Manufacturing is centered around the aviation industry, namely Spirit Aerosystems and Cessna Aviation both of which are headquartered in Wichita. The Education & Healthcare sector is anchored by Via Christi Health and Kansas University Medical Center, headquartered in Wichita and Kansas City, respectively.

Describe the workforce and infrastructure needs of business in the state.

According to stakeholders, there is an inadequate supply of affordable rental units to accommodate workers for the open employment opportunities. There is also an inadequate supply of sales housing available for many income levels. This means that people are unable to live where they work, and it is an impediment to economic viability. Issues that arise due to this include:

- There are parts of the State that do not have construction trades persons to make home repairs and help maintain homes.
 - Overall, there is a lack of contractors, particularly general contractors. This also exacerbates the issue of the number of properties in need of rehabilitation that contributes to the lack of inventory in affordable housing. Additionally, if contractors must travel, they are being paid for travel time and not time working, which drives up the cost.
 - There is a need for education and outreach to younger individuals to bolster the number of individuals entering the workforce for trades. As contractors are already scarce, and many are retiring, more young individuals entering the workforce need to enter the trades.
- A concern that other professionals, such as lawyers and dentists, are also becoming scarcer, particularly in rural areas.
- Those who live away from where they work are not fully contributing to the community in which they work. People tend to invest in the economies where they live. If a community's workforce lives elsewhere, that community's economy is missing out on the business from its workforce.
 - Furthermore, it is a challenge for businesses and organizations to grow or maintain a level of profitability if employees do not have a place to live.
- Aging and deteriorating infrastructure is a challenge, particularly for economic development. This includes deteriorating and/or vacant commercial buildings, that also contribute to blight and harm a community's aesthetic, that would take significant investment to revitalize.
- Rural area schools cannot recruit teachers due to lack of affordable housing, and they do not qualify to live in low-income housing.

Stakeholders reported that the working poor have nowhere habitable to live in many communities, forcing them to live away from where they work. They also mentioned that many individuals are aging-in-place in their larger homes because there are no affordable options with low- or no-maintenance housing in their communities. By remaining in their homes, these units are not making it to the sales market for buyers who need homes.

Other major impediments include the lack of access to affordable childcare, and the lack of transit options in many communities, which creates a struggle for those with limited access to vehicles or have lost their license. These two issues also create a struggle for those with limited access to vehicles or have lost their license. Many rural communities have streets in poor condition and no funding to fix them.

There is a lack of employment opportunities and transportation options for individuals with disabilities. In Salina, 24% of the population is disabled and approximately 10% of those individuals are having trouble finding employment. They can work, and want to, but they are not being hired.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

According to stakeholder comments, there is a lack of contractors, particularly general contractors. There is a need for education and outreach to younger individuals to bolster the number of individuals entering the workforce for trades. As contractors are already scarce, and many are retiring, more young individuals entering the workforce need to enter the trades. Additionally, there is a need for other professionals, such as lawyers and dentists, who are also becoming scarcer, particularly in rural areas.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

KDC administers the KANSASWORKS workforce system, which links businesses, job seekers, educational institutions and training providers to ensure the state's workforce is equipped to meet industry needs.

Companies new to Kansas or Kansas businesses needing to expand or restructure may qualify for assistance under one of the workforce training programs. These programs offer:

- Services customized to specific training needs so employees develop better skills faster.
- A collaborative effort between companies, KDC and training providers to train for the right employee knowledge, skills and abilities.
- Consulting and assistance in workforce training as companies develop employees' competencies.
- A streamlined process to apply for and access workforce development programs.
- Personalized assistance with the reimbursement processes.
- The support of KANSASWORKS workforce services in recruiting and screening skilled employees.

KANSAS WORKS collaborates with RETAINWORKS. It is a program for people with recent musculoskeletal injuries, mental health disorders, and chronic diseases such as Chronic Obstructive Pulmonary Disease (COPD) or Congestive Heart Failure (CHF). Conditions must be new, or an existing condition has become

worse. It is also for individuals who have experienced a recent on- or off-site injury/illness, illness or exacerbation of a chronic condition that prevents them from returning to work right away. Other qualifications include:

- Currently employed or seeking employment.
- Living or working in Kansas and have a valid social security number.
- Between the ages of 18 and 65 years.
- Not receiving Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI) or have a pending application.

According to the Kansas Framework for Growth, investing in a comprehensive workforce development program to provide new or expanding employers with flexible, customized training solutions is a priority initiative.

These programs will support the State's Consolidated Plan through greater economic development growth and job creation, resulting in fewer demands on social services.

Describe any other state efforts to support economic growth.

Economic Development grants to cities or counties are loaned to provide gap financing for private businesses that create or retain permanent jobs. Eligible activities include infrastructure, land acquisition, fixed assets and working capital. At least 51 percent of the jobs created or retained by the for-profit entity must meet HUD's low- and moderate-income standard.

Some repayment is required for all economic development categories. Grants are made to cities and counties, which then loan funds to developing businesses. Repaid funds are returned to the State revolving loan fund. Funds may also be used for infrastructure on a loan/grant basis. The funding ceiling is \$35,000 per job created or retained with a maximum of \$750,000. Matching funds are required.

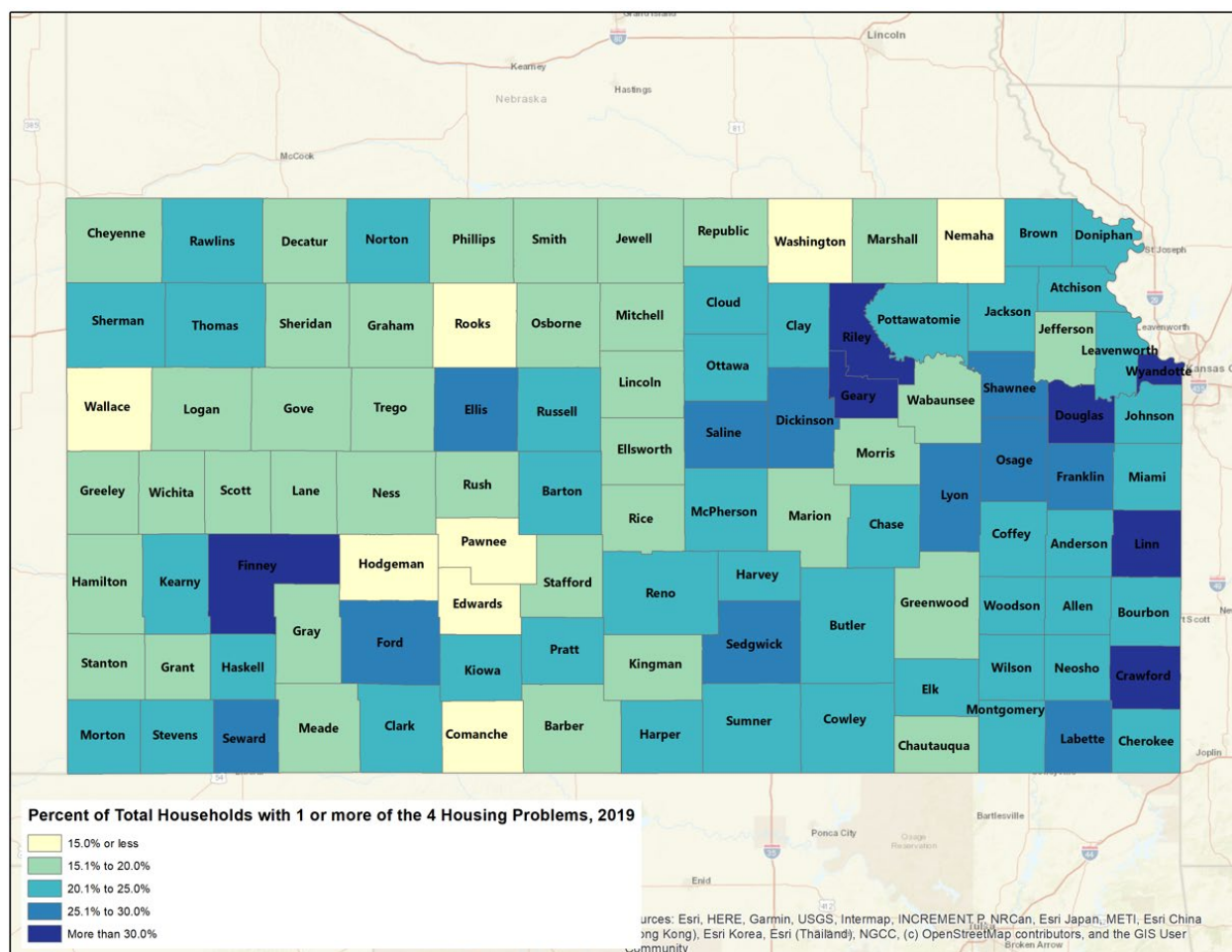
According to the Kansas Framework for Growth, it is a priority to accelerate innovation by focusing state investment on the research, development, and commercialization of emerging and niche technologies that can "future proof" the economy by way of new programs such as the Kansas Competitiveness Project. Additionally, the "Elevate Kansas" Corporate Recruitment Marketing Campaign is a priority to implement a robust and targeted corporate recruitment effort that supports the State's vision to "stabilize and reposition" the economy, and which promotes the advantages that support the competitiveness in target sectors, through investment that promotes and strengthens the State image and brand identity.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

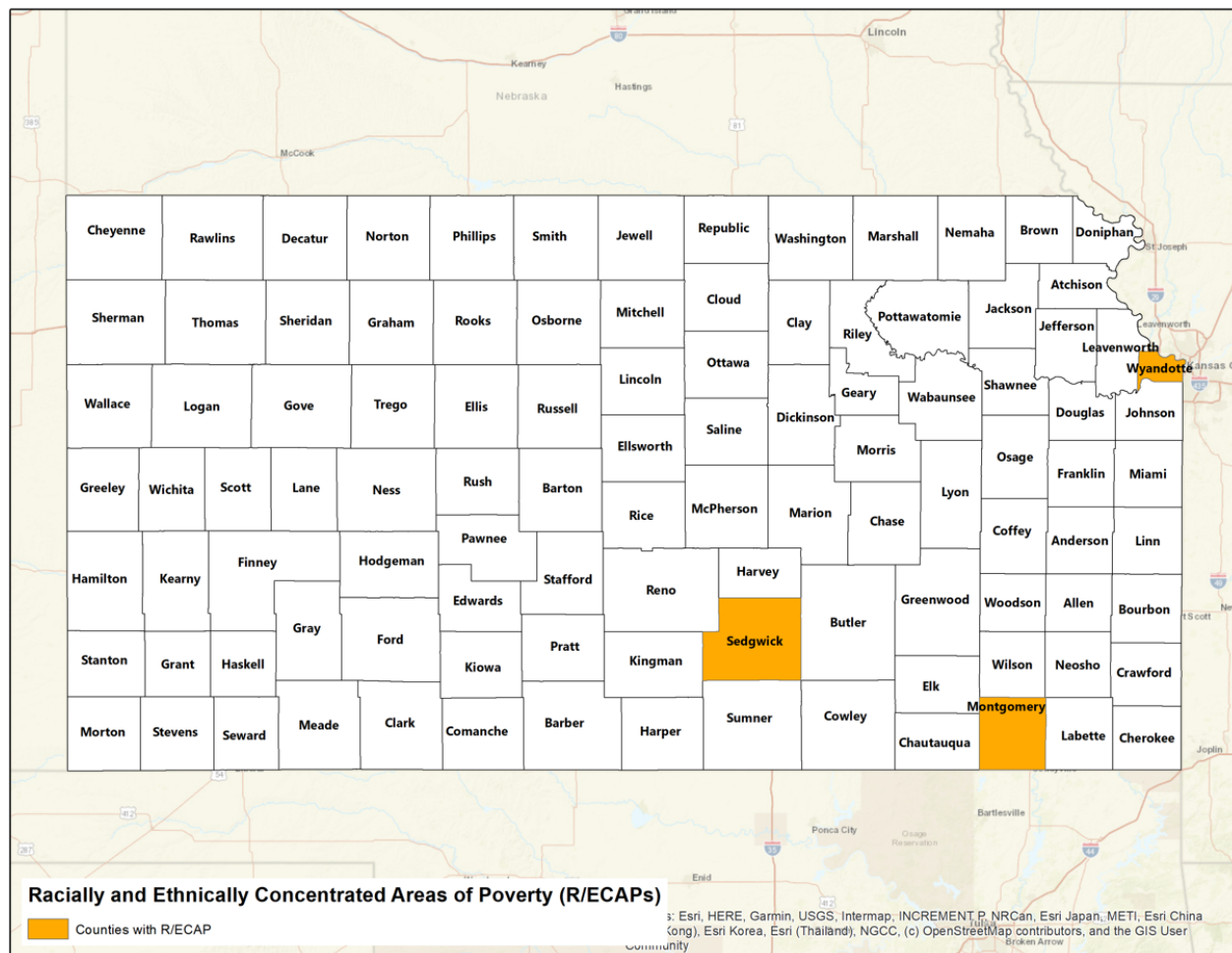
Below is a map identifying the counties and their percentage of households with any of the four housing problems as defined by HUD. The highest percentage, or concentration, of households living with housing problems are in urban areas but are not confined to those locations. There is a statewide rate of 25.4% of all Kansas households that have at least one of the four housing problems.

According to the 2023 AI, minorities have above average rates of experiencing at least one housing problem. Blacks and Hispanic have the highest rates of experiencing housing problems with 42.07% and 35.32%, respectively. Whites experience the lowest rate of housing problems at 22.83%. Among the minority groups, Hispanics have the highest number of households experiencing high levels of housing problems at 33,100 households experiencing any of the four housing problems.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Kansas is a state with a large rural population; however, the greatest population concentration is in the Northeast part of the state. Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) are census tracts where more than half the population is non-White and 40% or more of the population is in poverty, or where the poverty rate is greater than three times the average poverty rate in the area. According to the 2023 AI, there are three R/ECAPs zones within Kansas as of 2021 in the counties of Sedgwick (Wichita metropolitan area), Wyandotte (Kansas City metropolitan area), and Montgomery.



Source: 2017-2021 ACS: B03002 & S1701

What are the characteristics of the market in these areas/neighborhoods?

The 2023 AI has identified many factors that affect segregation in general in Kansas acutely impact the severity and extent of R/ECAPs in the State. As such, in addition to community opposition, a lack of private investment, land use and zoning laws, and the location and type of housing, quality of affordable housing and private discrimination distinctly impact R/ECAPs in Kansas. The AI states the deteriorated state of affordable housing units and the presence of abandoned properties in these areas/neighborhoods remains of concern for local entities. Decades of disinvestment have led to a

depleted number of adequate housing options for residents. Moreover, as stakeholders reported in 2023, many municipalities throughout the State have an increasing number of vacant parcels, thus adding to the blight and disinvestment. Without a regional or statewide push to deter more abandoned properties or place current vacant parcels back into productive use, the current trend may continue as owners and tenants may opt to defer maintenance of existing properties and thus adding to the visible decay and disinvestment in those areas.

The 2023 AI also states through discrimination in the private housing market continues to be illegal under the Fair Housing Act and related civil rights statutes, two private market practices continue to have an impact on R/ECAPs: real estate steering and restrictive covenants. Though illegal, both practices have contributed to segregated living patterns throughout the region, with residual residential patterns still in place in many communities to this day. Real estate steering, or the real estate practice of steering non-White home buyers only into certain areas or neighborhoods, continues to set the demographic framework for certain areas of the state, especially R/ECAPs. Moreover, restrictive covenants, or the practice of restricting the leasing or buying of properties to certain groups based on contractual agreements between real estate agents and homeowner associations, continues to plague certain developments and areas of the state, particularly urban and suburban areas. Though not at the scale of decades ago, practices such as real estate steering and restrictive covenants continue to affect potential tenants and homeowners based on race or ethnicity at the individual level. Making matters worse is the overall lack of allocated resources at the local and State level to monitor and enforce fair housing practices, thus leaving many protected classes without the proper tools or backing to protect themselves from private discrimination.

Are there any community assets in these areas/neighborhoods?

According to the 2023 AI, in general, protected class groups near metropolitan areas, Kansas City (Wyandotte), Topeka, and Wichita (Sedgwick) fare better in the labor market than those same groups in the rural areas of the state. Counties near Kansas City showcase a robust engagement with the labor market.

Transportation is also a key community asset. Dense metropolitan areas are also more likely to have higher usage and access to public transit; Kansas City, Wichita, and Topeka score the highest in terms of access to public transit.

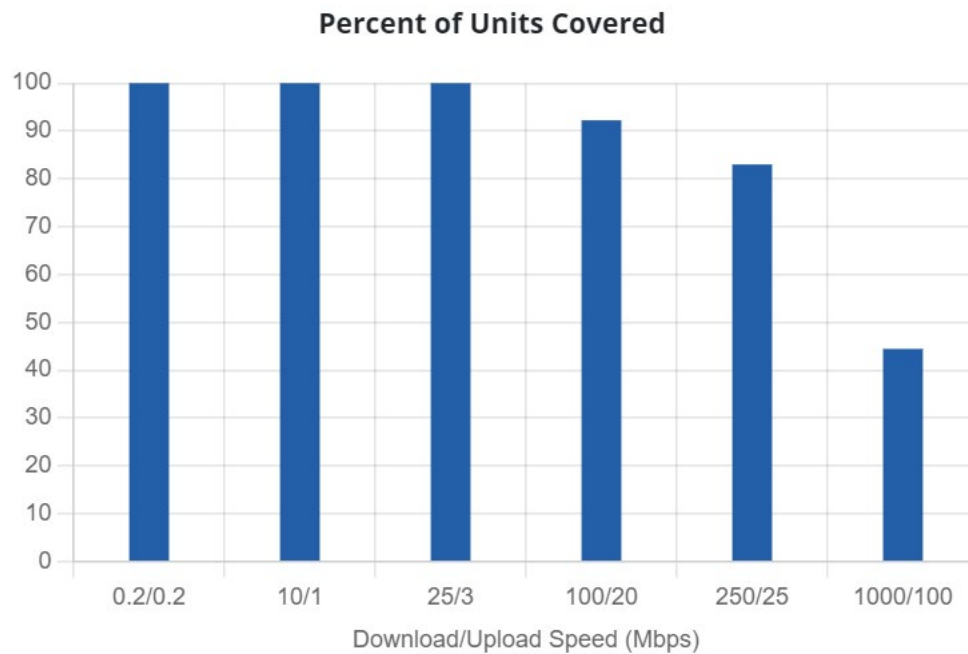
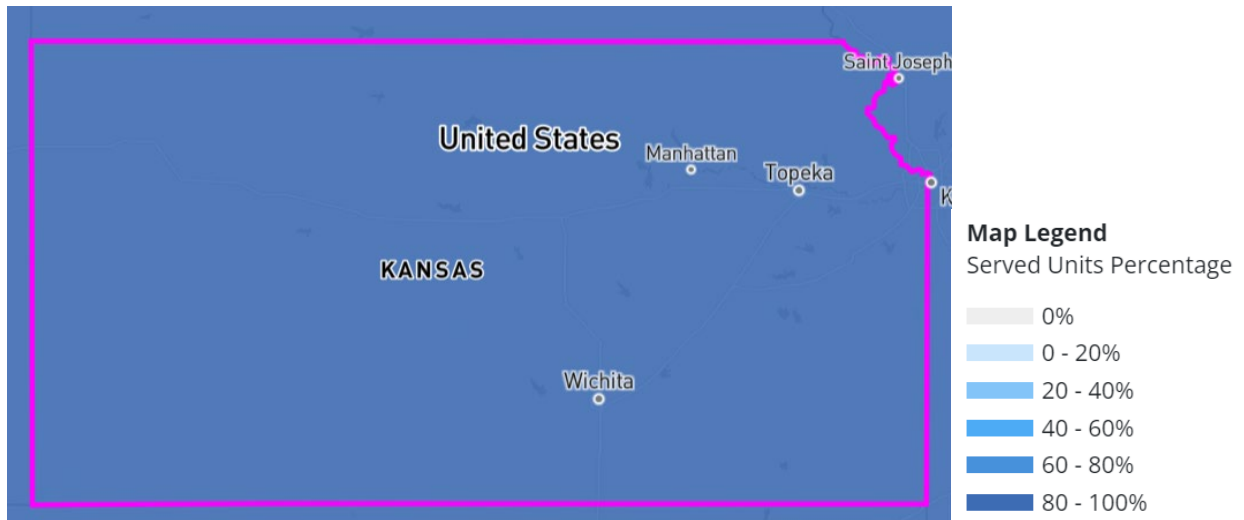
Are there other strategic opportunities in any of these areas?

Strategic opportunities in the two of the three R/ECAP areas in metropolitan areas could build upon the high engagement in the labor market and access to public transportation to bolster housing and education opportunities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

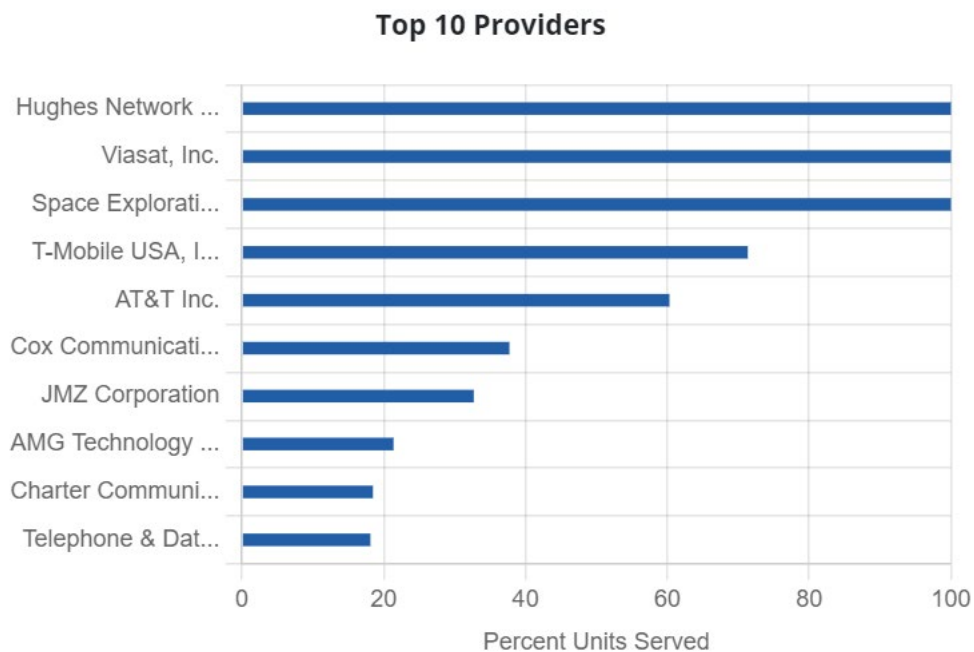
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the Federal Communications Commission (FCC) National Broadband Map, the entire state of Kansas has broadband capacity. Access to broadband has improved statewide in the last five years.



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the FCC, there are three providers in Kansas that cover 100% of the housing units. There are another two providers that cover 60-75%. Access to competitively price to broadband has improved statewide in the last five years.



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2018, Kansas updated its Hazard Mitigation Plan. According to the Insurance Information Institute, Kansas ranked tenth in 2008 in terms of catastrophic losses. Because of its vulnerability to a variety of natural, technological, and societal hazards, Kansas has made a commitment to develop and implement a statewide mitigation program to eliminate or minimize these vulnerabilities. Mitigation, as defined by the Federal Emergency Management Agency (FEMA), is “any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event.” The statewide program is intended to encompass actions by the State as well as its local governments.

To head up this effort, the Kansas Hazard Mitigation Team (KHMT), a cooperative group of representatives of State agencies and other interested parties involved in mitigation, was established in the 1990s to develop and coordinate implementation of a statewide hazard mitigation program.

The Kansas Hazard Mitigation Plan was developed and is updated every five years to:

- Create a statewide vision for a disaster resilient future and define the State's goals for hazard mitigation programming
- Provide an effective mechanism to promote interagency coordination of Kansas' state agency programs related to hazard mitigation
- Ensure that all the hazards threatening Kansas are identified, evaluated, and addressed with a priority reflecting the risk they pose to the State
- Comply with federal requirements as they pertain to mitigation in a coordinated and integrated manner
- Provide an effective mechanism to plan, budget, monitor, and evaluate mitigation efforts
- Educate state and local officials, as well as the public, regarding the hazards threatening Kansas and methods to mitigate them, and
- Establish and define programs and policies to improve mitigation planning and programming at the local level

The plan identifies 12 Mitigation Planning Regions covering the entire State. The Risk Assessment section outlines the 22 Identified Hazards in the State. It then ranks on a scale of 1-4 with factors including probability, magnitude, warning time, and duration for each of the 22 hazards in each of the 12 regions. The overall score is calculated and labeled with low, moderate, or high planning significance. Five identified hazards are marked with a high planning significance and include flood, tornado, windstorm, winter storm, and wildfire.

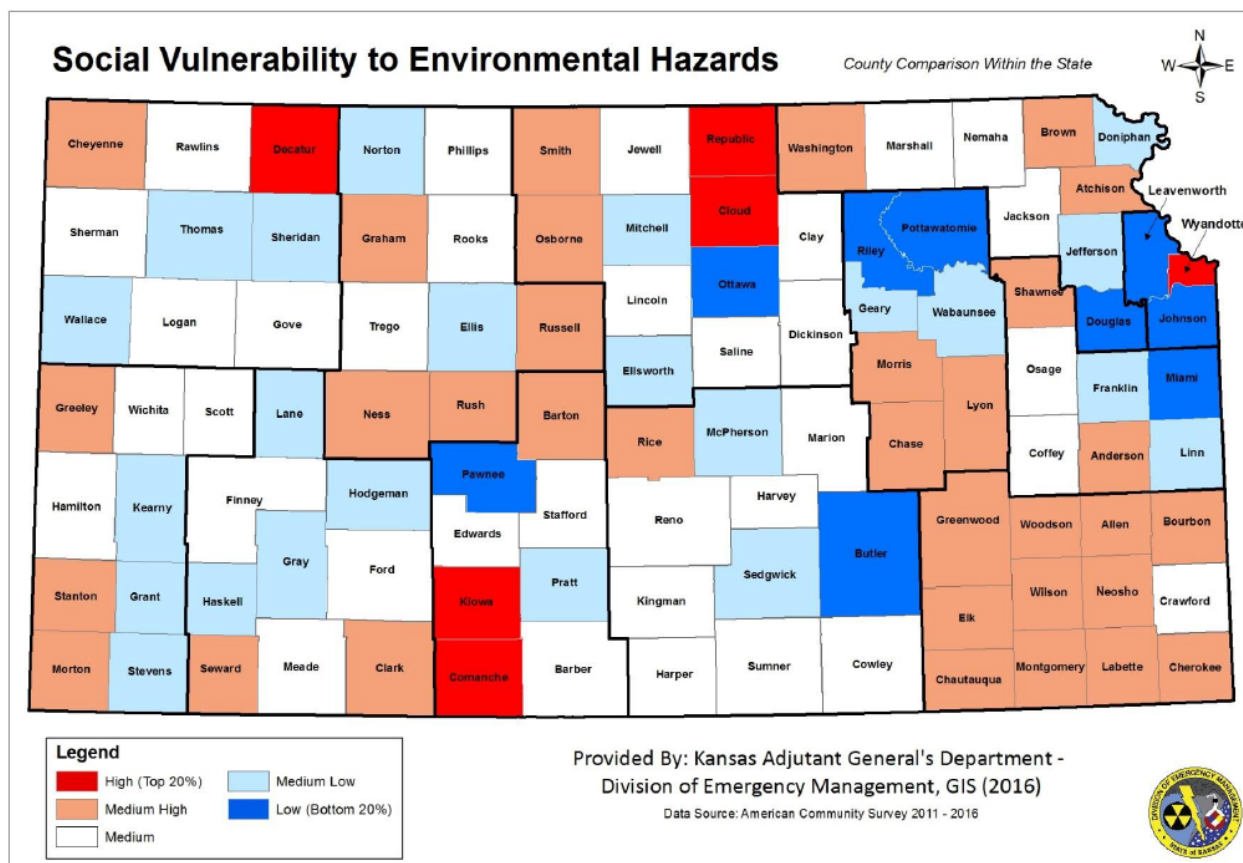
The plan has also added a section detailing the potential climate change impacts on the 22 identified hazards in Kansas. In addition to the previously mentioned factors, the change in threat level due to climate variability was added to indicate if there is an increase or if the impact is unknown. Fifty percent

of the identified hazards have been marked to increase due to climate change. Two of the 11 marked to increase are already in the high planning significance category.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The 2018 Kansas Hazard Mitigation Plan contains a section on social vulnerability to environmental hazards. The plan ranked each county from low to high. Six counties ranked high, while only nine counties ranked low. A large portion of counties ranked medium high. The plan also listed the number of mobile homes in each of the 20 most vulnerable counties. The number of mobile homes in each county is shown as an added source of vulnerability as mobile homes are more susceptible to weather hazards than fixed structures, specifically when applied to tornadoes, windstorms, and winter storms.

The map below shows that disbursement of social vulnerability in Kansas. It illustrates that the high and medium high-risk areas are spread across the State.



Source: 2018 Kansas Hazard Mitigation Plan

The vulnerability risks of housing to low- and moderate-income households is inherently higher as those individuals have less means financially to prepare, flee, or recover from a hazard.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

- Funds are distributed on a competitive basis rather than on a geographic or entitlement/formulaic basis.
- The State of Kansas has identified seven (7) priority needs for the five-year Consolidated Plan, they are as follows:
 - Water and sewer improvements
 - Affordable housing
 - Economic development
 - Homeless prevention and housing
 - Community facility improvements
 - Downtown commercial rehabilitation
 - Housing opportunities for persons with AIDS
 - All priority needs are addressed at the statewide level and are identified as “High” priorities.
- Preservation of affordable housing is the most pressing issue facing the housing market in Kansas. The most impacted households are those with an income that is 80% or less of the Area Median Income (AMI). As market conditions yield higher rates for housing, those households unable to increase their income at the same rate have fallen into positions of unstable housing. This issue is seen in both urban and rural areas of the state.
- Kansas anticipates receiving the following amounts in FY 2024; estimated projections for the complete five-year plan follows in parentheses:
 - CDBG: \$14.8 million (\$59.29 million)
 - HOME: \$7.1 million (\$28.29 million)
 - HOPWA: \$793,084 (\$3.17 million)
 - ESG: \$1.7 million (\$6.65 million)
 - HTF: \$3.1 million (\$12.27 million)
- The Kansas Department of Commerce (Commerce), Kansas Housing Resources Corporation (KHRC), and Kansas Department of Health and Environment (KDHE) will manage the service delivery of the State's federally funded community development and housing programs. With limited exceptions, the State's investment plans and development goals cover only areas where the State controls the use of funds.
- Over the next five years, the State plans to provide funding to work towards the following goals:
 - Water and sewer improvements
 - Increase quality of affordable housing
 - Community facilities
 - Economic development
 - Downtown commercial rehabilitation
 - Urgent Need
 - State administration and technical assistance

- First-time homebuyers
- HOME rental development
- Tenant-Based rental assistance
- Emergency solutions grant (ESG) program
- Housing opportunities for persons with AIDS (HOPWA)
- Each goal is associated with specific outcome indicators, selected from twenty (20) options provided by HUD.

SP-10 Geographic Priorities – 91.315(a)(1)

Geographic Area

KDC, KHRC and KDHE will continue to distribute CDBG funds on a competitive basis.

Table 48 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the Eligible Metropolitan Statistical Area for HOPWA)

The State distributes HUD dollars on a competitive basis rather than on an entitlement/formulaic basis. HOME and HTF funding for rental development is available statewide, in both entitlement and non-entitlement areas. Kansas only makes HOME TBRA funds available to entities providing assistance to low-income households in non-entitlement communities. However, TBRA funds are made available to entities serving special needs populations within entitlement communities. The HOME First-Time Homebuyer Program does not operate in entitlement communities within the state.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Water & Sewer Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Water and Sewer Improvements
	Description	It is estimated that approximately 20-40 percent of the annual allocation will be spent over the course of the Consolidated Plan. The grants can be used to supplement a regional water/sewer implementation project through a rolling round or a traditional water/sewer project through a competitive round. Regional water implementation grants will remain on a rolling round and can be used to supplement a regional water/sewer implementation project. Two million dollars will be allocated to regional water/sewer implementation with a maximum award of \$1 million. The annual competition water/sewer infrastructure projects will not require a consent order from applicants. One million dollars will be allocated to the annual water/sewer competition.
	Basis for Relative Priority	Water and sewer projects are consistently the most frequently requested projects for funding assistance due to rural characteristics. Water improvement projects are the highest need category due to the highest rate of violations (health, safety, etc.). The western portion of Kansas has been especially hard-hit due to the drought, so the request for water-related projects is high.
2	Priority Need Name	Affordable Housing

Priority Level	High
Population	Extremely Low Low Moderate
Geographic Areas Affected	
Associated Goals	Increase the quality of affordable housing Urgent Need First Time Homebuyers HOME Rental Development Tenant Based Rental Assistance Housing Trust Fund (HTF)
Description	Housing rehabilitation was consistently identified by communities as a key need within the respective regions of Kansas. CDBG: CDBG housing grants are awarded on a rolling round basis annually. All CDBG housing rehabilitation grants include both owner-occupied and renter-occupied units. It may include demolition of substandard structures. The maximum grant is \$300,000. Housing Assessment Tool (HAT) is required.
Basis for Relative Priority	A State Housing Strategy outlined a list of the customer priorities to address housing issues in Kansas: 1) Owners 2) Renters 3) Vulnerable populations as described in 92.253(d)(3) 4) Homeless persons The Strategy stated that Kansas views affordable single-family housing as a priority activity/goal. The following are the priorities: First Time Homebuyers, Existing Homeowners, and Renters (unit shortage). The following are the housing programs under both the CDBG and HOME programs: CDBG: housing rehabilitation, both owner-occupied and renter occupied. HOME: First Time Homebuyer Program, multi-family Rental Development, Tenant Based Rental Assistance (TBRA)

		HTF: This program addresses affordable housing with a focus on multi-family housing developments for households at or below 30% AMI.
3	Priority Need Name	Economic Development
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	
	Associated Goals	Economic Development

	Description	<p>Economic Development funds may be used by a local unit of government to provide infrastructure or business financing assistance for a new business locating in or an existing business expanding in a community. The local government may choose to offer assistance to an existing local firm by attempting to remain in business. Technical assistance is available from the State during the preparation of the application to ensure that the application will meet threshold requirements.</p> <p>The maximum amount that can be applied for is \$750,000. Projects must meet the public benefit test of at least one full-time job per \$35,000 of assistance. All projects must meet the “low-and-moderate income” national objective. Funding comes from program income.</p>
	Basis for Relative Priority	Economic development and job creation was identified as a key part of the identified goals and objectives for Kansas.
4	Priority Need Name	Community Facility Improvements
	Priority Level	High
	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Water and Sewer Improvements Community Facilities
	Description	<p>Projects may fall into one of four sub-categories: Community Centers, Senior Centers, Parks, Storm Shelters, and Libraries. Projects may consist of Non-Profit Early Childhood Facilities, Sidewalks and Trails, Architectural barrier removal, and other Community Facilities. Other community facilities could consist of, but are not limited to, bridges, health facilities, streets, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year. This project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$600,000 for less than 5,000 population and \$800,000 for over 5,000 population. Architectural barrier removal is limited to \$200,000 max award.</p>

	Basis for Relative Priority	Non-Profit Early Childhood Facilities, Sidewalks and Trails, architectural barrier removal, and other Community Facilities. Other community facilities could consist of projects ranging from improving bridges and streets to public facilities or gathering places, especially in low-moderate income and rural areas, were identified as a high priority during community meetings and feedback from stakeholders.
5	Priority Need Name	Downtown Commercial Rehabilitation
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Downtown Commercial Redevelopment
	Description	The purpose of the program is to help communities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. It is hoped that strategic investment of grant funds will help prevent the spread of blighted conditions to other nearby structures. Max Grant \$300,000.
	Basis for Relative Priority	Creating communities of opportunity and supporting economic opportunities for target areas is the basis for the high priority given to downtown commercial rehabilitation. Addressing downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings is one method of addressing downtown redevelopment. All projects must meet the “slum and blight” or “LMI job” national objective.
6	Priority Need Name	Public Service
	Priority Level	Low
	Population	Extremely Low Low Moderate Families with Children Individuals Families with Children

		Other
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	The Youth Job Training program will convert to a one-year program instead of two-years like our other programs. The annual allocation will remain at 3% for this category. Communities may apply in continual years contingent upon serving different participants and/or expanding the scope of a project.
	Basis for Relative Priority	Youth job training is a critical piece of developing skills for long term success.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.315(b)

Influence of Market Conditions

Influence of market conditions is outlined on the chart below.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>Preservation of affordable housing will be most important to the Kansas City Metro Area which has the highest market rental rates in the state and HOME rents/ FMRs more or less equal to the median rental rates in the area. Preservation of affordable housing will also be very important in the Northeast and South-Central regions which have the second and third highest market rental rates by region in the state.</p> <p>According to the National Low Income Housing Coalition's (NLIHC) annual report <i>Out of Reach</i> for 2022, the income needed to afford a 2-BR unit in Kansas is \$16.91 and FMR ranges from \$681 to \$946. Adjusting for inflation, rent increased by 6.2% from 2017 to 2021. These figures are on a state-wide basis, but some regions have a more acute affordability issue.</p> <p>The State has established criteria for funding an activity based on project needs related to special populations addressed in the application, such as the homeless, involuntarily displaced, etc. Points are awarded for those paying more than 30% of income for rent, more than 50% of income for rent, the number of homeless persons identified in the application, the number of identified single parent households, poverty levels to be targeted, length of the agency's waiting list, special population needs, and overall community need.</p> <p>Program funds are made available for TBRA activities to local housing authorities and other non-profit organizations throughout the state.</p>
TBRA for Non-Homeless Special Needs	TBRA also serves non-homeless special needs, including the elderly and the disabled.

New Unit Production	<p>The production of new rental units is the most effective method to address the state-wide shortage of affordable units defined earlier in this Consolidated Plan.</p> <p>Through partnership with non-profit housing organizations, funding will support the objective of the HOME and HTF programs to provide affordable housing to lower income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing, expanding the capacity of non-profit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private sector participation. To satisfy the Community Housing Development Organization (CHDO) set-aside requirements of the HOME program, KHRC shall reserve at least 15% of the total HOME allocation for CHDOs acting as owner, developer, or sponsor of a housing development.</p> <p>Eligible activities under the HOME Rental Development Program (HOME Rental) and the HTF will be acquisition and rehabilitation of existing rental housing, rehabilitation of existing rental housing, and new construction of rental housing.</p>
Rehabilitation	<p>Approximately 60% of all housing units (owner-occupied and rental) in Kansas were constructed prior to 1979. CDBG housing grants are awarded on a competitive basis annually. All CDBG housing rehabilitation grants include both owner-occupied and renter-occupied units. It may include demolition of substandard structures. The maximum grant is \$300,000(or \$20,000 per unit). A Housing Assessment Tool (HAT) is required to define the housing market characteristics.</p>
Acquisition, including preservation	<p>Eligible activities under the HOME Rental Development Program (HOME Rental) and Housing Trust Fund (HTF) include acquisition and preservation of housing.</p>

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Introduction

The following table displays the anticipated resources to be allocated to non-entitlement areas of Kansas broken down by program type. The 2024 HUD allocations are reflected in the “Annual Allocation” column below. The “Expected Amount Available Remainder of Con Plan” column is a projection of funds to be available for program years 2025-2028. As with previous Consolidated Plans for the State of Kansas, the “Expected Amount Available Remainder of Con Plan” column is generated by multiplying the annual allocation by four, representing years 2-5 of the Consolidated Plan cycle. The relevant years will be adjusted as allocations are made and more precise assumptions can be made on program income.

Anticipated Resources

The anticipated resources are shown in the following table.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements	14,821,600	2,000,000	0	16,821,600	59,286,400	Kansas requires all CDBG funds to be matched by receiving communities. While not federally required, leveraging CDBG dollars maximizes the benefit to LMI persons.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	7,073,282	100,000	0	7,173,282	28,293,128	The First Time Homebuyers Program and the HOME Rental Program both require a local match.

HOPWA	Public-federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	793,084	0	0	793,084	3,172,336	Kansas HOPWA funds to be matched by receiving communities, especially through paring funding with local non-profits. While not required by HUD, leveraging HOPWA funds maximizes benefits for persons with aids.
ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	1,661,784	0	0	1,661,784	6,647,136	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing

HTF	Public-federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,066,414	0	0	3,066,414	12,265,656	The Housing Trust Fund does not require matching funds.
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Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The State of Kansas makes every attempt to leverage CDBG, HOME, ESG, and HOPWA funds with additional non-federal funding resources. In the past CDBG funds have typically seen a greater than 50% match on most projects, bringing in other federal dollars, state funds, or local government/private funds.

HOME funds leverage private mortgages, grants, other federal programs, bond financing, and tax credits. Match for the HOME Program will be met through a combination of cash from non-federal sources, foregone fees, bond financing, and donated land and labor.

For the Low-Income Housing Tax Credit (LIHTC) program KHRC will collaborate with cities, counties, and regions of the state to determine high need areas for rental housing. The HOME staff and Low-Income Housing Tax Credit staff work closely together to ensure the most efficient use of rental housing funding.

KCTH uses HOPWA funds to collaborate with Shelter Plus Care, Section 8 Housing, LIEAP, and other food pantry resources. KCTH also closely collaborates with the Kansas STI/HIV Care Program, which has provided Ryan White Part B rebate funding to KCTH since 2017.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

Not applicable to State Grantee

Discussion

SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Kansas Housing Resources Corporation	Government	Economic Development Non-homeless special needs Ownership Planning Public Housing Rental Public facilities Public services	State
Kansas Department of Health and Environment	Government	Homelessness Planning	State
Kansas Department of Commerce	Government	Non-homeless special needs Planning Public Housing Public facilities Public services	State
Kansas Interagency Council on Homelessness	Non-profit organizations	Homelessness	State
United Way of the Plains, Inc.	Non-profit organizations	Homelessness	Region
United Community Services of Johnson County	Non-profit organizations	Homelessness	Region
Greater Kansas City Coalition to End Homelessness	Non-profit organizations	Homelessness	Region
City of Topeka	Government	Homelessness	Region

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

KDC, KHRC, and KDHE manage the service delivery of federally funded community development and housing programs. With limited exceptions, the State's investment plans and development goals cover only areas where the State controls the use of funds. Johnson County (outside Overland Park), Kansas City, Lawrence, Leavenworth, Manhattan, Overland Park, Shawnee, Topeka, and Wichita are

entitlement areas for the Community Development Block Grant program. Johnson County (including Overland Park), Kansas City, Lawrence, Topeka, and Wichita are entitlement areas for the HOME program. Kansas City, Topeka, and Wichita are entitlement areas for the Emergency Solutions Grant program. Kansas City, Missouri, is an entitlement area for the Housing Opportunities for Persons with AIDS (HOPWA) program. Kansas City, Missouri, will receive approximately \$2,176,235 in HOPWA funds for federal fiscal year 2024. Under rules of the HOPWA program, the entitlement city serves its entire metropolitan area, including in this instance, Leavenworth, Wyandotte, Johnson, Miami, Franklin, and Linn counties in Kansas.

The CDBG, HOME, ESG, and HOPWA entitlement areas receive direct allocations of funds from HUD. KHRC and KDHE will coordinate with the entitlement areas on development planning.

KHRC and the USDA Rural Development conduct quarterly interagency meetings to plan and review collaborative efforts related to housing. KHRC has also been placed on e-mail/ mailing lists for upcoming events held by Kansas African American Affairs Commission and Kansas Hispanic & Latino Affairs Commission.

KHRC collaborates with KDADS and KDHE to facilitate partnerships to effectively utilize Frank Melville Supportive Housing Act funding opportunities. This HUD Section 811 program creates supportive housing opportunities for persons with disabilities and emphasizes community integration, leveraging of other project development resources, and collaboration with State social service and Medicaid agencies to provide necessary services to support disabled individuals in independent living.

KDHE does not have policies requiring the subrecipients of ESG to engage health care providers and/or managed care organizations, however; KDHE does require ESG subrecipients and/or their ESG sub awardees to participate in the Continuum of Care. The majority of ESG agencies are located in the Balance of State Continuum of Care (BoS CoC). Recently, the BoS CoC has made efforts to collaborate with healthcare providers. The BoS CoC added an objective in its strategic plan to increase health care partnerships. This is found on Goal Three: Improve COC Programming, page 6 https://www.kshomeless.com/uploads/1/2/9/8/129825788/ks_bos_coc_strategic_plan.pdf. The BoS CoC added language to its governance charter to include healthcare providers as one of the type of providers that will be actively recruited to serve on the CoC membership committee and the Regional Planning Committees. https://www.kshomeless.com/uploads/1/2/9/8/129825788/ks_bos_coc_governance_charter_1.pdf (pages 1 and 10).

KDADS has funded three Crisis Housing Boundary Spanners that cover 103 counties across the state. The Crisis Housing Boundary Spanners work closely with the members of the BoS CoC to assist their clients with connecting to housing resources.

KDC consults with the Water Office, KDHE and the Division of Water Resources on water issues.

Rural regions and counties are experiencing a disproportionate level of service gaps. This is due to

deteriorating roadways, lack of public transportation, and a lack of local tradespersons to do maintenance and repairs. Many of these areas are also impacted by poor water quality and water infrastructure. These issues combine and compound one another. This is probably the biggest gap in the institutional delivery system.

The State has qualified approximately 30 CHDOs that are part of the institutional delivery system for affordable housing. Since 1992, the State has allocated at least 15 percent of HOME funds to CHDO program activities and up to five percent of HOME funds to CHDO operating expenses.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Childcare	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 53 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and

families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

KSHC represents the BoS CoC on a number of statewide committees looking at issues of homelessness at a state level. These committees include the Kansas Interagency Council on Homelessness and the Governor's Planning Council's Subcommittee on Housing and Homelessness. Both committees include membership from the Veteran's Administration and Kansas Housing Resources Corporation. In 2018, the Supportive Services for Veteran Families (SSVF) program began in Kansas. The ESG Program Manager is very involved with the BoS CoC by attending the BoS membership committee meetings.

The CoC will review and evaluate current project performance through the monitoring activities as the Collaborative Applicant. Projects performing below the 80% threshold will be provided with technical assistance. Through regular regional coordinator contact, and educational opportunities offered during the annual statewide summit and regional mini-summits, the CoC will encourage best practices including strength-based case management, housing first/rapid rehousing, and other evidence-based models for improving housing stability for participants. KSHC is an active participant on statewide committees examining housing and homelessness issues. Through this partnership, providers in the BoS Continuum will be afforded educational opportunities for assisting their participants with housing stability, such as tenant education. KSHC will conduct annual project monitoring that will include a review of project performance to track outcomes.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

One of the founding tenets of KSHC is to provide education regarding homeless issues and resources to the members of the BoS CoC, including persons experiencing homelessness and those at risk of becoming homeless.

Since its inception, the KSHC has provided an annual Summit on Housing and Homelessness. Through these summits, providers are educated on the highly effective models for providing housing and services including models for providing effective outreach to persons not likely to seek services on their own.

Additionally, KSHC has started providing mini-summits in each of the regions to educate the public on homeless issues and services. With the development of the 211 coordinated assessment system, homeless persons seeking assistance will be directed to appropriate services. There are five providers in the BoS CoC that have developed PATH programs, providing outreach to homeless persons in order to help identify their needs and connect them to appropriate services.

The BoS CoC is complex due to geographic differences among the counties, ranging from rural/frontier to urban. Subsequently, the needs and gaps in housing vary depending on the community. In many of the frontier and rural counties service providers must refer persons experiencing homelessness to other counties for housing. Another gap is the availability of affordable, quality permanent housing. Some

rural and frontier counties have limited units available for persons experiencing homelessness. Often the available units in rural areas are in poor condition and in need of repairs. In the urban counties, there are housing units available, however, they are often not affordable without a housing subsidy. This is especially true in the neighborhoods that have access to quality schools, employment, and desirable amenities.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Kansas Balance of State Continuum of Care (BoS CoC) is divided into eight regions, covering 101 of the 105 counties (the four metropolitan counties have their own CoC). Each has elected a Regional Coordinator to facilitate strategic planning efforts. Regional coordinators work toward maintaining and building regional planning committees. The KSHC Coordinator participates in regional planning meetings and hosts regional workshops focusing on raising awareness of homelessness and providing education about the Continuum of Care process. Through these efforts, new members of the Continuum are recruited. The Board of Directors of the KSHC are nominated during the annual meeting of the Coalition and voted on by the membership. The BoS CoC committee meetings are posted on KSHC's website and are open to the public.

The BoS CoC has implemented a Coordinated Entry system. The Kansas Statewide Homeless Coalition will coordinate with the ESG Program Manager at KHRC to develop a plan for ensuring that ESG subrecipients develop projects that will target the gaps and needs of the BoS CoC.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

The goals summary is shown in the chart below.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Water and Sewer Improvements	2024	2028	Water and sewer improvements		Water and sewer improvements/ Regional Planning Grant Community Facility Improvements	CDBG: \$ 15,500,000	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 25,000 persons assisted
2	Increase the quality of affordable housing	2024	2028	Affordable Housing		Affordable Housing	CDBG: \$ 7,500,000	Homeowner Housing Rehabilitated: 150 units
3	Community Facilities	2024	2028	Community Facility Improvements		Community Facility Improvements	CDBG: \$ 36,000,000	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 150,000 persons assisted
4	Public Services	2024	2028	Community Development /Services		Public Service	CDBG: \$ 2,250,000	Public Services other than Low/Moderate Income Housing Benefit: 250 persons
5	Commercial Rehabilitation	2024	2028	Non-Housing Community Development		Commercial Rehabilitation	CDBG: \$ 10,000,000	Façade treatment/business building rehabilitations: 25 businesses assisted
6	Urgent Need	2024	2028	Affordable Housing Non-Housing Community Development		Affordable Housing	CDBG: \$500,000	Other
7	State Administration and Technical Assistance	2024	2028	Affordable Housing Non-Housing Community Development		Affordable Housing	CDBG: \$ 2,250,000	Other

8	First Time Homebuyers	2024	2028	Affordable Housing		Affordable Housing	HOME: \$3,073,525	Direct Financial Assistance to Homebuyers: 185 Households assisted
9	HOME Rental Development	2024	2028	Affordable Housing		Affordable Housing	HOME: \$17,256,245	Rental Units Constructed: 155 units Rental Units Rehabilitated: 20 units
10	Tenant Based Rental Assistance	2024	2028	Affordable Housing		Affordable Housing	HOME: \$10,625,000	Tenant-based rental assistance/Rapid Rehousing: 3,750 Households assisted
11	Emergency Solutions Grant (ESG) Program	2024	2028	Homeless		Homeless Prevention and Housing	ESG: \$8,308,905	Homelessness Prevention: 9,250 Persons assisted Housing for Homeless added: 1,500 units
12	Housing Opportunities for Persons with AIDS - HOPWA	2024	2028	Homeless		Housing Opportunities for Persons with AIDS	HOPWA: \$3,965,420	Homelessness Prevention: 876 Persons assisted Housing for People with HIV/AIDS added: 8,759 units HIV/AIDS Housing Operations: 3,258 households Other: 1,682 other
13	Housing Trust Fund (HTF)	2024	2028	Affordable Housing		Affordable Housing	HTF: \$15,332,070	Rental units constructed: 50 units Rental units rehabilitated: 25 units
14	Economic Development	2024	2028	Economic Development		Economic Development	Program Income: \$10,000,000	Business assisted: 10-15 Jobs retained: 275

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Water and Sewer Improvements
	Goal Description	The Water and Sewer category will utilize approximately 20-40 percent of the annual allocation over the course of the Consolidated Plan. The grants can be used to supplement a regional water/sewer implementation project through a rolling round or a traditional water/sewer project through a competitive round. Regional water implementation grants will remain on a rolling round and can be used to supplement a regional water/sewer implementation project. Two million dollars will be allocated to regional water/sewer implementation with a maximum award of \$1 million. The annual competition

		water/sewer infrastructure projects will not require a consent order from applicants. One million dollars will be allocated to the annual water/sewer competition.
2	Goal Name	Increase the quality of affordable housing
	Goal Description	<p>A State Housing Strategy outlined a list of the customer priorities to address housing issues in Kansas:</p> <ul style="list-style-type: none"> • Owners • Renters • Vulnerable populations • Homeless persons <p>The Strategy stated that Kansas views affordable single-family housing as a priority activity and goal. Top priorities include: First Time Homebuyers, Existing Homeowners, and Renters (unit shortage). CDBG programs include housing rehabilitation, both owner-occupied and renter occupied. The maximum amount for rehabilitation and/or demolition is \$300,000.</p>
3	Goal Name	Community Facilities
	Goal Description	<p>Projects may fall into one of four sub-categories: Community Centers, Senior Centers, Parks, Storm Shelters, and Libraries. Projects may consist of Non-Profit Early Childhood Facilities, Sidewalks and Trails, Architectural barrier removal, and other Community Facilities. Other community facilities could consist of, but are not limited to, bridges, health facilities, streets, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year. This project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$600,000 for less than 5,000 population and \$800,000 for over 5,000 population. Architectural barrier removal is limited to \$200,000 max award.</p>

4	Goal Name	Public Services
	Goal Description	The Youth Job Training program will convert to a one-year program instead of two-years like our other programs. The annual allocation will remain at 3% for this category. Communities may apply in continual years contingent upon serving different participants and/or expanding the scope of a project. Match 10%.
5	Goal Name	Commercial Redevelopment
	Goal Description	The purpose of the program is to help communities improve the quality of their commercial districts by assisting private property owners in the rehabilitation of blighted buildings. All projects must meet the “slum and blight” or “jobs retained” national objective. Applications will be scored and awarded on a rolling basis. The maximum grant award is \$300,000. A private match of at least 25% will be required.
6	Goal Name	Urgent Need
	Goal Description	These awards assist local government in meeting community needs created by severe natural or other disasters that pose immediate threats to the health or welfare of the community and for which no other financial resources are available. Application for Urgent Need must be completed within 6 months of the issue occurring. The Urgent Need category may utilize up to \$100,000 of the annual allocation. The funding ceiling for Urgent Need grants will be \$100,000 per grant.

7	Goal Name	State Administration and Technical Assistance
	Goal Description	The State will use no more than \$100,000 plus 3% of the total CDBG grant amount, program income, and revolving loan funds for State administration and technical assistance of the program. No more than 20% of the total CDBG grant may be used for administrative, planning, and/or technical assistance combined costs from both state and local levels. Technical assistance is available to businesses and communities from the State during preparation of the business financing/infrastructure loan application process to ensure that the application will meet threshold requirements. In addition, the State provides or will provide technical assistance to units of local government in connection with community development programs.
8	Goal Name	First Time Homebuyers
	Goal Description	The First-Time Homebuyers program will be administered in partnership with approved lending institutions. The State will enter into written agreements with lenders to provide leveraging of the funds allotted to the program. Assisted households must meet HUD's definition of low-income, with household income at or below 80% of an area median gross income (AMGI) as published annually by HUD. They must qualify as first-time homebuyers as defined in 24 CFR Part 92 and agree to occupy the home purchased as their principal residence for the required affordability period.
9	Goal Name	HOME Rental Development
	Goal Description	Eligible activities under the HOME Rental Development Program (HOME Rental) will be acquisition and rehabilitation of existing rental housing, and new construction of rental housing. Through partnership with non-profit housing organizations, funding will support the objective of the HOME program to provide affordable housing to lower income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing, expanding the capacity of non-profit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private sector participation. To satisfy the Community Housing Development Organization (CHDO) set-aside requirements of the HOME program, the KHRC shall reserve at least 15 %, per program year, of the total HOME allocation for CHDOs acting as owner, developer, or sponsor of a housing development.

10	Goal Name	Tenant Based Rental Assistance
	Goal Description	Tenant Based Rental Assistance (TBRA) funding will be allocated under written agreement to local jurisdictions and non-profits that apply as third-party program administrators, referred to as subrecipients, on a competitive basis, after meeting organizational capacity and threshold requirements for administering a rental assistance program in their communities. Funding is distributed monthly through direct deposit to subrecipient agencies. Rental assistance is paid month by month by the recipient directly to the landlord and/or the local utility (electric, gas, water) provider. Program funds are made available for TBRA activities to local housing authorities and other non-profit organizations, throughout the state. Scoring criteria will reflect a preference for activities outside local HOME jurisdictions.
11	Goal Name	Emergency Solutions Grant (ESG) Program
	Goal Description	KHRC administers ESG for the State. ESG is allocated to the state through a formula-funded program by HUD. KHRC is awarded these funds annually and makes them available for application to local units of government of non-ESG entitlement communities of Kansas. The State of Kansas supports a Continuum of Care (CoC) approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC and the Johnson County CoC. All funds from the State's ESG funding are made available to the non-ESG entitlement continuums. CoC components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. ESG funds must be matched dollar-for-dollar by the local recipient. KHRC will require all sub-recipients to make matching contributions to supplement the ESG program in an amount that equals the amount of ESG funds provided by KHRC. The subrecipient must identify the source of match at the time of applying for ESG. Matching contributions may be obtained from any source, including any Federal source other than the ESG program, as well as state, local, and private sources.

12	Goal Name	Housing Opportunities for Persons with AIDS -HOPWA
	Goal Description	<p>The State’s primary housing activities under HOPWA will consists of:</p> <ul style="list-style-type: none"> • Tenant-based rental assistance • Short-term rent, mortgage, and utilities assistance • Transitional/emergency housing • Housing coordination • Technical assistance <p>The supportive service that will be available include:</p> <ul style="list-style-type: none"> • Nutritional supplements • Mental health, drug and alcohol counseling and treatment • Transportation
13	Goal Name	Housing Trust Fund (HTF)
	Goal Description	The Housing Trust Fund program will provide grants to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families.
14	Goal Name	Economic Development
	Goal Description	Funds may be used by a local unit of government to provide infrastructure or business financing assistance for a new business locating in or an existing business expanding in, a community. The local government may choose to offer assistance to an existing local firm attempting to remain in business. Technical assistance is available from the State during preparation of the application to ensure that the application will meet threshold requirements. Funds are available for PY2019 through an “open window process” starting on January 1st and closing on December 10th. The maximum amount that can be applied for is \$750,000, and the minimum amount is \$25,000. Projects must meet the public benefit of at least 1 full-time job per \$35,000 of assistance. All projects must meet the “low-and-moderate income” national objective.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Activities in both the HOME and CDBG program will provide extremely low-income, low-income, and moderate-income families affordable housing as defined by HOME 91.315 (b) (2), paying no more than 30 percent of their income on housing.

The following is an estimate of the number of affordable units that will be provided by program:

CDBG

- Urgent Needs- Provides funding for housing damage caused by disasters
- Housing Rehabilitation Program- Provides housing grants for rehabilitation of both owner-occupied and renter-

occupied units The one-year goals for CDBG housing programs includes: 30 homeowner rehabs

HOME

- HOME Rental Development- Includes the acquisition and rehabilitation of existing rental units and the construction of new rental units
- Tenant Based Rental Assistance (TBRA)- Rental assistance provided to low-income and special needs populations
- First Time homebuyer Program- provides down payment assistance and reduced first mortgage loans

The one-year goal for HOME housing programs includes: 750 TBRA units, 35 new rental units constructed, and 37 households to receive first time homebuyer assistance.

ESG

- Emergency Shelters
- Street Outreach
- Homeless Prevention
- Rapid Rehousing

- Eradication of poverty

The one-year goal for ESG housing programs includes: In total 1,500 Households assisted with emergency shelter, 50 households with homeless prevention, and 300 households assisted with rapid rehousing.

HOPWA

- Short Term Rent, Mortgage and Utilities (STRMU)
- Monitor TBRA
- Transitional Emergency Housing
- Housing Coordination
- Supportive Services include Nutritional Supplements, Mental Health, Drug/ Alcohol Counseling, and Transportation

The one-year goal for HOPWA Housing programs includes: 150 persons prevented from homelessness, 1,350 persons with HIV/AIDS provided housing, and HIV/AIDS housing operations for 500 households units.

SP-50 Public Housing Accessibility and Involvement – 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

The State will from time to time provide support and technical assistance to PHAs upon local request.

Specific financial assistance to PHAs under any of the Consolidated Plan formula grant programs will be considered as any other application competing for those funds, unless the administering State agency determines that both cause and authority exist to prioritize such funding under the current Consolidated Plan and the program's guidelines.

SP-55 Barriers to affordable housing – 91.315(h)

Barriers to Affordable Housing

Barriers to affordable housing are discussed in the 2024 AI. The following chart explains each barrier or contributing factor.

Contributing Factor	Priority	Discussion
(B)(i) Segregation/Integration		
Community Opposition	Medium	<p>Historically, metropolitan areas of Kansas, particularly Kansas City and Topeka, have suffered from high levels of segregation due to vocal opposition to affordable housing and neighborhood integration strategies. Local governments of various sizes have faced opposition to development projects seeking to increase the affordable housing stock of the area and the integration of low-income communities. Such concerns often stemmed from fears of the impact the new housing and integrated communities may have on property values and overall perceptions of crime.</p> <p>Push-back on the siting of affordable housing units continues to be a struggle for local governments and agencies, particularly in the urban core and suburban areas, thus impeding their ability to curb segregation at the urban geographic level.</p>
Lack of private investments in specific areas of the State	Medium	<p>Investment in housing and community development by non-governmental entities, such as private businesses, financial institutions, individuals, philanthropic organizations, and non-profits, continues to be a challenge for the State as whole and in particular for areas and neighborhoods with the greatest shortage of affordable housing units and higher segregation levels. Though private sector strategies, such as mixed-use development and public-private partnerships, have been deployed to advance the affordable goals of the State, overall, their impact has been limited in financial and geographic terms.</p> <p>Moreover, when private investment in affordable housing does occur, either in the form of new construction or the rehabilitation of existing structures, the piecemeal approach of the endeavors continues to be disconnected from a comprehensive or long-term vision for the targeted communities in regard to mobility or economic needs. Lastly, much of the private investment is concentrated in metropolitan areas, particularly Kansas City, and does not necessarily provide similar development opportunities for affordable housing strategies in other and more rural areas and communities of the State experiencing similar gaps of affordable housing options and high levels of segregation.</p>

Contributing Factor	Priority	Discussion
Land use and zoning laws	Medium	<p>Regulations placed on land uses and density by local governments continue to play a role on the affordability and placement of new housing units. Differences in local zoning ordinances may have an impact on construction and acquisition costs, while difference in land use at the county or municipal level may impact the location of new developments and their integration into the wider regional housing stock.</p> <p>Other land use laws or zoning regulations impacting housing affordability range from limits on multi-unit developments, parking requirements, occupancy restrictions, and general lack of inclusionary zoning or other incentives to facilitate the construction of affordable housing units in an area. Though not as common, special use permits for multifamily properties serving the needs of families or individuals with disabilities and growth management policies also pose potential challenges.</p> <p>In 2016, the State of Kansas approved legislation effectively prohibiting local governments from enacting inclusionary zoning within their jurisdiction. Though not entirely a priority, inclusionary zoning and similar tools would provide additional means for local governments to incentivize affordable housing options by harnessing the private market sector and lower higher levels of segregation within their jurisdiction.</p>
Location and type of affordable housing	High	<p>There are many factors that are affecting the placement and segregation of affordable housing and communities. From zoning to distribution of private investments and community opposition, each factor plays a role at determining where affordable housing developments and communities are planned and placed, at a regional and local scale. Such placements not only have an impact on the quality of housing and overall community well-being, but also in regard to economic development opportunities, such as access to employment and education attainment, and the integration of neighborhoods and communities.</p>
Private discrimination	High	<p>According to stakeholders interviewed, the following types of discrimination have been noted:</p> <p><u>Persons with service support animals:</u> At-times, landlords have been unwilling to make reasonable accommodations for persons with disabilities, such as allowing emotional support animals. Landlords sometimes incorrectly consider service support animals as pets, unfairly limiting housing options for those persons with disabilities. There is a misconception among many landlords that they do not need to comply with fair housing laws if federal funding is not involved. Some landlords are unaware of fair housing laws; however, there are some that either don't want to make the accommodations or they want to charge a higher rent for tenants having support animals.</p> <p><u>Persons with mental disabilities with HCVs:</u> Many landlords are unwilling to make reasonable modification or accommodation for persons with mental health issues. Specifically, landlords don't want to rent to them because they fear their behavior will interfere with other tenants.</p> <p>Stakeholders also reported that there are housing authorities that have adopted policies against renting to someone with a misdemeanor offense. Many mental health and substance abuse populations and</p>

Contributing Factor	Priority	Discussion
		<p>those who are on the spectrum may self-select to go off medications that are needed to stabilize their disability. When that happens, they pick up a criminal charge, which is a direct correlation to their disability diagnosis which makes them eligible for HUD housing.</p> <p><u>Landlords and HCVs</u>: Stakeholders reported poor rental history, having to waiting to be approved for subsidized housing and requiring an applicant without means of transportation to appear in person with their ID make it difficult for applicants to access affordable housing. Persons who have been institutionalized may not have the required identification which creates a barrier for submitting applications.</p> <p>Stakeholders reported that landlords will increase their rent to just above the Fair Market Rent in their area, knowing that it places it out of reach for tenant applicants. It's a way to deny the use of a HCV without specifically denying it.</p> <p><u>Other Issues</u>: Kansas has a lack of low barrier housing. Many service organizations have the idea that people must be housing-ready in order to access housing services. Under the housing first model, housing needs to be separated from services.</p>
(B)(ii) R/ECAPs		
Quality of affordable housing	Medium	The deteriorated state of affordable housing units and the presence of abandoned properties in those zones remains a serious concern for local entities. In general terms, decades of disinvestment in those areas have led to a depleted number of adequate housing options for residents. Without a regional or statewide push to deter more abandoned properties or place current vacant parcels back into productive use, the current trend may continue as owners and tenants may opt to defer maintenance of existing properties and thus adding to the perception of decay and disinvestment.
Private discrimination	Medium	<p>Two private market practices continue to have an impact on R/ECAPs in the State: real estate steering and restrictive covenants. Though illegal, both practices have contributed to segregated living patterns throughout the region, with residual residential patterns still in place in many communities. Real estate steering, or the real estate practice of steering non-White home buyers only into certain areas or neighborhoods, continues to set the demographic framework for certain areas of the State, especially R/ECAPs.</p> <p>Moreover, restrictive covenants, or the practice of restricting the leasing or buying of properties to certain groups based on contractual agreements between real estate agents and homeowner associations, continues to plague certain developments and areas of the State, particularly urban and suburban areas. These practices continue to affect potential tenants and homeowners based on race or ethnicity at the individual level. Making matters worse is the overall lack of allocated resources at the local and State level to monitor and enforce fair housing practices, thus leaving many protected classes without the proper tools or backing to protect themselves from private discrimination.</p>
Other – Access to State resources for Persons with Limited English Proficiency	High	KHRC and KDC do not Language Access Plans as required by Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency. The EO requires units of government receiving federal funding to examine the services they provide, identify any need for services to those with limited English proficiency (LEP), and develop and implement a system to provide

Contributing Factor	Priority	Discussion
		those services so LEP persons can have meaningful access to them. A Language Access Plan becomes the policy through which the agencies would ensure they are providing the required language assistance services to residents with LEP who could qualify for KHRC and KDC services and projects.
(B)(iii) Disparities in Access to Opportunity		
The availability, type, frequency, and reliability of public transportation	Medium	The disparities in access to adequate transportation can be attributed to the fact that minority groups tend to reside near the metropolitan areas of Kansas, where public transit is available, and its cost is more affordable. Among Blacks and Hispanics, the score is 43.8 but only 31.0 for Whites. Among Asians, the score is 41.78. Native Americans have the lowest score at 29.52.
Lack of public investments in specific areas of the State, including services and amenities	Medium	See above.
Location of employers	Medium	<p>Overall, Asians have the highest Labor Market Engagement than any other population group with an index of 67.69. Other minority groups do not perform as well. The Black population has a Labor Market index of 43.94, while Hispanics have a slightly higher index of 48.22. Both of those figures are significantly lower than the Labor Market Engagement Index for Whites of 65.60.</p> <p>The situation worsens for Black and Hispanic populations below the poverty line. The Black population below the federal poverty line has a Labor Market Index of 32.02, which is the lowest for any population class. The Hispanic population below the federal poverty line scores a slightly higher Labor Market Index of 41.39.</p>
Location of environmental health hazards	Medium	Overall, this index is among one of the highest scoring factors of disparity in the State. While Whites, Hispanics and Native Americans have relatively similar exposure to harmful toxins in the state, Black and Asian families have indices of 52.76 and 55.27, respectively—about 10 points lower than the other groups. Minorities are more likely to have higher exposure to environmental hazards than Whites and seem to be disproportionately affected by environmental issues, particularly if the community is below the poverty line.
Location of proficient schools and school assignment policies	Medium	Overall, disparities to access to proficient schools in the State are geographically uniform for protected classes, though the metropolitan areas near Kansas City have lower school proficiency scores in comparison to other metropolitan areas. Rural areas also have lower school proficiency scores, which places protected class groups living in those areas at a greater disparity to access sufficient and adequate education. However, disparities by race are significant. The Black population has the lowest index at 29.72, significantly lower than the overall score of 50.23 and the score for the White population at 51.77. Hispanics are at a similar disadvantage with a score of 35.73.
Location and type of affordable housing	High	See above.
(B)(vi) Disproportionate Housing Needs		

Contributing Factor	Priority	Discussion
The availability of affordable units in a range of sizes	High	Though residential construction continues to grow, multifamily projects and other affordable development continue to receive pushback, particularly in the urban and suburban areas where the need for affordable housing options is the greatest.
Land use and zoning laws	High	See above.
(C) Publicly Supported Housing		
Impediments to mobility	Medium	The State's efforts to prioritize housing for families with children has largely paid off with new housing units and projects directly correlating with the location with the highest concentration of families with children. Though some gaps remain, ongoing efforts provide a glimpse of opportunity to access better housing for those families. In terms of access to low poverty areas, however, Black and Hispanic populations have the lowest index, which means both groups are more likely to reside in or near impoverished areas. In the long term, this can affect access to economic development opportunity and adequate education.
Lack of private investment in specific areas within the State	Medium	Though private investment has helped develop new housing units, affordable and market rate, the surge in interest rates and markets rents is dampening construction activity in both the public and private markets. With a low sales inventory and lower construction activity, renters are remaining in their units due to the increased costs of homeownership. This is tightening the rental market due to lower turnover of units, a situation made worse for lower income households with the fewest resources.
Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of the QAP and other programs	High	By awarding up to 45 points (out of 310 points total) for obtaining approval or support from the local jurisdiction as part of the LIHTC application, the State may only be receiving project applications from communities that approve of affordable housing development being built in their location. However, if a developer or applicant cannot obtain the local approval and thereby loses 14.5% of the points to be awarded, then they may only seek to develop affordable housing in areas where it is welcomed. This may eliminate many potential project locations in areas where affordable housing is in high demand (i.e., areas of opportunity) but where local opposition can deny the opportunity simply by attending a public meeting and voicing objection.
(D) Disability and Access		
Access for persons with disabilities to proficient schools	Medium	R/ECAPs are often situated in areas where there is limited access to higher performing schools and economic opportunities. This creates a negative trend in the housing market and further perpetuates LMI households' community isolation. This isolation exacerbates the issues that arise with being exposed to poverty, as indicated previously in this assessment.
Lack of affordable, accessible housing in range of unit sizes	High	The locations of R/ECAPs are often concentrated in areas where there is limited access to opportunity – which in turn creates a housing market with lower values, often more affordable for households with an income that is less than 100% of the AMI. Rental units tend to have fewer bedrooms than those homes that are owned by the resident.

Contributing Factor	Priority	Discussion
Location of accessible housing	High	The locations of R/ECAPs are often concentrated in areas where there is limited access to opportunity – which in turn creates a housing market with lower values, often more affordable for households with incomes less than 100% AMI.
Loss of affordable housing	Medium	The overall decrease in affordable housing across the state, combined with an upward trend in housing costs, creates a particularly poor situation for the most vulnerable populations that are seeking affordable housing. Those persons living with a disability not only must deal with a loss of affordable housing, but affordable accessible housing. Few affordable housing options inevitably means exponentially fewer affordable accessible housing options because typically not all housing units in an affordable housing complex are accessible to those with a disability.
Source of income discrimination	High	Stakeholder comments indicate that not all areas of the State require landlords to honor Section 8 vouchers as a source of income. Through this practice, landlords are able to be more selective with their tenants, opening the door for discrimination against those persons with disabilities that present with a publicly supported housing voucher. Specifically, landlords are increasing their rents to just above the HUD Fair Market Rents, making them unaffordable to HCV voucher holders. This is a way of refusing to accept HCVs without specifically denying them based on the source of income.
(E) Fair Housing Enforcement, Outreach Capacity, and Resources		
Lack of resources for fair housing agencies and organizations	High	Current funding levels for fair housing education, outreach and enforcement are insufficient to adequately fund these activities at a consistent level across the State, and in particular, in rural areas located beyond the reach of providers primarily located in the more urbanized areas.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The 2024 AI outlines goals, or strategies, to overcome barriers to affordable housing.

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant(s)
1: Expand housing choice and access to opportunity	Community opposition Lack of private investments in specific areas of the State Land use and zoning laws Location and type of affordable housing Private discrimination	Segregation/Integration R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs Disability and Access Publicly Supported Housing	Continue affordable housing programs that create new and preserve existing affordable units, including accessible units for persons with disabilities Within the QAP for the LIHTC program, remove the requirement for written local support, which can have the effect of killing a viable affordable housing development from being built where community opposition exists Prioritize new construction funding in communities with long-range plans addressing economic mobility and development	KHRC KDC

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant(s)
	Lack of affordable, accessible housing in range of unit sizes Location of employers Location of environmentally healthy housing Location of proficient schools Site selection practices Access for persons with disabilities to proficient schools		Increase financial incentives for affordable housing proposed in areas of opportunity Provide incentives for mixed income developments that encourage affordable housing components on a voluntary basis Increase fair housing education to housing providers throughout the State focusing on discrimination against people with disabilities	
Discussion: Fair housing is distinct from affordable housing. However, there is a great deal of overlap between the two issues. Fair housing experts and advocates know that the most prevalent barrier to fair housing is an inadequate inventory and unaffordability and when members of the protected classes are disproportionately affected, then the lack of affordable housing becomes a fair housing issue. Similarly, for lower income minorities and other protected classes, a lack of affordable housing in opportunity areas creates significant disadvantages in accessing quality schools, employment centers and other assets.				
2: Strengthen anti-discrimination investigation, enforcement, and operations	Lack of resources for fair housing agencies and organizations	Fair Housing Enforcement, Outreach Capacity, and Resources	Contract with a HUD-certified organization to conduct paired discrimination testing in the rental market in two regions bi-annually	KHRC KDC
Discussion: Left unchecked, housing discrimination will continue to occur, especially in areas without convenient access to resources and enforcement organizations. Regular paired testing, particularly in the rental market, with the results publicized can act as a deterrent to landlords, property managers, and others that the behavior is illegal, will not be tolerated, and has legal and monetary implications.				

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant(s)
3: Increase the level of fair housing knowledge among housing developers, real estate professionals, elected officials, and the general public	Community opposition Land use and zoning laws Private discrimination	Segregation/Integration Publicly Supported Housing R/CAPs	Continue annual fair housing tracking activity logs to document training to KHRC-financed developments; report totals from log in CAPER annually Create a page on KHRC's and Commerce's websites for fair housing resources, I English and Spanish Partner with local organizations such as lending institutions, attorneys, realtors, etc. to host two fair housing community forums annually in different regions of the State Develop online fair housing training materials for elected officials and municipal staff; require viewing of the materials as part of the application and/or subrecipient grant approval process Contract with a HUD-certified enforcement agency to conduct paired testing in the sales market among real estate professionals to identify discriminatory steering behavior	KHRC KDC
Discussion: While fair housing education and outreach are constant needs, KHRC and KDC will work to improve the level of fair housing knowledge and understanding among local housing developers, real estate professionals, local elected officials, design and construction professionals, and the general public with a focus on members of the protected classes. KHRC and KDC will focus on education and training for municipal officials that will need to be completed before subrecipient agreements are approved.				
4: Expand access to KHRC and KDC programs and services to persons with LEP	Lack of appropriate language assistance services	Lack of participation in KHRC and KDC programs among persons with LEP	Conduct the Four Factor Analysis within each agency to identify the: number or proportion of persons with LEP served or encountered in the eligible service area; frequency of their contact with the programs; importance of service, information, program or activity; and costs versus resources and benefits requiring translation of vital documents Develop a Language Access Plan (LAP) within each agency, based on the Four Factor Analysis, to maximize the accessibility of their programs to persons with LEP Amend the agencies' Citizen Participation Plans to align with the new LAPs	KHRC KDC
Discussion: Persons with LEP include individuals who are a protected class as a result of their nation of origin. To ensure these residents have true access to the services and programs offered by KHRC and KDC and for which they may potentially be eligible to benefit from, these State agencies must identify the languages spoken by persons with LEP to determine the level of language assistance services the agencies must provide.				

Kansas Housing Resources Corporation (KHRC) coordinates and chairs the Kansas Fair Housing Taskforce. The Taskforce seeks to inform housing providers and consumers about fair housing rights and responsibilities, encourage State-funded housing providers to promote fair housing choice, and enlist decision-makers to advance the cause of fair housing. This helps all Kansans to exercise the right to housing of choice and to raise a family or own a home in dignity and without fear of discrimination. Apartment dwellers and homeowners, property managers, real estate agents, interest groups, and individuals all benefit from the educational information and training workshops offered. The Taskforce consists of representatives from Commerce, KHRC, KDHE and representatives from fair housing organizations across the state. The team generally meets on a quarterly basis to coordinate activities that will further fair housing choice in Kansas. The activities of the Fair Housing Taskforce and its partners are split between those in which the Taskforce has a direct role, an indirect role, and a collaborative role.

Direct Role:

Post the fair housing logo and message on agency websites. Include the Governor's Proclamation, Impediments to Fair Housing, Action Plan, and Fair Housing Team.

Adopt architectural standards that promote accessible, adaptable, and universal design of housing. Encourage architects, builders, and developers to apply these standards to new construction Housing Tax Credit, Private Activity Bond, and HOME Rental Development projects, and encourage use where practical in housing rehabilitation and home ownership projects. Conduct rental housing seminars, including fair housing components, through partnership with a statewide rental initiative. Recruit landlords, tenants, property managers, and realtors of private and public-sector rental housing. Cover rental applications, screening, leases, security deposits, maintenance, crime prevention, and eviction.

Include a fair housing component in all grantee, developer and property manager training.

Use data from the U.S. Census and other sources to identify areas of minority concentration. Promote developments and activities that a) provide housing and services to those communities, b) provide opportunities for 'housing choice' to those communities, and c) affirmatively market programs and services to those communities.

Indirect Role

Funding agencies are encouraged to require that grantees (local governments, private developers or owners, and nonprofit organizations receiving housing funds) create and maintain an Affirmative Fair Housing Marketing Plan identifying potentially underserved local populations and efforts to market to those constituencies; require that entities document a process to inform potential program participants of their fair housing rights, and of their avenues for appeal; and request that the entities complete and verify a minimum of one fair housing activity per year per loan or grant. Categories of fair housing activities include: Planning, Research, and Development; Business and Finance; Information and Education; Complaints and Remedies.

Provide regular training, technical assistance, and monitoring for housing grantees, developers and managers to ensure compliance with fair housing requirements. Incorporate fair housing information into grant management and program compliance training. Staff will complete, and submit, Fair Housing Tracking reports on all housing projects monitored.

Provide homebuyer training and counseling through partnership with a statewide homeownership initiative, contingent on available funding. Emphasize underserved rural areas and minority/ immigrant populations. Include fair housing components in all classes and counseling sessions.

Collaborative Role:

Request the Governor, city mayors, and county commissioners to issue fair housing month proclamations for each April (Fair Housing Month).

Distribute fair housing information at professional and trade conferences. Attend events of local government officials, banking executives, real estate agents, landlord associations, community action agencies, independent living centers, or others.

Present fair housing training and workshops, including educational courses or modules, to encourage proactive use of housing resources. Reach out to consumer and grass roots organizations, such as domestic violence shelters, job training centers, student associations, support groups, etc. Address topics of accessibility, predatory lending, local/state equivalency to federal enforcement, hate crimes and other issues.

SP-60 Homelessness Strategy – 91.315(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Within the Continuum of Care, there are providers who specialize in providing outreach to homeless individuals and families including: PATH (Projects to Assist in the Transition from Homelessness), HUD-Veterans Affairs Supportive Housing (HUD-VASH), and Supportive Services for Veteran Families (SSVF). These providers work with agencies within their communities to provide outreach and service to homeless individuals and families. Education about effective ways to reach out to homeless individuals and families is available during the KSHC's Annual Summit on Homelessness and during the regional mini summits. The Summit on Homelessness is a two-day conference hosting workshops that cover a wide range of issues intersecting on homelessness with the goal of leaving attendees with new skills and knowledge to best serve the homeless population.

Providers also share best practices for homelessness outreach during the regional committee meetings and during the monthly CoC Committee meetings. With the implementation of the 211 Coordinated Assessment System, the CoC will improve its ability to link homeless individuals and families with the services they need.

As stated earlier, there are four PATH programs engaging families through street outreach to connect them to housing, two in the BoS CoC and one each in Topeka, Wyandotte, Wichita. The CoC's outreach plan targets those most likely to encounter unsheltered families, i.e., school homeless liaisons, domestic violence programs, emergency assistance providers, mainstream benefits offices, and community action programs. The CoC will continue efforts to work with mainstream programs that offer rental/support services to develop holistic plans to move families out of homelessness. Action steps include working with public housing authorities and other subsidized housing programs to gain priority for homeless families on waiting lists; developing relationships with landlords and other housing providers to work with families with multiple barriers; and working with housing developers and local governments to develop additional affordable housing units.

Each CoC's Coordinated Entry System has a Street Outreach component that supplements the PATH programs in the area. While localized to each specific area, this part of the system was developed to reach and serve the families and individuals least likely to seek out and connect to services.

Addressing the emergency and transitional housing needs of homeless persons

The Kansas Balance of State Continuum of Care (BoS CoC) will continue to utilize Homeless Prevention Rapid Rehousing through the ESG Program and existing BoS CoC HUD funded projects to move individuals and families from homelessness to permanent housing. In 2022, the BoS CoC was awarded funding through the HUD CoC Special NOFO – Rural Set Aside funding. This was a highly competitive grant process. This included over \$1 million being awarded to Southeast Kansas for permanent supportive housing. The BoS CoC has a total of 744 emergency shelter beds. In the 2022 PIT count, a total of 929

people reported being literally homeless: Sheltered in Emergency Shelter Total Persons - 429, Sheltered in Transitional Housing Total Persons - 239, Unsheltered Total Persons - 261.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Kansas Balance of State CoC Coordinated Entry Committee (CEC) oversees the Coordinated Entry process to ensure that those who request or need assistance in all eight regions are matched with appropriate housing and services. To standardize the process, the CEC developed and implemented policies and procedures including a policy for the eight Regional Coordinated Entry Teams (RCET) to use the Vulnerability Index – Service Prioritization Assistance Tool (VI-SPDAT) along with policies that focus on client choice and safety. To date, all RCETs have been trained in the policies and procedures as well as on the VI-SPDAT. The RCETs include CoC, ESG, PATH, and SSVF funded organizations. This also includes community-based organizations that serve at risk populations. The RCETs meet monthly as does the CEC to review the regional and BoS CoC master lists to ensure that clients are receiving the resources they need. Apart from Domestic Violence providers, the shared Homeless Management Information System is used to enter the VI-SPDAT data and generate the by-name master list for the BoS CoC, that can be sorted by region.

Additionally, the State gave preference to the four qualifying populations for HOME-ARP funding.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Foster Care

Foster Care's Independent Living Coordinators have been educated on the CoC system and are now getting involved with Kansas' five CoC communities. Youths who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services through the Chafee Foster Care Independence Program. This is a voluntary program and at age 18 young adults may choose not to participate. The program offers funds to help pay the costs of setting up a household, such as rent and utility deposits, buying household goods, etc.

Health Care

Kansas is still in the development phase of establishing a protocol/policy preventing health care institutions from discharging patients into homelessness. KDHE and its providers follow state and federal regulations in relation to discharge planning; however, neither state nor federal regulations address the assurance that hospital patients will not be discharged into homelessness.

Mental Health

KDADS, which includes mental health and substance use disorder services, ensures to the maximum extent possible that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent their being discharged into homelessness. However, an individual can exercise his/her right to refuse treatment and/or aid with placement, therefore becoming homeless upon discharge.

KDRC led a coalition of providers who brought forward a case against the State regarding residents of Nursing Facilities for Mental Health (long term residential facilities). The case focused on the residents of these NFMHS not having access to adequate community support needed for them to live independently. The State entered into an agreement with this coalition to expand less expensive community-based services and provide more community residential options for individuals living in or at risk of being admitted to the NFMHS. Within this agreement, the State agreed to expand supported housing services to 400 individuals currently residing in NFMHs and 300 individuals at risk of admission to an NFMH. As a result, KDADS is working with community agencies to develop additional community-based support.

Corrections

Each prison under the Kansas Department of Corrections (KDOC) system has “release planners” that coordinate with inmates and parole officers to determine the most successful post-release residence for each individual. There are several determining factors and individuals involved in the re-entry process taking a multi-disciplinary approach. The release planning process begins sixteen months before the inmate is released from prison.

SP-65 Lead based paint Hazards – 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The State will follow and monitor grantees to ensure compliance with the HUD lead-based paint regulations implementing Title X of the Housing and Community Development Act of 1992. These regulations cover the CDBG, HOME, ESG, and HOPWA programs, and identify the appropriate type of activity to control lead paint hazards, in projects using federal funds. The \$25,000 abatement threshold in Title X has not been adjusted since it was established, while construction/ rehabilitation costs have escalated. This precludes a number of homes from being rehabilitated because abatement costs make it financially unfeasible. The State will further comply with LBP regulations of the EPA and those enacted by the State of Kansas, including KDHE's licensing requirements for rehabilitation contractors. In 2010 the Kansas Healthy Homes and Lead Hazard Prevention Program officially implemented the Environmental Protection Agency's Renovation, Repair and Painting (RRP) rules. These rules dictate certifications among those responsible for rehabilitating housing units.

KHRC will coordinate with KDHE for training, education and other resources related to lead based paint hazards and will require that grantees and sub grantees utilize staff and contractors that have the appropriate training and certification. KHRC is represented on the Healthy Homes Advisory Committee, a body organized and coordinated by KDHE, and which meets quarterly to review current issues related to LBP.

How are the actions listed above integrated into housing policies and procedures?

Kansas requires all projects as they relate to construction or rehabilitation of housing to be compliant with federal and state laws and regulations described above.

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The 2017 ACS 5-year estimate indicates that 12.6 % of all adults aged 18-64 live below the poverty line. Among the entire population, 12.8% live below the poverty line.

Poverty is a function of income, which is related to education, job training, and employment opportunities. Federal and state policies on welfare, health care, and the minimum wage are crucial to addressing and reducing poverty.

KDC administers the KANSASWORKS workforce system, which links businesses, job seekers, educational institutions and training providers to ensure the state’s workforce is equipped to meet industry needs. Companies new to Kansas or Kansas businesses needing to expand or restructure may qualify for assistance under one of the workforce training programs.

KANSAS WORKS collaborates with RETAINWORKS. It is a program for people with recent musculoskeletal injuries, mental health disorders, and chronic diseases such as Chronic Obstructive Pulmonary Disease (COPD) or Congestive Heart Failure (CHF). Conditions must be new, or an existing condition has become worse. It is also for individuals who have experienced a recent on- or off-site injury/illness, illness or exacerbation of a chronic condition that prevents them from returning to work right away.

According to the Kansas Framework for Growth, investing in a comprehensive workforce development program to provide new or expanding employers with flexible, customized training solutions is a priority initiative. It is a priority to accelerate innovation by focusing state investment on the research, development, and commercialization of emerging and niche technologies that can “future proof” the economy by way of new programs such as the Kansas Competitiveness Project. Additionally, the “Elevate Kansas” Corporate Recruitment Marketing Campaign is a priority to implement a robust and targeted corporate recruitment effort that supports the State’s vision to “stabilize and reposition” the economy, and which promotes the advantages that support the competitiveness in target sectors, through investment that promotes and strengthens the State image and brand identity.

These programs will support the State’s poverty reducing goals through greater economic development, growth, and job creation, resulting in fewer demands on social services.

State and regional projects and initiatives that will impact the employment and economic levels of employees and residents, such as infrastructure improvements to water and sewer systems, community facilities, and downtown commercial rehabilitation, will create a positive economic environment. Section MA-45, Non-Housing Community Development Assets, details the programs in place to enhance economic development and in turn reduce poverty.

Additionally, Kansas will be utilizing funds from the Broadband Equity, Access, and Deployment (BEAD) program and Digital Equity Act (DEA). BEAD provides funding to expand high-speed internet access by funding planning, infrastructure deployment, and adoption programs. DEA provides funding to ensure the skills, technology, and capacity needed to reap the full benefits of the digital economy. The State worked

through 2023 and has received \$451.7 million through BEAD and has released the Digital Equity Plan for public review and comment. Furthermore, the State has used American Rescue Plan Act (ARPA) funding to enable the deployment of last-mile and middle-mile broadband infrastructure with a \$30 million investment called Lasting Infrastructure and Network Connectivity (LINC) and to support equal access to high-speed internet, provide devices to underserved Kansans, and expand digital skills training for communities across Kansas through Digital Equity for Connecting Kansans (DECK), a \$5 million investment. The State will continue to use its Broadband Acceleration Grant (BAG), launched in 2020, to fund economically distressed counties. The State will also use its Enabling Middle Mile Broadband Infrastructure (EMMBI) project to lower the cost for broadband construction in rural areas. Finally, Kansas was the first, and only to date, state to receive \$15 million in U.S. Department of Treasury Digital Connectivity Technology (DCT) funds. The State is working to launch the DCT program.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The State partners with non-profit agencies and businesses to influence the chances of moving families and individuals to move up and out of poverty by supporting local and regional efforts to improve family incomes, and, in turn, improve family and individual housing situations.

SP-80 Monitoring – 91.330

Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

See appendices for Monitoring standards for HOME and HOPWA

CDBG Program Monitoring:

From the time of grant award to project closeout, the grant recipients are being continually reviewed for compliance with program regulations. At the time of award, each project is assigned a specific CDBG staff member to serve as a field representative for the project. While projects are open, the grantee is required to submit quarterly progress reports. These are reviewed by the appropriate field representative. Projects usually have two on-site monitoring reviews. These reviews include the following compliance areas: national objective, project eligibility, financial management, environmental review, procurement, labor standards, acquisition and relocation, civil rights, fair housing, Section 3, and property management. In addition to the common compliance areas, housing rehabilitation projects are also reviewed for lead base paint issues and to ensure that repairs meet the appropriate housing standards. Similarly, economic development projects are also reviewed to ensure that job targets are met and that loan payments are being made as set forth in the various loan documents.

After each on-site monitoring review, the field representative writes a letter to the Chief Elected Official outlining the project's progress and compliance with the relevant CDBG regulations. If there are any deficiencies or findings, the grantee has thirty days to resolve the deficiencies or findings. At the completion of the project, the field representative and the audit/closeout officer review the grant file prior to issuing a certificate of completion.

ESG Program Monitoring:

Sub recipients are monitored to ensure compliance with ESG regulations and program requirements. KHRC will utilize the following monitoring process for the ESG program.

Annual Risk Assessment

Each subrecipient is assessed annually for risk of noncompliance with Federal statutes, regulations and the terms and conditions of the sub-award for the purpose of determining the appropriate subrecipient monitoring level. KHRC utilizes a "Risk Evaluation Matrix" that evaluates several criteria and scores each to determine the risk level and frequency of monitoring including:

- Low Risk - On-site comprehensive monitoring completed at least every 2 years

- Moderate Risk - On-site monitoring completed at least every 2 years, desk review quarterly
- High Risk - Consider moving sub recipient to High Risk Status, on-site monitoring at least annually, desk review quarterly

Desk monitoring:

Desk monitoring includes ongoing tracking and monitoring of monthly reporting including all requests for reimbursement-financial status reports submitted by the ESG Sub Recipients. ESG desk monitoring includes the documentation review of financial transaction records and receipts, the documentation of program eligibility certification and telephone consultations with sub recipient program staff and administrators.

On-site visits:

All ESG Sub Recipients will be monitored at least once every two years unless the risk assessment determines more frequent level of monitoring. The on-site monitoring process will include on-site visits with the Sub Recipient (City or County) and the sub recipient agencies. The categories monitored will include a review of financial policies and procedures, ESG written policies and procedures, shelter inspections and program participant files.

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The following table displays the anticipated resources to be allocated to non-entitlement areas of Kansas broken down by program type. The 2019 HUD allocations are reflected in the “Annual Allocation” column below. The “Expected Amount Available Remainder of Con Plan” column is a projection of funds to be available for program years 2020-2023. As with previous Consolidated Plans for the State of Kansas, the “Expected Amount Available Remainder of Con Plan” column is generated by multiplying the annual allocation by four, representing years 2-5 of the Consolidated Plan cycle. The relevant years will be adjusted as allocations are made and more precise assumptions can be made on program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements	14,821,600	2,000,000	0	16,821,600	59,286,400	Kansas requires all CDBG funds to be matched by receiving communities. While not federally required, leveraging CDBG dollars maximizes the benefit to LMI persons.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	7,073,282	100,000	0	7,173,282	28,293,128	The First Time Homebuyers Program and the HOME Rental Program both require a local match.

HOPWA	Public-federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	793,084	0	0	793,084	3,172,336	Kansas HOPWA funds to be matched by receiving communities, especially through paring funding with local non-profits. While not required by HUD, leveraging HOPWA funds maximizes benefits for persons with aids.
ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,661,784	0	0	1,661,784	6,647,136	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing

HTF	Public-federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,066,414	0	0	3,066,414	12,265,656	The Housing Trust Fund does not require matching funds.
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Table 55 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The State of Kansas makes every attempt to leverage CDBG, HOME, ESG, and HOPWA funds with additional non-federal funding resources. In the past CDBG funds have typically seen a greater than 50% match on most projects, bringing in other federal dollars, state funds, or local government/private funds.

HOME funds leverage private mortgages, grants, other federal programs, bond financing, and tax credits. Match for the HOME Program will be met through a combination of cash from non-federal sources, foregone fees, bond financing, and donated land and labor.

For the Low-Income Housing Tax Credit (LIHTC) program KHRC will collaborate with cities, counties, and regions of the state to determine high need areas for rental housing. The HOME staff and Low-Income Housing Tax Credit staff works closely together to ensure the most efficient use of rental housing funding.

KCTH uses HOPWA funds to collaborate with Shelter Plus Care, Section 8 Housing, LIEPA and other food pantry resources. KCTH also closely collaborates with the Kansas Department of Health and Environment through the STI/HIV Care program and the Ryan White Parts B, C and D programs.

If appropriate, describe publically owned land or property located within the jurisdiction that

may be used to address the needs identified in the plan

Not applicable to a State Grantee

Discussion

While leveraged funds and support from outside partners broadens the accomplishments of each program, the historical trend of funding reductions significantly impacts the CDBG and HOME programs. Reduced federal funding makes it more difficult to leverage supplemental resources and provide technical assistance on other resource opportunities. Therefore, the federal reductions reduce the amounts that can be leveraged.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Water and Sewer Improvements	2024	2028	Water and sewer improvements		Water and sewer improvements/ Regional Planning Grant Community Facility Improvements	CDBG: \$ 15,500,000	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 25,000 persons assisted
2	Increase the quality of affordable housing	2024	2028	Affordable Housing		Affordable Housing	CDBG: \$ 7,500,000	Homeowner Housing Rehabilitated: 150 units
3	Community Facilities	2024	2028	Community Facility Improvements		Community Facility Improvements	CDBG: \$ 36,000,000	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 150,000 persons assisted
4	Public Services	2024	2028	Community Development /Services		Public Service	CDBG: \$ 2,250,000	Public Services other than Low/Moderate Income Housing Benefit: 250 persons
5	Commercial Rehabilitation	2024	2028	Non-Housing Community Development		Commercial Rehabilitation	CDBG: \$ 10,000,000	Façade treatment/business building rehabilitations: 25 businesses assisted
6	Urgent Need	2024	2028	Affordable Housing Non-Housing Community Development		Affordable Housing	CDBG: \$500,000	Other
7	State Administration and Technical Assistance	2024	2028	Affordable Housing Non-Housing Community Development		Affordable Housing	CDBG: \$ 2,250,000	Other

8	First Time Homebuyers	2024	2028	Affordable Housing		Affordable Housing	HOME: \$3,073,525	Direct Financial Assistance to Homebuyers: 185 Households assisted
9	HOME Rental Development	2024	2028	Affordable Housing		Affordable Housing	HOME: \$17,256,245	Rental Units Constructed: 155 units Rental Units Rehabilitated: 20 units
10	Tenant Based Rental Assistance	2024	2028	Affordable Housing		Affordable Housing	HOME: \$10,625,000	Tenant-based rental assistance/Rapid Rehousing: 3,750 Households assisted
11	Emergency Solutions Grant (ESG) Program	2024	2028	Homeless		Homeless Prevention and Housing	ESG: \$8,308,905	Homelessness Prevention: 9,250 Persons assisted Housing for Homeless added: 1,500 units
12	Housing Opportunities for Persons with AIDS - HOPWA	2024	2028	Homeless		Housing Opportunities for Persons with AIDS	HOPWA: \$3,965,420	Homelessness Prevention: 876 Persons assisted Housing for People with HIV/AIDS added: 8,759 units HIV/AIDS Housing Operations: 3,258 households Other: 1,682 other
13	Housing Trust Fund (HTF)	2024	2028	Affordable Housing		Affordable Housing	HTF: \$15,332,070	Rental units constructed: 50 units Rental units rehabilitated: 25 units
14	Economic Development	2024	2028	Economic Development		Economic Development	Program Income: \$10,000,000	Business assisted: 10-15 Jobs retained: 275

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Water and Sewer Improvements
	Goal Description	The Water and Sewer category will utilize approximately 20-40 percent of the annual allocation over the course of the Consolidated Plan. The grants can be used to supplement a regional water/sewer implementation project through a rolling round or a traditional water/sewer project through a competitive round. Regional water implementation grants will remain on a rolling round and can be used to supplement a regional water/sewer implementation project. Two million dollars will be allocated to regional water/sewer implementation with a maximum award of \$1 million. The annual competition water/sewer infrastructure projects will not require a consent order from applicants. One million dollars will be allocated to the annual water/sewer competition. An attestation will be required from the engineer that the project is NOT feasible for regionalization.
2	Goal Name	Increase the quality of affordable housing
	Goal Description	<p>A State Housing Strategy outlined a list of the customer priorities to address housing issues in Kansas:</p> <ul style="list-style-type: none"> • Owners • Renters • Vulnerable populations • Homeless persons <p>The Strategy stated that Kansas views affordable single-family housing as a priority activity and goal. Top priorities include: First Time Homebuyers, Existing Homeowners, and Renters (unit shortage). CDBG programs include housing rehabilitation, both owner-occupied and renter occupied. The maximum amount for rehabilitation and/or demolition is \$300,000.</p>
3	Goal Name	Community Facilities
	Goal Description	Projects may fall into one of four sub-categories: Community Centers, Senior Centers, Parks, Storm Shelters, and Libraries. Projects may consist of Non-Profit Early Childhood Facilities, Sidewalks and Trails, Architectural barrier removal, and other Community Facilities. Other community facilities could consist of, but are not limited to, bridges, health facilities, streets, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year. This project

		grant amount is limited to \$2,000 per beneficiary up to a maximum of \$600,000 for less than 5,000 population and \$800,000 for over 5,000 population. Architectural barrier removal is limited to \$200,000 max award.
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4	Goal Name	Public Services
	Goal Description	The Youth Job Training program will convert to a one-year program instead of two-years like our other programs. The annual allocation will remain at 3% for this category. Communities may apply in continual years contingent upon serving different participants and/or expanding the scope of a project. Match 10%.
5	Goal Name	Downtown Commercial Redevelopment
	Goal Description	The purpose of the program is to help communities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. All projects must meet the “slum and blight” national objective. There will be two application rounds for PY2024. The deadlines will be on February 1st and August 1 st each year. The maximum grant award is \$300,000. A private match of at least 25% will be required.
6	Goal Name	Urgent Need
	Goal Description	These awards assist local government in meeting community needs created by severe natural or other disasters that pose immediate threats to the health or welfare of the community and for which no other financial resources are available. Application for Urgent Need must be completed within 6 months of the issue occurring. The Urgent Need category may utilize up to \$100,000 of the annual allocation. The funding ceiling for Urgent Need grants will be \$100,000 per grant.

7	Goal Name	State Administration and Technical Assistance
	Goal Description	The State will use no more than \$100,000 plus 3% of the total CDBG grant amount, program income, and revolving loan funds for State administration and technical assistance of the program. No more than 20% of the total CDBG grant may be used for administrative, planning, and/or technical assistance combined costs from both state and local levels. Technical assistance is available to businesses and communities from the State during preparation of the business financing/infrastructure loan application process to ensure that the application will meet threshold requirements. In addition, the State provides or will provide technical assistance to units of local government in connection with community development programs.
8	Goal Name	First Time Homebuyers
	Goal Description	The First-Time Homebuyers program will be administered in partnership with approved lending institutions. The State will enter into written agreements with lenders to provide leveraging of the funds allotted to the program. Assisted households must meet HUD's definition of low-income, with household income at or below 80% of an area median gross income (AMGI) as published annually by HUD. They must qualify as first-time homebuyers as defined in 24 CFR Part 92 and agree to occupy the home purchased as their principal residence for the required affordability period.
9	Goal Name	HOME Rental Development
	Goal Description	Eligible activities under the HOME Rental Development Program (HOME Rental) will be acquisition and rehabilitation of existing rental housing, and new construction of rental housing. Through partnership with non-profit housing organizations, funding will support the objective of the HOME program to provide affordable housing to lower income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing, expanding the capacity of non-profit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private sector participation. To satisfy the Community Housing Development Organization (CHDO) set-aside requirements of the HOME program, the KHRC shall reserve at least 15 %, per program year, of the total HOME allocation for CHDOs acting as owner, developer, or sponsor of a housing development.

10	Goal Name	Tenant Based Rental Assistance
	Goal Description	Tenant Based Rental Assistance (TBRA) funding will be allocated under written agreement to local jurisdictions and non-profits that apply as third-party program administrators, referred to as subrecipients, on a competitive basis, after meeting organizational capacity and threshold requirements for administering a rental assistance program in their communities. Funding is distributed monthly through direct deposit to subrecipient agencies. Rental assistance is paid month by month by the recipient directly to the landlord and/or the local utility (electric, gas, water) provider. Program funds are made available for TBRA activities to local housing authorities and other non-profit organizations, throughout the state. Scoring criteria will reflect a preference for activities outside local HOME jurisdictions.
11	Goal Name	Emergency Solutions Grant (ESG) Program
	Goal Description	KHRC administers ESG for the State. ESG is allocated to the state through a formula-funded program by HUD. KHRC is awarded these funds annually and makes them available for application to local units of government of non-ESG entitlement communities of Kansas. The State of Kansas supports a Continuum of Care (CoC) approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC and the Johnson County CoC. All funds from the State's ESG funding are made available to the non-ESG entitlement continuums. CoC components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. ESG funds must be matched dollar-for-dollar by the local recipient. KHRC will require all sub-recipients to make matching contributions to supplement the ESG program in an amount that equals the amount of ESG funds provided by KHRC. The subrecipient must identify the source of match at the time of applying for ESG. Matching contributions may be obtained from any source, including any Federal source other than the ESG program, as well as state, local, and private sources.

12	Goal Name	Housing Opportunities for Persons with AIDS -HOPWA
	Goal Description	<p>The State’s primary housing activities under HOPWA will consists of:</p> <ul style="list-style-type: none"> • Tenant-based rental assistance • Short-term rent, mortgage, and utilities assistance • Transitional/emergency housing • Housing coordination • Technical assistance <p>The supportive service that will be available include:</p> <ul style="list-style-type: none"> • Nutritional supplements • Mental health, drug and alcohol counseling and treatment • Transportation
13	Goal Name	Housing Trust Fund (HTF)
	Goal Description	The Housing Trust Fund program will provide grants to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families.
14	Goal Name	Economic Development
	Goal Description	Funds may be used by a local unit of government to provide infrastructure or business financing assistance for a new business locating in or an existing business expanding in, a community. The local government may choose to offer assistance to an existing local firm attempting to remain in business. Technical assistance is available from the State during preparation of the application to ensure that the application will meet threshold requirements. The maximum amount that can be applied for is \$750,000, and the minimum amount is \$100,000. Projects must meet the public benefit of at least 1 full-time job per \$35,000 of assistance. All projects must meet the “low-and-moderate income” national objective.

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The State of Kansas will distribute development resources in proportion to development needs in the state. In general, KDC, KHRC, and KDHE will approve funding for development projects which satisfy one or more of the following criteria:

- **Community Need** - Comparison of development needs between cities, counties, and regions of the state. Development resources will be allocated to areas of greatest need, i.e., unmet need.
- **Community Effort** - Comparison of the shares of assisted development between cities, counties, and regions of the state. Areas with low shares of assisted development will be encouraged to seek a fair share of development resources.
- **Resident Need** - Comparison of income eligible persons within cities, counties, and regions of the state. Development resources will be allocated first to the lowest income eligible persons within an area.
- **Resident Risk** - Comparison of persons with multiple risks versus single risks, within cities, counties, and regions of the state, i.e., unemployment, cost burden, racial minority, single parent, physical disability, etc. Development resources will be allocated first to persons with multiple risks within an area.
- **Preventive Action** - Preventing shortages of development resources within cities, counties, and regions of the state. Development resources will be allocated early to areas undergoing economic development and/or deinstitutionalization of persons with disabilities.

Note that in the table below the amount for Participating Jurisdiction Administrative Reserve and CHDO Operating Reserve Set-aside is not in the table. Both of these are funded under the HOME program. The percentage for the Participating Jurisdiction Administrative Reserve is 10% and the CHDO Operating Reserve Set-aside is 3%. This would equal 100% of HOME funds. For HTF, the 10% allowed for administration is not in the table, and when added to the 90% for rental development, equals 100%.

Funding Allocation Priorities

Table 57 – Funding Allocation Priorities

	Water and Sewer Improvements (%)	Increase the quality of affordable housing (%)	Community Facilities (%)	Public Services (%)	Downtown Commercial Redevelopment (%)	Urgent Need (%)	State Administration and Technical Assistance (%)	First Time Homebuyers (%)	HOME Rental Development (%)	Tenant Based Rental Assistance (%)	Emergency Solutions Grant (ESG) Program (%)
CDBG	21	10	48	3	14	1	3	0	0	0	
HOME	0	0	0	0	0	0	10	51	47	30	
HOPWA	0	0	0	0	0	0	0	0	0	0	
ESG	0	0	0	0	0	0	0	0	0	0	1
HTF	0	0	0	0	0	0	0	0	0	0	

Reason for Allocation Priorities

Infrastructure:

Water and sewer improvements are consistently requested projects for funding assistance due to rural characteristics and aging infrastructure. To make limited funding go farther, the infrastructure grants are focused on the highest need projects (those with health/safety violations) and regional planning grants are available. The regional planning grants provide a funding source to consolidate systems and encourage areas working together for the benefit of all.

Housing:

A State Housing Strategy outlined a list of the customer priorities to address housing issues in Kansas:

- 1) Owners
- 2) Renters
- 3) Vulnerable populations
- 4) Homeless persons

Economic Development:

Economic development and job creation was identified as a key part of the identified goals and objectives for Kansas.

Homelessness:

Addressing homelessness in Kansas is a critical issue. Kansas Housing Resources Corporation (KHRC) will use ESG funds for Street Outreach, Emergency Shelters, Homelessness Prevention, Rapid Re-Housing, HMIS, and administrative activities.

Community Facility and Services

Community facility improvements, with projects ranging from improving bridges and streets, were identified as a high priority during community meetings and feedback from stakeholders. Creating communities of opportunity and supporting economic opportunities for target areas is the basis for the high priority given to downtown commercial rehabilitation. Addressing downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings is one method of addressing downtown redevelopment. All projects must meet the “slum and blight” national objective.

HOPWA:

HOPWA formula and competitive funding has provided statewide housing resources for persons living with HIV/AIDS in Kansas.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The State of Kansas will distribute development resources in proportion to development needs in the State. In general, KDC, KHRC, and KDHE will approve funding for development projects which satisfy one or more of the following criteria: (1) Community Need, (2) Community Effort, (3) Resident Need, (4) Resident Risk, and (5) Preventive Action.

The statewide priority needs include: Water and Sewer Improvements, Affordable Housing, Economic Development, Homeless Prevention and Housing, Community Facility Improvements, and Downtown Commercial Rehabilitation. All of these are considered high priorities.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

The below matrix discusses in detail how activities funded through the CDBG, HOME, HTF, ESG, and HOPWA will be distributed.

Distribution Methods

1	State Program Name:	Community Facilities
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Projects may fall into one of four sub-categories: Community Centers, Senior Centers, Parks, Storm Shelters, and Libraries. Projects may consist of Non-Profit Early Childhood Facilities, Sidewalks and Trails, Architectural barrier removal, and other Community Facilities. Other community facilities could consist of, but are not limited to, bridges, health facilities, streets, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	For the General Application Requirements, see: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.kansascommerce.gov/wp-content/uploads/2022/11/2023-General-Application-Requirements-12-19-2022-update-1.pdf Requirements and criteria are further outlined in the Community Facilities application: www.kansascommerce.com/cdbg
	If only summary criteria were described, how can potential applicants access application manuals or other	Application packets with the full rating and ranking criteria can be found at: www.kansascommerce.com/cdbg

state publications describing the application criteria? (CDBG only)	
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	It is estimated that from 35% to 55% of CDBG funds will be expended on community facilities in any given year, depending on the level of need for public facilities during the five-year period.

	Describe threshold factors and grant size limits.	The project max grant \$600,000 for less than 5,000 population and \$800,000 for over 5,000 population with a 25% match. Architectural Barrier Removal is a max grant of \$200,000 and 25% match.
	What are the outcome measures expected as a result of the method of distribution?	To provide CDBG funds for improvements in bridges, community and senior centers, health facilities, streets, architectural barrier removal, public service activities, and nonprofit entities.
2	State Program Name:	Commercial Rehabilitation
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The purpose of the program is to help communities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. All projects must meet the slum and blight national objective.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce will approve funding for development projects which satisfy one or more of the following criteria: 1. Community Need, 2. Community Effort, 3. Resident Need, 4. Resident Risk, 5. Preventive Action. Applicants can access application manuals and other resources at: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.kansascommerce.gov/wp-content/uploads/2022/12/2023-Commercial-Rehabilitation-Application-12-27-2022-1.pdf
	If only summary criteria were described, how can potential applicants access application manuals or other	Applicants can access application manuals and other resources at: https://www.kansascommerce.gov/cdbg/commercial-district-rehabilitation/

state publications describing the application criteria? (CDBG only)	
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	There is one competitive round per year. Funds for Commercial Rehabilitation will come from Program Income.

	Describe threshold factors and grant size limits.	The maximum amount of CDBG funds that can be applied for is \$300,000. Applicants can access application manuals and other resources at: https://www.kansascommerce.gov/cdbg/commercial-district-rehabilitation/
	What are the outcome measures expected as a result of the method of distribution?	The CDBG program hopes to rehabilitate five downtown buildings that will house five viable businesses in the downtown district.
3	State Program Name:	Public Services
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Public service funds may be used for a wide variety of public service activities, including but not limited to those concerned with employment, crime prevention, childcare, health, drug abuse, education, energy conservation, welfare or recreation needs. The primary focus will be on youth job training.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Program overview and all guidelines can be found at: https://www.kansascommerce.gov/cdbg/youth-job-training/
	If only summary criteria were described, how can potential applicants access application manuals or other	Technical assistance is available from the State during preparation of the application to ensure that the application will meet threshold requirements. https://www.kansascommerce.gov/cdbg/youth-job-training/

<p>state publications describing the application criteria? (CDBG only)</p>	
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
<p>Describe how resources will be allocated among funding categories.</p>	<p>There is one competitive round per year. Funds for Public Services will come from 3% of CDBG funds. There is a 10% match requirement.</p>

	Describe threshold factors and grant size limits.	Funds for Public Services will come from 3% of CDBG funds. There is a 10% match requirement.
	What are the outcome measures expected as a result of the method of distribution?	The CDBG program hopes to assist 50 individuals per year.
4	State Program Name:	Emergency Solutions Grant Program
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	<p>Kansas Housing Resources Corporation (KHRC) administers the Emergency Solutions Grant (ESG) for the State to address homelessness. ESG is allocated to the state through a formula-funded program by the Department of Housing and Urban Development.</p> <p>KHRC will use ESG funds for street outreach, emergency shelters, homelessness prevention, rapid re-housing, HMIS, and administrative activities. These activities will be targeted to households that are literally homeless or at imminent risk of homelessness whose income is 0-30% of Area Median Family Income and to individuals and families that are in the following at risk homeless categories: Chronically homeless, HIV/AIDS, elderly, veterans, mental health, youth, domestic violence victims and substance abuse.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>KHRC is awarded these funds annually and makes them available for application to local units of government of non ESG entitlement communities of Kansas. As part of their application, local units of government allocate funds for specific activities to private nonprofit organizations that provide services to the homeless in their community. A recipient nonprofit organization must be tax exempt under Section 501 (c) (3) of the Internal Revenue Code and must have an acceptable accounting system, have a voluntary board, and practice non-discrimination in hiring practices and the provision of services.</p> <p>ESG funds must be matched dollar-for-dollar by the local recipient. KHRC will require all sub recipients to make matching contributions to supplement the ESG program in an amount that equals the amount of ESG funds provided by KHRC. The sub-recipient must identify the source of the match at the time of applying for ESG. Matching contributions may be obtained from any source, including any Federal source other than the ESG program, as well as state, local, and private sources.</p> <p>The ESG regulations provide that up to 7.5% of a grantee's funds may be spent for administering the grant. KHRC will pass on 2.5% of this allocation to local units of government.</p> <p>The scoring criteria will include a project description, identified need, coordination of potential local homeless assistance and housing programs, past performance and administrative capacity.</p> <p>A link to the application and other resources can be found at: https://kshousingcorp.org/</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>KHRC will utilize the application process for the Emergency Solutions Grant (ESG) program. KHRC will sub-grant ESG funds to cities and counties in non- ESG entitlement funded areas. KHRC recognizes the importance of individual cities and counties to identify sub-recipients and coordinate the specific services outlined in ESG for their individual jurisdictions. KHRC will also accept applications and provide direct funding to agencies and organizations that serve at-risk homeless populations and are capable of providing ESG services on a statewide level for that at risk homeless population.</p> <p>KHRC will announce the Notice Of Funding Availability (NOFA) for the ESG funds and begin to accept and receive applications as described above. Depending on when HUD signs the grant agreement, deadlines for receipt of applications will be established. An Application Review Committee will rank applications received in response to the NOFA.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
<p>Describe how resources will be allocated among funding categories.</p>	<p>Funds are made available annually to local units of government, who in turn distribute them to agencies in their community that assist the homeless.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>No more than 60% of the total ESG funds may be used for emergency shelter and street outreach activities. The remaining funds will be used for the Homeless Prevention, Rapid Re-Housing and HMIS activities.</p>

	What are the outcome measures expected as a result of the method of distribution?	<p>The ESG funds expect to assist ... persons in homeless prevention and individuals in rapid- rehousing services over a five-year span.</p> <p>The State of Kansas supports a continuum of care approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC (BoS CoC) and the Johnson County CoC. All funds from the State's ESG funding are made available to the non-ESG entitlement continuums. Continuum of Care components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. In reviewing ESG applications, the State relies on local units of government to determine what their communities' unique homeless needs may be, and how the ESG program can assist with those needs. This approach allows local jurisdictions to determine their own priorities and needs in addressing homelessness in their communities.</p> <p>Performance standards will be established and continue to evolve over the next few years as the ESG Interim Rule is implemented and as ESG program outcomes are determined through the evaluation of Homeless Management Information System (HMIS) data and through integration of ESG services into their local continuum of care.</p>
5	State Program Name:	First Time Homebuyers
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	The First Time Homebuyers (FTHB) program will be administered in partnership with approved lending institutions. The State will enter into written agreements with lenders to provide leveraging of the funds allotted to the program. The State has established a lender's consortium that will provide first mortgage home loans to leverage First Time Homebuyers down payment assistance. The applicants can find a list of lenders by county served on our website: www.kshousingcorp.org .

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Assisted households must meet HUD's definition of low-income, with household income at or below 80% of area median gross income (AMGI) as published annually by HUD. They must qualify as first-time homebuyers as defined in 24CFR Part 92 and agree to occupy the home purchased as their principal residence for the required affordability period.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	Funds are distributed to eligible applicants on a first-come, first-serve basis until allocated funds are depleted.
	Describe threshold factors and grant size limits.	For FTHB, up to 20 percent of the purchase price of the home may be provided to an approved buyer at closing to assist with down payment, closing costs, and legal fees. Households must pay no more than 30% of their income towards their housing, and no less than 15%.
	What are the outcome measures expected as a result of the method of distribution?	HOME funds for the FTHB program are expected to provide financial assistance to 185 households over a five-year span.
6	State Program Name:	HOME Rental Development
	Funding Sources:	HOME

	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Eligible activities under the HOME Rental Development Program (HOME Rental) will be acquisition and/or rehabilitation of existing rental housing and new construction of rental housing. In compliance with 24CFR Part 92, HOME-assisted rental units will be subject to rent and income restrictions contained in that statute. KHRC will provide a competitive advantage to applications for funding which commit to income and rent targeting at lower levels than required by statute.</p> <p>KHRC will fund rental development activities which support the objectives of the HOME program to provide affordable housing to lower income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing, expanding the capacity of non-profit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private sector participation. To satisfy the Community Housing Development Organization (CHDO) set-aside requirements of the HOME program, KHRC shall reserve at least 15% of the total HOME allocation for CHDOs acting as owner, developer, or sponsor of a housing development.</p> <p>KHRC may also allocate no more than five percent of the total HOME allocation for eligible CHDO operating expenses. The amount awarded is entirely at the discretion of the KHRC, and subject to 24 CFR, Part 92. Funds from this pool that are not utilized for CHDO operating expenses may be used for other HOME-eligible activities.</p>
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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>A formal system will be used to evaluate, select, and fund applications for loans. The selection criteria are designed to facilitate an objective assessment of need for the proposed housing, the applicant's capacity to develop and manage affordable housing, and the specific characteristics of the proposed activity (including but not limited to location and site planning, building design and construction, affordability, cost reasonableness, and financial sustainability). When the application becomes available it will be posted on KHRC's website: www.kshousingcorp.org, and reasonable attempts will be made to notify active Community Housing Development Organizations of its availability. The application dates and review period will coincide with those of KHRC's Low Income Housing Tax Credit (LIHTC) and National Housing Trust Fund (HTF) application rounds, to facilitate the combining and leveraging of those resources to develop affordable housing.</p> <p>Applicants will be evaluated for the capacity and experience necessary to build and manage a successful project, and the ability to ensure viability over the statutory affordability period.</p> <p>Applications will be scored on the following criteria:</p> <ol style="list-style-type: none"> 1) Location and need for the housing 2) Development characteristics 3) Applicant Qualifications 4) Proposed tenant population characteristics, and 5) Sustainability and Financial Viability. <p>Specific scoring numbers and criteria are subject to adjustment and will be published along with the funding application and application guidelines.</p> <p>The applicant must be a Community Housing Development Organization (CHDO), or a partnership (LP or LLC) of which a CHDO is a managing member or partner. The applicant must have the experience and capacity to carry out any activity proposed to use HOME funds.</p> <p>Projects will be selected for geographic diversity including urban and rural communities across the state.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	The application process for HOME rental housing development funds is competitive. See above process for details.

<p>Describe threshold factors and grant size limits.</p>	<p>Before an application is scored and ranked, it must meet threshold requirements for the program:</p> <ol style="list-style-type: none"> 1. The application must be for a qualified residential rental development that meets the HOME Program requirements at 24 CFR Part 92, as amended; 2. The development must meet the low-income housing priorities as identified in the applicable state or local Consolidated Plan; 3. The development is ready to proceed as documented by: <ul style="list-style-type: none"> • Evidence of appropriate site control; • Zoning approval or application for zoning approval with a letter from the zoning administrator citing that the zoning request is consistent with the local plan or that the local plan could be changed to be consistent with the zoning request; • Evidence of availability of adequate utilities at the site; • Commitment letters for all sources of financing; 4. Rural Development (RD) Form AD 622 commitment, if applicable; 5. Applicants for HOME CHDO Set-Aside funds must meet the following criteria: <ul style="list-style-type: none"> • The applicant must be a Community Housing Development Organization (CHDO) certified as such by the Kansas Housing Resources Corporation. • The CHDO must have the capacity to Own, Develop, or Sponsor affordable rental housing, as appropriate to the application, and as defined at 24 CFR 92.300. 6. A complete application - any application that is not complete may be automatically rejected. <p>Loan awards will not exceed \$500,000.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>HOME funds for the Home Rental Development program are expected to provide assistance to 175 rental units over a five-year span.</p>

7	State Program Name:	Housing Opportunities for Persons with AIDS
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	<p>The Kansas Department of Health and Environment (KDHE) manages the Housing Opportunities for Persons with AIDS (HOPWA) program to ensure affordable housing and prevent homelessness among HIV positive individuals and their families.</p> <p>HOPWA funding provides housing assistance and related supportive services to develop community-wide strategies and form partnerships with area nonprofit organizations. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. Ongoing analysis of quality of life through surveys and Steering Committee recommendations indicate the highest priority of need based on reduced funding will be for long-term tenant-based rental assistance (TBRA) and permanent housing placement.</p>
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	See above and below.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>The HOPWA funding will be distributed to landlords, mortgagors, utility providers, and individual clients through the Ryan White CARE case management system. This system consists of 10 case management sites funded by the Health Resources and Services Administration (HRSA), Ryan White CARE Act, Part B.</p> <p>The University of Kansas, School of Medicine-Wichita, Medical Practice Association (UKSM-W MPA), is the program sponsor for the Kansas HOPWA Program. In 1993, the UKSM-W MPA received federal funding to administer a statewide Ryan White, Part C, CARE Act program under the medical direction of Dr. Donna E. Sweet. The UKSM-W MPA HIV program provides primary care for 60 percent of the clients in the Kansas Ryan White Part B program and over 80 percent of clients in Western, South Central, and Southeast Kansas.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>As stated above, the HOPWA funding will be distributed to landlords, mortgagors, utility providers and individual clients through the Ryan White CARE case management system. This system consists of 7 case management sites funded by the Health Resources and Services Administration (HRSA), Ryan White CARE Act, Part B.</p> <p>The UKSM-W MPA HIV program will administer the payment of HOPWA housing assistance and other requests for assistance submitted through the Ryan White case management system.</p>

	Describe threshold factors and grant size limits.	The service area for HOPWA formula and competitive funding includes all Kansas counties except Leavenworth, Wyandotte, Johnson, Miami, Franklin, and Lynn. Kansas counties in the Kansas City metropolitan area receive HOPWA formula funding through the City of Kansas City, Missouri. The Kansas service area is classified as rural. HOPWA formula and competitive funding has provided statewide housing resources for persons living with HIV/AIDS in Kansas.
	What are the outcome measures expected as a result of the method of distribution?	The primary outcome measures for the HOPWA grant are: <ul style="list-style-type: none"> • number of households served; • number of preventions of homelessness; and • number of people transitioned into permanent/stable housing.
8	State Program Name:	Housing Rehabilitation
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Local units of government may apply for funds for Homeowner Rehabilitation, Rental Rehabilitation, Reconstruction, Relocation, and/or demolition. The maximum grants are \$300,000, and before a community considers a grant they are required to complete a Housing Assessment Tool (HAT) to determine their needs and are encouraged to attend a Housing Interagency Advisory Committee meeting.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce will approve funding for development projects which satisfy one or more of the following criteria: 1. Community Need, 2. Community Effort, 3. Resident Need, 4. Resident Risk, 5. Preventive Action, 6. Target Area Impact. Applicants can access application manuals and other resources at: http://kansascommerce.gov/757/Housing-Rehabilitation

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Applicants can access application manuals and other resources at: http://kansascommerce.gov/757/Housing-Rehabilitation</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	See above.
	Describe threshold factors and grant size limits.	The maximum grant is \$300,000. Application with threshold factors can be found at: http://kansascommerce.gov/757/Housing-Rehabilitation
	What are the outcome measures expected as a result of the method of distribution?	To increase the quality of affordable housing.
9	State Program Name:	Housing Trust Fund
	Funding Sources:	HTF

	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Distribution of Funds:</p> <p>KHRC will not distribute HTF funds through local jurisdiction subgrantees.</p> <p>HTF funds will be distributed statewide, including HOME and CDBG Entitlement Communities to eligible recipients whose applications address the criteria outlined in this allocation plan as well as priority housing needs as identified in the state’s Consolidated Plan.</p> <p>HTF funds will be offered as a loan, with payments deferred for the duration of the statutory affordability period, provided the activity is completed per the written agreement, and remains compliant with the terms of both the statute and written agreement for the duration of that affordability period.</p> <p>Eligible activities under Housing Trust Fund (HTF) are acquisition and/or rehabilitation of existing rental housing and new construction of rental housing. In compliance with 24CFR Part 93, HTF-assisted rental units will be subject to rent and income restrictions contained in that statute for a minimum of 30 years. KHRC will provide a competitive advantage to applications for funding which demonstrate project sustainability well beyond the statutory 30-year affordability period.</p> <p>KHRC will fund rental development activities which support the objectives of the HTF program to provide affordable housing to extremely-low-income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing and leveraging private sector participation.</p> <p>KHRC may also allocate no more than one third of the total HTF allocation for eligible operating cost assistance and reserves in accordance with 24 CFR 93.201(e). The amount awarded is entirely at the discretion of the KHRC, and subject to the project underwriting requirements contained in the statute.</p> <p>When the application becomes available, it is posted on our website: www.kshousingcorp.org. The application also coincides with the tax credit and HOME rental development application rounds.</p>
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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applicants will be evaluated for the capacity and experience necessary to build and manage a successful project, and the ability to ensure viability over the statutory affordability period.</p> <p>The applicant must be a for-profit or non-profit developer with the experience and capacity to carry out any activity proposed to use HTF funds.</p> <p>Eligible applicants will include for-profit and non-profit developers and public housing agencies (but may not be used for public housing except as described at 24 CFR 93.203). HTF funds will <i>not</i> be distributed through grants to subgrantees, including state or local units of government.</p> <p>A formal system will be used to evaluate, select, and fund applications for loans. The selection criteria are designed to facilitate an objective assessment of need for the proposed housing, the applicant's capacity to develop and manage affordable housing, and the specific characteristics of the proposed activity (including but not limited to location and site planning, building design and construction, affordability, cost reasonableness, and financial sustainability). When the application becomes available it will be posted on KHRC's website: www.kshousingcorp.org, and reasonable attempts will be made to notify potential applicants of its availability. The application dates and review period will coincide with those of KHRC's Low Income Housing Tax Credit (LIHTC) and HOME Rental Development application rounds, in order to facilitate the combining and leveraging of those resources to develop affordable housing.</p> <ol style="list-style-type: none"> 1. Projects will be selected for geographic diversity including urban and rural communities across the state. 2. Applications will be evaluated for local need. Geographic priorities will be communities (cities, counties, geographic regions, neighborhoods) with significantly higher rates of poverty or shortage of housing for Extremely Low Income (ELI) households compared to other locations. 3. Applications will receive consideration only if it can be demonstrated to be financially viable, at a minimum, throughout the 30-year affordability period. Applications will be evaluated and prioritized for sustainability beyond that minimum threshold, including through the availability of project based rental assistance. <p>Continued at bottom of screen</p>
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	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	
<p>Describe how resources will be allocated among funding categories.</p>	<p>HTF funds will be used exclusively for rental housing development, including new construction, acquisition and/or rehabilitation. No more than one-third of the annual allocation may be used for operating deficit assistance. Up to 10% of the total allocation will be used for eligible administrative and planning costs. The application process for HTF rental housing development funds is competitive among eligible recipients.</p>

<p>Describe threshold factors and grant size limits.</p>	<p>Before an application is scored and ranked, it must meet threshold requirements for the program:</p> <ol style="list-style-type: none"> 1. The application must be for a qualified residential rental development that meets the HTF Program requirements at 24 CFR Part 93; 2. The development must meet the extremely-low-income housing priorities as identified in the applicable state or local Consolidated Plan; 3. KHRC will consider applications from eligible recipients as follows: Recipients, as defined at 24 CFR 92.2, are organizations, agencies or other entities (for-profit or non-profit) that receive HTF funds to undertake an eligible project. HTF funds will not be sub granted by KHRC to units of local government. 4. The development is ready to proceed as documented by: <ul style="list-style-type: none"> • Evidence of appropriate site control; • Zoning approval or application for zoning approval with a letter from the zoning administrator citing that the zoning request is consistent with the local plan or that the local plan could be changed to be consistent with the zoning request; • Evidence of availability of adequate utilities at the site; • Commitment letters for all sources of financing; 5. A complete application - any application that is not complete may be automatically rejected; 6. Awards will be limited to an amount not to exceed the per unit subsidy limit for the number of HTF assisted units identified in the application and are subject to underwriting and subsidy layering review. Depending on the number and quality of applications received, and the amount requested, if uncommitted funds remain after the initial application round, KHRC may consider increasing the amount of some awards in exchange for additional units or deeper rent targeting; or may elect to hold a second round of competitive applications.
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	What are the outcome measures expected as a result of the method of distribution?	A goal of 15 HTF assisted rental units will be acquired, rehabilitated, or constructed for households with extremely low income (ELI).
10	State Program Name:	State Administration and Technical Assistance
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The State will use no more than \$100,000 plus three percent of the total CDBG grant amount, program income, and revolving loan funds for State administration and technical assistance of the program. Not more than 20 percent of the total CDBG grant may be used for administrative, planning, and/or technical assistance combined costs from both state and local levels.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	

Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	
Describe threshold factors and grant size limits.	

	What are the outcome measures expected as a result of the method of distribution?	
11	State Program Name:	Tenant Based Rental Assistance
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	TBRA funding will be allocated under written agreement to local jurisdictions and non-profits that apply as third-party program administrators, referred to as sub-recipients, on a competitive basis, after meeting organizational capacity and threshold requirements for administering a rental assistance program in their communities. Funding is distributed monthly through direct deposit to sub-recipient agencies. Rental assistance is paid month by month by the sub-recipient directly to the landlord and/or the local utility (electric, gas, water) provider.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>There are four application ratings criteria for the program: Project Need (300 Points); Project Impact (300 Points); Capacity (100 Points); and Non-local HOME PJ (50 Points).</p> <p>Project Need relates to special populations addressed in the application, such as the homeless, involuntarily displaced, etc. Points are awarded for those paying more than 30 percent of income for rent, more than 50 percent of income for rent, the number of homeless persons identified in the application, the number of identified single parent households, poverty levels to be targeted, length of the agency’s waiting list, special population needs, and overall community need. Project Impact relates to the measures of success in relationship to self-sufficiency and the degree of community impact on identified needs. Capacity relates to the ability and experience to operate and maintain a rental subsidy program. Non-local HOME PJ relates to local jurisdictions that do not receive a direct allocation of HOME funds.</p> <p>Eligibility for the program is based on income. Consistent with 24CFR Part 92, families assisted must be at 60 percent or below the area median income. Sub-recipients may establish Tenant Based Rental Assistance (TBRA) preferences, such as those for persons with disabilities, the elderly, very low income, and homeless Kansans. Housing Authorities, non-profit agencies, and others may apply for funding.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	Funds will be distributed, on a competitive basis, after thresholds have been met and applicants have demonstrated organizational capacity to deliver a federally funded rental assistance program. KHRC notifies previous TBRA grantees when the application is available. Additionally, the application is available on the website at least 60 days before the due date: www.kshousingcorp.org
	Describe threshold factors and grant size limits.	Grant applications may not exceed \$600,000. An allowance for administrative costs is added to the total awarded the sub-recipient.
	What are the outcome measures expected as a result of the method of distribution?	HOME funds for the TBRA program are expected to provide assistance to 3,750 households over a five-year span.
12	State Program Name:	Urgent Need
	Funding Sources:	CDBG

Describe the state program addressed by the Method of Distribution.	Project activities must address an urgent need resulting from a sudden and severe natural or other disaster that has created conditions that pose a serious and immediate threat to the health or welfare of the community. Awards will be made to address only the solution to the immediate problem and not necessarily the long-term solution. The conditions must have become urgent within six months following the event. Applications are accepted on an as-needed basis at a maximum amount of \$100,000 per grant. CDBG Staff attends Kansas Hazard Mitigation Team meetings on a quarterly basis in which team members discuss hazard mitigation coordination and available resources, including any recent state disasters.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Applications are accepted on an as-needed basis at a maximum amount of \$100,000 per grant.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	See above. For application packet see: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.kansascommerce.gov/wp-content/uploads/2022/12/2023-Urgent-Need-Guidelines-for-web-12-29-2022.pdf

Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	CDBG Staff attends Kansas Hazard Mitigation Team meetings on a quarterly basis in which team members discuss hazard mitigation coordination and available resources, including any recent state disasters. Applications are accepted and awarded on an a first-come/first-serve basis at a maximum amount of \$100,000 per grant.
Describe threshold factors and grant size limits.	Awards will be made to address only the solution to the immediate problem and not necessarily the long-term solution. The conditions must have become urgent within six months following the event. The maximum grant amount is \$100,000.

	What are the outcome measures expected as a result of the method of distribution?	To address an urgent need resulting from a sudden and severe natural or other disaster that has created conditions that pose a serious and immediate threat to the health or welfare of the community.
13	State Program Name:	Water and Sewer Improvements
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Water and Sewer category will utilize approximately 20-40 percent of the annual allocation over the course of the Consolidated Plan. The grants can be used to supplement a regional water/sewer implementation project through a rolling round or a traditional water/sewer project through a competitive round. Regional water implementation grants will remain on a rolling round and can be used to supplement a regional water/sewer implementation project. Two million dollars will be allocated to regional water/sewer implementation with a maximum award of \$1 million. The annual competition water/sewer infrastructure projects will not require a consent order from applicants. One million dollars will be allocated to the annual water/sewer competition.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce (Commerce), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE) will approve funding for development projects which satisfy one or more of the following criteria: 1. Community Need, 2. Community Effort, 3. Resident Need, 4. Resident Risk, 5. Preventive Action.</p> <p>For the General Application Requirements, see: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.kansascommerce.gov/wp-content/uploads/2022/11/2023-General-Application-Requirements-12-19-2022-update-1.pdf</p> <p>Requirements and criteria are further outlined in each application: Water and Sewer Application and the Regional Water Project Application. Both applications can be found at: http://kansascommerce.gov/979/Water-and-Sewer</p>

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce (Commerce) will approve funding for development projects which satisfy one or more of the following criteria: 1. Community Need, 2. Community Effort, 3. Resident Need, 4. Resident Risk, 5. Preventive Action. Applicants can access application manuals and other resources at: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.kansascommerce.gov/wp-content/uploads/2022/11/2023-General-Application-Requirements-12-19-2022-update-1.pdf</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	It is estimated that from 20% to 40% of CDBG funds will be expended on water and sewer facilities in any given year, depending on the level of need for public facilities during the five-year period.
Describe threshold factors and grant size limits.	The funding ceiling for a water or sewer grant is \$2,000 per beneficiary. Max grant \$600,000 for less than 5,000 population and \$800,000 for over 5,000 population. There is required 25% match.

	What are the outcome measures expected as a result of the method of distribution?	<p>Under the Consolidated Plan, the State will fund single activity projects that address community and business needs in Kansas. These projects are separated into single activity or purpose projects that attempt to address the needs of the communities in Kansas. The CDBG program is divided into seven single activity programs. The programs are: Housing, Economic Development, Kan Step, Community Facilities, Water/Wastewater, Downtown Commercial Rehabilitation, and Urgent Need. Each program has its own application and application due date.</p> <p>The Business and Community Development Division continually reviews its operations to best serve the needs of Kansas communities. In cooperation with other funding agencies, the Kansas Interagency Advisory Committee (KIAC) was established to provide better guidance and direction for communities seeking funding for water and sewer projects. The committee includes representatives from the CDBG Program, Kansas Department of Health & Environment, and USDA Rural Development. The committee holds meetings six times per year to hear presentations from communities and their engineering consultants concerning their proposed water or sewer projects. This allows the agencies to ask questions and make recommendations before the applications are formulated and submitted.</p> <p>CDBG Staff also participates in the Public Water Supply Coordinating Committee, which seeks to promote more efficient use of funding dollars by encouraging regional solutions to water issues rather than having each small community operate their own treatment and supply system. In addition to the funding agencies that comprise KIAC, it also includes the Kansas Department of Agriculture, the Kansas Rural Water Association, the Kansas Water Office, the Kansas Municipal Utilities Association, and WSU Environmental Finance Center. The primary focus will be on regional water projects.</p>
14	State Program Name:	Economic Development
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Economic Development funds may be used by a local unit of government to provide infrastructure or business financing assistance for a new business locating in or an existing business expanding in, a community. The local government may choose to offer assistance to an existing local firm attempting to remain in business.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Economic development application and all guidelines can be found at: https://www.kansascommerce.gov/cdbg/economic-development/
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Technical assistance is available from the State during preparation of the application to ensure that the application will meet threshold requirements. https://www.kansascommerce.gov/cdbg/economic-development/
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A

Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	See below. Funds for Economic Development projects will come from Program Income.
Describe threshold factors and grant size limits.	Business finance grants to cities or counties can be loaned to private businesses to provide gap financing that creates or retains permanent jobs. Funding is also available for infrastructure improvements that directly create or retain permanent jobs. Eligible activities include infrastructure, land acquisition, fixed assets and working capital. The funding ceiling is \$35,000 per job created or retained with a maximum of \$750,000. Funding comes from program income.
What are the outcome measures expected as a result of the method of distribution?	Projects must meet the public benefit test of at least 1 full-time job per \$35,000 of assistance. 21.4 jobs could be retained for each \$750,000. 10-15 businesses could be assisted and 275 jobs retained in five years.

Table 58 - Distribution Methods by State Program

HTF Criteria Continued

- Applications will be scored based on the applicant's ability to obligate HTF funds and undertake the project in a timely manner, as evidenced by current and past performance, commitment of other funding sources, site control, local support, development capacity, etc.
- Applications which include a long-term commitment for project based rental assistance will be prioritized for the ability to maintain positive cash flow while keeping rents affordable to ELI households.
- Applications may provide housing for specific subpopulations that are understood to have a higher rate of household poverty (such as elderly, disabled, victims of domestic abuse, persons aging out of foster care or transitioning from institutions, homeless families and individuals, etc.), or if they integrate extremely low-income households into more economically diverse neighborhoods or housing developments. HTF activities may limit beneficiaries or provide preferences to specific populations with extremely low income as allowed by the HTF Interim Rule at 24 CFR 93.303(d)(3). Consistent with the Kansas Annual Action Plan AP-30, proposed HTF projects may provide limitations or preferences for elderly, households covered by the Housing for Older Persons Act (HOPA), disabled, victims of domestic abuse, persons aging out of the foster care system or transitioning from institutions, and homeless families or individuals; provided those preferences do not violate the nondiscrimination requirements at 24 CFR 93.350. The tenant protections enumerated at 24 CFR 93.303 apply to all HTF-assisted housing regardless of beneficiary limitations or preference, or other program requirements.
- Applications will be prioritized based on the extent to which a project is located near essential services, transportation, and supportive services necessary for the health and independence of the target population, and the extent to which there is a commitment from the applicant or associated entities to provide supportive services. Acceptance of supportive services cannot, however, be a requirement for occupancy of an HTF assisted unit, nor can refusal of services be grounds for termination or non-renewal of a lease.
- Applications will be evaluated based on the extent to which other resources are leveraged, from both federal and non-federal sources. Priority will be given to projects that successfully leverage non-federal sources of funds to create a sustainable project.

AP-35 Projects – (Optional)

Introduction:

The projects within this plan will support the three overarching objectives identified in the 2024 - 2028 Consolidated Plan:

- Providing decent affordable housing
- Creating suitable living environments
- Creating economic opportunities

Projects and activities to address these goals will be identified as outlined in this Annual Action Plan.

Table 59 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

State funding is allocated in such a way as to address areas of greatest need and the needs determined by communities through their participation in the development of the priority needs as part of the Strategic Plan. Obstacles to addressing underserved needs relate to limited capacity and limited funding that fails to grant resources to all qualified applicants.

AP-38 Project Summary

Project Summary Information

See chart in AP-20 for specific project information.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

N/A

Acceptance process of applications

N/A

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

N/A

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State of Kansas has chosen not to target particular geographical areas for special assistance. Rather, Kansas allows all the non-entitlement communities to submit applications in our funding categories on a competitive basis. The Housing Trust Fund is available statewide, on a competitive basis. See below for further discussion.

Geographic Distribution

Target Area	Percentage of Funds

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The State will distribute development resources in proportion to development needs and based on a competitive application process for all funding sources. In general, KDC, KHRC, and KDHE will approve funding for development projects which satisfy one or more of the following criteria: (1) Community Need, (2) Community Effort, (3) Resident Need, (4) Resident Risk, and (5) Preventive Action.

The rating system for the highest priority needs listed above includes points for those applications demonstrating the highest percentage of low- moderate-income persons. A bonus is granted to communities who have not applied for funds in the last five years. It is through this means that the geographic priorities are established for the CDBG program funds that will be awarded where the greatest need exists.

Discussion

The Housing Trust Fund applications will be evaluated for local need. Geographic priorities will be communities (cities, counties, geographic regions, neighborhoods) with significantly higher rates of poverty or shortage of housing for Extremely Low Income (ELI) households compared to other locations. Applications will receive higher scoring if located in a city or county with more than 20% of total people living below the poverty line. Applications will receive higher scoring if 30% or more of households in the community are paying gross rent equal to 35% or more of household income. Applications demonstrating a greater need for units affordable to ELI households, as supported by a market study or analysis will be prioritized over those which have lesser need or have not clearly documented the local market. Age of local housing stock: Subject to housing need, applications will score higher in communities where more than 80% of local housing stock was built prior to 1980.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

The one-year goals vary by program and the population to be served. Some of the data in the following tables may overlap due to some programs that assist households in addition to individuals. Those served by the Tenant Based Rental Assistance (TBRA) program, for instance, may be homeless receiving rental assistance, in addition to those receiving TBRA who aren't homeless but have special needs.

One Year Goals for the Number of Households to be Supported	
Homeless	209
Non-Homeless	500
Special-Needs	160
Total	869

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	750
The Production of New Units	35
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	835

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion:

The above goals and metrics are reported on annually in the Consolidated Annual Performance Report (CAPER).

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

The State will from time to time provide support and technical assistance to PHAs upon local request.

Specific financial assistance to PHAs under any of the Consolidated Plan formula grant programs will be considered as any other application competing for those funds unless the administering State agency determines that both cause and authority exist to prioritize such funding under the current Consolidated Plan and the program's guidelines.

Actions planned during the next year to address the needs to public housing

This Annual Plan is for a State grantee. No summary information is available on the actions planned for the multiple public housing authorities in Kansas.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

To encourage public housing residents to become more involved in homeownership, KHRC has begun sending emails to the PHAs regarding the First Time Homebuyer Program. KHRC will ask that they post the information in a common area for residents viewing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

As this plan is for a State grantee. No summary information is available on the actions planned for the multiple public housing authorities in Kansas.

Discussion:

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The Emergency Services Grant (ESG) program works diligently with the Balance of State CoC, and other CoCs, as well as with our state agency partners to better serve the needs of communities and homeless persons across the state.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

ESG

- Emergency Shelters
- Street Outreach
- Homeless Prevention
- Rapid Re-housing

The one-year goal for ESG housing programs includes: In total 3,375 Households assisted and 200 homeless prevention cases.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Kansas Balance of State Continuum of Care (BoS CoC) will continue to utilize Homeless Prevention Rapid Rehousing through the ESG Program and existing BoS CoC HUD funded projects to move individuals and families from homelessness to permanent housing. In 2022, the BoS CoC was awarded funding through the HUD CoC Special NOFO – Rural Set Aside funding. This was a highly competitive grant process. This included over \$1 million being awarded to Southeast Kansas for permanent supportive housing. The BoS CoC has a total of 744 emergency shelter beds. In the 2022 PIT count, a total of 929 people reported being literally homeless: Sheltered in Emergency Shelter Total Persons - 429, Sheltered in Transitional Housing Total Persons - 239, Unsheltered Total Persons - 261.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Kansas Balance of State Continuum of Care (BoS CoC) Coordinated Entry Committee (CEC)

oversees the Coordinated Entry process to ensure that those who request or need assistance in all 8 regions are matched with appropriate housing and services. To standardize the process, the CEC developed and implemented policies and procedures including a policy for the 8 Regional Coordinated Entry Teams (RCET) to use the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) along with policies that focus on client choice and safety. To date, all RCETs have been trained on the policies and procedures as well as on the VI-SPDAT. The RCETs include Continuum of Care (CoC), Emergency Solutions Grant (ESG), Projects for Assistance in Transition from Homelessness (PATH), and Supportive Services for Veterans Families (SSVF) funded organizations. This also includes community-based organizations that serve at-risk populations. The RCETs meet monthly as does the CEC to review the regional and BoS CoC master lists to ensure that clients are receiving the resources they need. Apart from domestic violence providers, the shared Homeless Management Information System (HMIS) is used to enter the VI-SPDAT data and generate the by-name master list for the BoS CoC, that can be sorted by region.

Additionally, the Kansas Statewide Homeless Coalition (KSHC) received a Coordinated Entry Improvement Project grant that was implemented at the end of 2019 to increase the capacity of the BoS CoC to support the CEC and RCETs in their implementation of coordinated entry. Partnerships between KHRC and KSHC and other integral organizations will be essential for assuring the continued success of coordinated entry across the state. Coordinated Entry is a critical component of providing the transition to permanent housing and independent living to prevent individuals and families from returning to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Foster Care

Foster Care's Independent Living Coordinators have been educated on the CoC system and are now getting involved with Kansas's five CoC communities. Youths who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services through the Chafee Foster Care Independence Program. This is a voluntary program and at age 18 young adults may choose not to participate. The program offers funds to help pay the costs of setting up a household, such as rent and utility deposits, buying household goods, etc.

Health Care

Kansas is still in the development phase of establishing a protocol/policy preventing health care institutions from discharging patients into homelessness. KDHE, and its providers, follow state and

federal regulations in relation to discharge planning; however, neither state nor federal regulations address the assurance that hospital patients will not be discharged into homelessness.

Mental Health

KDADS, which includes mental health and substance use disorder services, works to ensure to the maximum extent possible that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent their being discharged into homelessness. However, an individual can exercise his/her right to refuse treatment and/or aid with placement, therefore becoming homeless upon discharge.

Corrections

Each prison under the Kansas Department of Corrections (KDOC) system has “release planners” that coordinate with inmates and parole officers to determine the most successful post-release residence for each individual. There are several determining factors and resource individuals involved in this process. KDOC takes a multi-discipline team approach. The release planning process begins 16 months before the inmate releases from prison.

Housing Trust Fund

It is expected that the Housing Trust Fund will create new permanent rental housing opportunities for Extremely Low-Income families, including homeless families.

Discussion

The ESG program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons and/or families quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

AP-70 HOPWA Goals – 91.320(k)(4)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	300
Tenant-based rental assistance	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	100
Total	500

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

The State's current Fair Housing Action Plan emphasizes activities that will increase knowledge of fair housing rights and reporting mechanisms among the general public, key service providers and policy makers. These include informing housing providers and consumers about fair housing rights and responsibilities, mandating State funded housing providers to promote fair housing choice and enlisting decision makers to advance the cause of fair housing.

As part of the Consolidated Planning process, the State of Kansas updated its AI for 2024.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The 2024 AI outlines goals, or strategies, to overcome barriers to affordable housing.

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant(s)
1: Expand housing choice and access to opportunity	Community opposition Lack of private investments in specific areas of the State Land use and zoning laws Location and type of affordable housing Private discrimination Lack of affordable, accessible housing in range of unit sizes Location of employers Location of environmentally healthy housing Location of proficient schools Site selection practices Access for persons with disabilities to	Segregation/Integration R/ECAPs Disparities in Access to Opportunity Disproportionate Housing Needs Disability and Access Publicly Supported Housing	Continue affordable housing programs that create new and preserve existing affordable units, including accessible units for persons with disabilities Within the QAP for the LIHTC program, remove the requirement for written local support, which can have the effect of killing a viable affordable housing development from being built where community opposition exists Prioritize new construction funding in communities with long-range plans addressing economic mobility and development Increase financial incentives for affordable housing proposed in areas of opportunity Provide incentives for mixed income developments that encourage affordable housing components on a voluntary basis Increase fair housing education to housing providers throughout the State focusing on discrimination against people with disabilities	KHRC KDC

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant(s)
	proficient schools			
Discussion: Fair housing is distinct from affordable housing. However, there is a great deal of overlap between the two issues. Fair housing experts and advocates know that the most prevalent barrier to fair housing is an inadequate inventory and unaffordability and when members of the protected classes are disproportionately affected, then the lack of affordable housing becomes a fair housing issue. Similarly, for lower income minorities and other protected classes, a lack of affordable housing in opportunity areas creates significant disadvantages in accessing quality schools, employment centers and other assets.				
2: Strengthen anti-discrimination investigation, enforcement, and operations	Lack of resources for fair housing agencies and organizations	Fair Housing Enforcement, Outreach Capacity, and Resources	Contract with a HUD-certified organization to conduct paired discrimination testing in the rental market in two regions bi-annually	KHRC KDC
Discussion: Left unchecked, housing discrimination will continue to occur, especially in areas without convenient access to resources and enforcement organizations. Regular paired testing, particularly in the rental market, with the results publicized can act as a deterrent to landlords, property managers, and others that the behavior is illegal, will not be tolerated, and has legal and monetary implications.				
3: Increase the level of fair housing knowledge among housing developers, real estate professionals, elected officials, and the general public	Community opposition Land use and zoning laws Private discrimination	Segregation/Integration Publicly Supported Housing R/CAPs	Continue annual fair housing tracking activity logs to document training to KHRC-financed developments; report totals from log in CAPER annually Create a page on KHRC's and Commerce's websites for fair housing resources, I English and Spanish Partner with local organizations such as lending institutions, attorneys, realtors, etc. to host two fair housing community forums annually in different regions of the State Develop online fair housing training materials for elected officials and municipal staff; require viewing of the materials as part of the application and/or subrecipient grant approval process Contract with a HUD-certified enforcement agency to conduct paired testing in the sales market among real estate professionals to identify discriminatory steering behavior	KHRC KDC
Discussion: While fair housing education and outreach are constant needs, KHRC and KDC will work to improve the level of fair housing knowledge and understanding among local housing developers, real estate professionals, local elected officials, design and construction professionals, and the general public with a focus on members of the protected classes. KHRC and KDC will focus on education and training for municipal officials that will need to be completed before subrecipient agreements are approved.				

Goal	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant(s)
4: Expand access to KHRC and KDC programs and services to persons with LEP	Lack of appropriate language assistance services	Lack of participation in KHRC and KDC programs among persons with LEP	<p>Conduct the Four Factor Analysis within each agency to identify the: number or proportion of persons with LEP served or encountered in the eligible service area; frequency of their contact with the programs; importance of service, information, program or activity; and costs versus resources and benefits requiring translation of vital documents</p> <p>Develop a Language Access Plan (LAP) within each agency, based on the Four Factor Analysis, to maximize the accessibility of their programs to persons with LEP</p> <p>Amend the agencies' Citizen Participation Plans to align with the new LAPs</p>	KHRC KDC
Discussion: Persons with LEP include individuals who are a protected class as a result of their nation of origin. To ensure these residents have true access to the services and programs offered by KHRC and KDC and for which they may potentially be eligible to benefit from, these State agencies must identify the languages spoken by persons with LEP to determine the level of language assistance services the agencies must provide.				

Section SP-55 discusses, in detail, the direct, indirect, and collaborative roles of overcoming barriers to affordable housing in Kansas.

Discussion:

Section MA-40 has a summary of the impediments to fair housing choice identified through the process.

AP-85 Other Actions – 91.320(j)

Introduction:

In addition to the actions detailed in the previous sections of this plan, Kansas will continue to address the other issues including the following:

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting the underserved needs in the State, aside from lack of funding, is the lack of professional organizations and private providers of grant-writing and administrative capabilities in the areas needed. The CDBG program attempts to overcome this challenge by utilizing the assistance of 7 Regional Program Managers by KDC to help locate and identify available services and resources.

Actions planned to foster and maintain affordable housing

KHRC, KDC, and the USDA Rural Development conduct quarterly interagency meetings to plan and review collaborative efforts related to housing. KHRC has also been placed on e-mail/ mailing lists for upcoming events held by Kansas African American Affairs Commission and Kansas Hispanic & Latino Affairs Commission.

Actions planned to reduce lead-based paint hazards

The State will follow, and monitor grantees to ensure compliance with, the HUD lead-based paint regulations implementing Title X of the Housing and Community Development Act of 1992. These regulations cover the CDBG, HOME, ESG, and HOPWA programs, and identify the appropriate type of activity to control lead paint hazards, in projects using federal funds. The \$25,000 abatement threshold in Title X has not been adjusted since it was established, while construction/ rehabilitation costs have escalated. This precludes a number of homes from being rehabilitated because abatement costs make it financially unfeasible. The State will further comply with LBP regulations of the EPA and those enacted by the State of Kansas, including KDHE's licensing requirements for rehabilitation contractors.

KHRC will coordinate with KDHE for training, education and other resources related to lead based paint hazards and will require that grantees and sub grantees utilize staff and contractors that have the appropriate training and certification. KHRC is represented on the Healthy Homes Advisory Committee, a body organized and coordinated by KDHE, and which meets quarterly to review current issues related to LBP. The Kansas Healthy Homes Program can be found here:

<http://www.kshealthyhomes.org/>

Actions planned to reduce the number of poverty-level families

The State developed an Economic Development Strategic Plan to facilitate statewide economic development. The plan is based on a belief that State government has two fundamental roles to play

in the process of economic development. First, it must establish a business environment that motivates as much risk-taking and competition as possible in the context of a level playing field. Second, it must steward taxpayer resources in the most effective manner possible; when the government strives to do its job well with as few resources as possible, it leaves more resources available for risk-taking and competition.

The State, in partnership with non-profit agencies and businesses, can influence the chances of moving families and individuals up and out of poverty by supporting local and regional efforts to improve family incomes.

State and regional projects and initiatives that will impact the employment and economic levels of employees and residents, such as infrastructure improvements to water and sewer systems, community facilities, and downtown commercial rehabilitation, will create a positive economic environment.

Actions planned to develop institutional structure

The biggest gap in the institutional delivery system is the large territory that must be covered by a limited number of staff members. Additionally, the distance and time required to travel makes it a difficult situation. KHRC will continue to work with other State agencies and local communities to overcome the gaps in institutional structure.

Actions planned to enhance coordination between public and private housing and social

KHRC continues to enhance collaboration and coordination with public and private housing and social service agencies, including USDA Rural Development and KDADS and KDHE. KHRC will also cooperate with cities, counties, and regions of the state for the best locations for affordable housing development using Low Income Housing Tax Credit (LIHTC), HTF, HOME, and the State Housing Trust Fund (SHTF).

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	2,000,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	2,000,000
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 85.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Kansas utilizes only the forms of investment included in Section 92.205

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Federal Recapture (hereinafter "Recapture") provisions require that KHRC recoups all or a portion of the HOME assistance to the homebuyers if the housing subsidized does not continue to be the

principal residence of the family for the duration of the period of affordability. The period of affordability is based upon the total amount of HOME funds subject to Recapture described in 24 CFR 92.254 (a)(5)(ii)(A)(5). For Note Holder, this period is ten (10) years for homebuyers assisted by the HOME Program. The HOME investment that is subject to Recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit.

If Borrower sells the property during the 10 year period of affordability, Note Holder shall calculate the Recapture amount using the *Reduction method*. Under this method, the terms of forgiveness shall be as follows:

Principal amounts of less than fifteen thousand dollars (\$15,000) shall be reduced by a pro rata monthly reduction of one-half (1/2) of the principal balance over a period of sixty (60) months and the remaining one-half (1/2) of principal shall be forgiven after one hundred twenty (120) months, *provided* all rules and regulations associated with the Program are complied with.

Principal amounts of fifteen thousand dollars (\$15,000) or greater shall be reduced on a pro rata monthly reduction for one-half (1/2) of the principal balance over a period of one hundred twenty (120) months and the remaining one-half (1/2) of principal shall be forgiven after one hundred twenty (120) months, *provided* that all rules and regulations associated with the Program are complied with.

However, should a property's appraised value be below the amount required for full repayment, or the property has been on the market for over 6 months without a contract, the *Shared Net Proceeds* method may be used. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\text{HOME Investment} / (\text{HOME Investment} + \text{Homeowner investment}) = \text{HOME Percentage}$$

$$\text{Homeowner Investment} / (\text{HOME Investment} + \text{Homeowner investment}) = \text{Homeowner Percentage}$$

If the property goes into foreclosure or Borrower deeds the property in lieu of foreclosure, Note Holder shall calculate the Recapture amount using the *Shared Net Proceeds method*. Under this method, if there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, Note Holder will only Recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\text{HOME Investment} / (\text{HOME Investment} + \text{Homeowner investment}) = \text{HOME Percentage}$$

$$\text{Homeowner Investment} / (\text{HOME Investment} + \text{Homeowner investment}) = \text{Homeowner Percentage}$$

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

A period of affordability of units acquired with HOME funds will be followed per CFR 92.254(a)(4). The soft second mortgage will be forgiven over a 60 month period or 120 month period depending

upon the level of assistance received.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

KHRC will require ESG awardees to have established and implemented written standards for providing ESG assistance prior to executing grant award contracts.

KHRC will require awardees to establish written standards that include:

- a) Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG).
- b) Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.
- c) Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
- d) Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.
- e) Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.
- f) Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

The State of Kansas supports a continuum of care approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC and the Johnson County CoC. All funds from the State's ESG funding are made available to the non ESG entitlement continuums. Continuum of Care components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. In reviewing ESG applications, the State relies on local units of government to determine what their communities' unique homeless needs may be, and how the ESG program can assist with those needs. This approach allows local jurisdictions to determine their own priorities and needs in addressing homelessness in their communities.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Funds are made available annually to local units of government, who in turn distribute them to agencies in their community that assist the homeless.

KHRC is awarded these funds annually and makes them available for application to local units of government of non ESG entitlement communities of Kansas. As part of their application, local units of government allocate funds for specific activities to private nonprofit organizations that provide services to the homeless in their community. A recipient nonprofit organization must be tax exempt under Section 501 (c) (3) of the Internal Revenue Code and must have an acceptable accounting system, have a voluntary board, and practice non-discrimination in hiring practices and the provision of services.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

This requirement does not apply to states.

5. Describe performance standards for evaluating ESG.

Performance standards will be established and continue to evolve over the next few years as the ESG Interim Rule is implemented and as ESG program outcomes are determined through the evaluation of Homeless Management Information System (HMIS) data and through integration of ESG services into their local continuum of care. The program's focus has changed from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications are submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

KHRC will not distribute HTF funds through local jurisdiction subgrantees.

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

See above.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

A formal system will be used to evaluate, select, and fund applications for loans. The selection criteria are designed to facilitate an objective assessment of need for the proposed housing, the applicant's capacity to develop and manage affordable housing, and the specific characteristics of the proposed activity (including but not limited to location and site planning, building design and construction, affordability, cost reasonableness, and financial sustainability). When the application becomes available it will be provided on request, and reasonable attempts will be made to notify potential applicants of its availability. The application dates and review period will coincide with those of KHRC's Low Income Housing Tax Credit (LIHTC) and HOME Rental Development application rounds, in order to facilitate the combining and leveraging of those resources to develop affordable housing. Additional HTF application rounds may be scheduled if necessary to distribute the available funds.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Projects will be selected for geographic diversity including urban and rural communities across the state.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

HTF funds will be distributed statewide, including HOME and CDBG Entitlement Communities to eligible recipients whose applications address the criteria outlined in this allocation plan as well as priority housing needs as identified in the state's Consolidated Plan. Applications will be evaluated for local need. Geographic priorities for the development of housing for general occupancy will be communities (cities, counties, geographic regions, neighborhoods) with significantly higher rates of poverty or shortage of housing for Extremely Low Income (ELI) households compared to other locations. Developments which preserve housing with PBRA, or which target housing for populations with historically higher rates of ELI, such as elderly, disabled, or homeless households, may receive priority regardless of other geographic factors.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications for funding are approved, in part, based on the conditional commitment of other funding sources, documentation of preliminary site control, and other evidence that the project will be ready to proceed ahead of any deadlines for HTF funding commitment.

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The funding application review includes scoring advantages for developments that have a commitment for project based rental assistance, or documentation of the intent of the PRBA provider to commit such assistance.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Applications are evaluated for feasibility and sustainability, including cash flow and reserves projections to indicate the property will be viable over the 30-year affordability period.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Application scoring gives preference to proposals that meet the above and other identified priorities.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The application process provides scoring advantage to proposals that effectively leverage non-federal sources of funds.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. **Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area. If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

Beginning in 2020, HTF per-unit subsidy limits are the same as for the HOME program.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

Attachment

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth

the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Developers and owners of HTF-assisted rental housing may limit or give occupancy preference to segments of the population that have been identified as having particular challenges obtaining affordable housing, including but not limited to elderly (as defined by HOPA, the Housing for Older Persons Act), persons with disabilities, homeless families and individuals and victims of domestic violence, provided those limitations or preferences do not violate the nondiscrimination requirements in 24 CFR 93.350. Such limitations or preferences may not extend to students.

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

N/A

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

N/A

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PLAN

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Rehabilitation Standards

For HOME and Housing Trust Fund Rental Development

At a minimum, housing to be rehabilitated using HOME and/or Housing Trust Fund financing must be rehabilitated or repaired to meet the following requirements:

1. **HEALTH AND SAFETY:** The property must be inspected for health and safety hazards and deficiencies, and any such deficiencies must be addressed immediately (within 48 hours) after acquisition (or commitment of funds, if later), if the affected unit is to remain occupied, or the affected common area is to remain in use.
2. **BUILDING CODE:** In the absence of local building codes, the housing must be rehabilitated to meet the International Existing Building Code of the International Code Council. The general contractor or architect shall certify compliance with the applicable code.
3. **LEAD BASED PAINT:** Buildings must be rehabilitated in compliance with the HUD Lead Based Paint standard at 24 CFR Part 35, Subpart J. If necessary, developer must provide for relocation of any occupants from units or buildings where rehabilitation has the potential to create or disturb lead paint hazards. http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title24/24cfr35_main_02.tpl
4. **UPCS:** Rehabilitation must, *at a minimum*, ensure that all buildings and units, on completion, meet the Uniform Physical Condition Standards for Multifamily and Single Family Housing Rehabilitation. Appendix A identifies the minimum UPCS requirements to be addressed in the rehabilitation inspection and Scope of Work. <https://www.hudexchange.info/onecpd/assets/File/HTF-FAQ-Appendices-UPCS-for-Multifamily-and-Single-Family-Housing-Rehabilitation.pdf>
5. **SYSTEMS:** Major systems, including structural support, roofing, cladding and weatherproofing, plumbing, electrical and HVAC, must be replaced or repaired based on an estimated useful life of the systems. If the estimated life is less than 5 years, the system should be replaced. If the useful life of any component is estimated at less than the affordability period, adequate

reserve contributions must be scheduled to ensure funds for replacement when anticipated.

6. **CAPITAL NEEDS ASSESSMENT:** For projects of 12 units or more, a capital needs assessment must be performed by an independent party, and scope of work determined based on that assessment. The CNA and scope of work must be reviewed and approved by KHRC prior to commencement of work.
7. **ACCESSIBILITY:** The accessibility requirements of Section 504 of the Rehabilitation Act of 1973 apply, as well as Titles II and III of the ADA, and the requirements of the Fair Housing Act. HUD Notice CPD-00-09 (<https://www.hudexchange.info/resources/documents/Notice-CPD-00-09-Section-504-Fair-Housing-Act-HOME-CDBG.pdf>) describes the requirements of Section 504 as they relate to the HOME and CDBG programs. Kansas projects funded using the HTF may use this notice as guidance.
 - a. For multifamily projects (4 or more units) undergoing 'substantial alterations' (15 or more units total, with rehab costs at or above 75% of replacement cost of the completed facility), at least 5% of the units must meet UFAS standards for physical accessibility, and 2% must be accessible to individuals with sensory impairments.
 - b. For rehabilitation below that threshold, units must be made accessible to the maximum extent feasible, up to the 5%/2% requirement; and if alteration of elements within a unit amount to a 'substantial alteration' of that unit, it must be made accessible to UFAS standards, up to 5% of the total units.
 - c. All modifications, regardless of project size or building configuration, must take accessibility into account. When moving or altering entrances and doorways, installing walkways, remodeling bathrooms, relocating switches and controls, etc., reasonable measures must be taken to enhance usability and accessibility.
8. **ENERGY EFFICIENCY:** The scope of work must include measures to improve the energy efficiency and reduce water usage in the unit. If replacing HVAC equipment, doors and windows, appliances, lighting equipment, etc., such replacement must be with equipment that meets or exceeds current standards for energy efficiency. If equipment is not to be replaced during rehab, but is budgeted with reserves for later replacement, the subsequent

replacement must be with energy efficient equipment. Buildings undergoing 'substantial alteration' shall be improved to meet the current energy standard for federally assisted housing (currently IECC 2009).

- a. Furnaces shall be a minimum 92% efficient.
 - b. Air conditioning shall be a minimum of 14 SEER.
 - c. Air source heat pumps shall be a minimum HSPF of 8.5.
 - d. Windows shall have a U-value of <.30.
 - e. Appliance replacement must be with Energy Star units, if available.
 - f. Insulation shall be added where possible to a minimum attic value of R-38 (R-49 preferred). Wall insulation should be evaluated, and blown in cellulose or similar used, when feasible, to get an R-13 rating.
 - g. Careful attention must be paid to air sealing, including doors and windows, wall or attic penetrations, access panels, etc.
 - h. Certification by an approved energy rater of post-rehab HERS scores at 85 or below is an acceptable substitute for specific prescriptive specifications, and may provide design flexibility.
 - i. Energy rating by an approved rater, with blower door test and recommendations is required for projects involving 'substantial rehabilitation, or of 6 units or more. For multifamily buildings, a representative sampling is acceptable.
 - j. EXCEPTIONS: Waivers may be granted to specific elements or requirements for projects where doing so is not architecturally feasible (e.g., restoration of an historic property).
9. LOCAL AND STATE REQUIREMENTS: All housing rehabilitated with HOME and/or HTF funds shall comply with state and local building codes, property standards, occupancy standards, disaster mitigation requirements, and other ordinances and zoning requirements.
10. ENVIRONMENTAL REVIEW: Projects funded with HOME or HTF are subject to an environmental review process, which may result in specific requirements as conditions of approval. The scope of work must address any such conditions, and documentation must be provided to verify compliance. Examples include, but are not limited to, asbestos removal, radon mitigation, noise attenuation, historic preservation, lead hazard

remediation, etc. No rehabilitation may take place prior to completion and approval of the environmental review.

Reference: 24 CFR Parts 92 and 93, the IEBC, 24 CFR Parts 8 and 35, 24 CFR 100.205, and the UPCS Standards at 24 CFR 5.703 are incorporated in this document by reference, and should be consulted for a complete understanding of the requirements.

Kansas Housing Resources Corporation reserves the right to update and amend this document periodically to incorporate new or revised information.

KHRC Rehabilitation Standards - UPCS Inspectable Items

KHRC Rehab Standards Appendix A: Uniform Physical Condition Standards for Multifamily Housing of Single Family Rehabilitation	<i>NOTE: Deficiencies highlighted in yellow are life-threatening and must be addressed immediately, if occupied or before occupancy.</i>		
Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed	Minimum Rehab Standard
Health, Safety and Life Threatening Conditions - All Areas			
Air quality	Air Quality - Fire Hazard - Propane/Natural Gas/Methane Gas	Any propane, natural gas or methane leaks or odors detected that could pose a risk of explosion/ fire and/or health risk from inhalation	All gas lines and appliances must be inspected for leaks or potential leaks, and corrected by a licensed professional. Immediate evacuation or occupied buildings and adjacent areas is required if detected.
Electrical	Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels	Entire electrical system shall be inspected and hazards or potential hazards corrected
	Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus	Electrical system shall be inspected for proximity to water sources, and potential hazards corrected or eliminated by qualified professionals

KHRC Rehabilitation Standards - UPCS Inspectable Items

Fire Safety and Flammables	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	An exit which is not accessible or easily usable because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other obstructions exist	All fire exits including egress windows shall be inspected and determined to be clear, usable, and accessible; and any corrections made prior to occupancy
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign	Exit signs, if required by state or local codes or regulations, shall be present, in good condition, and illuminated.
	Windows - Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks	If present, window bars must be in good condition and easily operated to allow safe, quick egress
	Fire Escape - Blocked Egress/Ladders	Obstructions restrict or block people from exiting	Routes to, from and through the unit must be accessible and clear of obstruction, with a minimum 36" clear route and 32" clear openings where feasible. Window egress, fire escapes and ladders, if present, must be unobstructed.
	Smoke Detector - Missing/Inoperable	Operable smoke detectors are required in each bedroom or sleeping area, in the vicinity outside of sleeping rooms, and on each level of the common living area. Hard wired, interconnected, with battery backup.	Smoke detectors must be present and operable in each bedroom, aforementioned areas, and in any other locations as required by applicable state or local codes and regulations. Smoke detectors are to be hard wired and interconnected with battery backup

KHRC Rehabilitation Standards - UPCS Inspectable Items

	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion	Any flammable materials that must be stored onsite shall be in secure and fire-safe storage.
	Missing/Damaged/Expired Extinguishers	There is missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required	Fire extinguishers, if required, or if otherwise provided by owner, shall be inspected and maintained as required by state or local codes and regulations and shall have inspection tags verifying such.
	Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases	Ventilation of exhaust gases from combustion appliances must be in conformance with local codes and manufacturer specifications, and must provide positive ventilation of such gases from the building.
Fire Protection	Missing Sprinkler Head	Sprinkler system is missing parts for operation	If required or otherwise present, sprinkler systems must be complete, intact, operational, and subject to regular inspection by qualified professional.
Other Health and Safety - All Areas			
Health, Safety and Life Threatening Conditions	Address all above as applicable		
Air Quality	Sewer odors	Sewer odors, any	DWV shall be inspected by a qualified professional and must be in intact condition, free of obstructions, and must drain and vent properly. Necessary corrections to be performed by a licensed plumber.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Air Quality	Radon	Tested radon levels at or above 4.0 pCi/l	Each building ground floor level shall be tested by a qualified radon professional; if levels >4.0 pCi/l are detected, retesting at same location is required. If below 4.0, test a third time. If two readings are above 4.0, submit a mitigation plan to KHRC for approval.
Air Quality	Mold and/or mildew	Evidence of mold or mildew	All interior surfaces must be free of mold, mildew, or moist conditions which are conducive to the growth of such. Rehab scope shall include cleaning, repair and correction of any mold inducing conditions, and shall provide for adequate ventilation and air exchange within the buildings, including powered mechanical ventilation if indicated.
Electrical	Missing/Broken Cover Plates	An outlet or switch has a broken cover plate over a junction box or the cover plate is missing or not fitting correctly	All outlets, switches and boxes must have intact covers that are appropriate to each fixture.
Other Hazards	Garbage and Debris - Indoors and Outdoors	Inadequate storage capacity, or storage in areas not sanctioned for staging or storing garbage or debris	Rehab scope shall provide for secure, accessible storage for solid waste in an appropriate location, and of adequate volume to contain garbage and debris generated between removal times. Removal times shall be not less than weekly.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Other Hazards	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm	Site and buildings shall be free of hazards involving sharp edges, such as exposed rebar or other metal, broken glass, etc. Inspection shall identify, and scope of work shall include mitigation or correction of any such hazards
Other Hazards	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk	Walkways and travelled areas shall be safe and free of defects or unnecessary obstructions or abrupt and unexpected elevation changes
Other Hazards	Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard	Elevators, if present, shall operate properly and be free of tripping hazards. Regular inspections shall be performed by qualified professionals
Pool or other areas	Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence	If present, pools and other potentially dangerous areas must be securely fenced and lockable, and must comply with state or local codes.
Pests	Infestation - Insects	Evidence of infestation of insects including roaches and ants	The property shall be free of infestations or conditions which might create or harbor infestations, including overgrowth of vegetation, unsealed areas where pests can enter, sources of water and food, etc. If signs of infestation are present, treatment shall be provided by a licensed pest control firm.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Pests:	Infestation - Rats/Mice/Vermin	Evidence of rats or mice-- sightings, rat or mouse holes, or droppings	Property shall be inspected for indications of infestation. If present, mitigation by a qualified professional is required. Clean area, bait or trap for rodents, inspect for, repair and seal access points in area and building.
Other Hazards	Hazards - Other	Any general defects or hazards that pose risk of bodily injury	The property shall be inspected for any potential hazards not otherwise identified in this document, and scope of work shall include mitigation of any such hazard.
Site Requirements			
Health, Safety and Life Threatening Conditions	Address all above as applicable		
Mailboxes/Project Signs	Mailbox Missing/Damaged	Mailbox cannot be locked or is missing	Mailboxes shall be provided, whether individual or central, that are lockable and compliant with USPS requirements. May be in common area inside of buildings if permitted by USPS.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Grounds	Erosion and drainage	Site does not drain positively away from buildings. Runoff is displacing or may displace soils or eroding surfaces around structures and on usable areas of the site.	Site must drain positively away from buildings with minimal to no erosion. Repair eroded or damaged soil areas, and any structures, paving or other features which have been affected. Fill, grade and landscape as appropriate to provide positive drainage, eliminate erosion or ponding, and to create vegetative or other means of stabilizing and holding soil.
Grounds	Overgrown/Penetrating Vegetation	Overgrowth of vegetation risks damaging a component, area or system of the property or makes areas unusable for the intended purpose	Site and buildings shall be free from overgrown or penetrating vegetation. Remove vegetation as needed. Replacement should be with appropriate low maintenance, drought tolerant species and landscape materials to create an attractive, safe, and usable outdoor space. Repair or replace any site or building components damaged by overgrowth.
Grounds	Signs Damaged or missing	Property signage including those required for traffic control, accessibility, and visitor/resident convenience are missing, damaged, incorrectly placed or illegible	Required signage (e.g., handicapped parking, fire lanes, etc.) must be present. Ensure that required signage is in good condition, legible, properly sized and placed. Required accessibility signage must be present and compliant with applicable regulations and requirements.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Parking Lots/Driveways/Roads	Cracks, ponding, potholes, loose material, settlement/heaving	Paving is to be structurally sound with smooth surfaces free of significant defects (cracks, potholes, settling, trip hazards or other safety risks, or loose materials (unless designed as such, e.g. for permeability)	Paving materials shall be inspected to ensure they are structurally sound, smooth, and free of significant defects. The scope of work shall include needed repairs or replacement.
Play Areas and Equipment	Damaged/Broken Equipment, deteriorated surfaces	Paving is to be structurally sound with smooth surfaces free of significant defects (cracks, potholes, settling, trip hazards or other safety risks, or loose materials (unless designed as such, e.g. for permeability)	Play equipment and surfaces shall be safe, maintained in good condition, and free from hazards such as lead paint, sharp or protruding objects, rusty or deteriorating components. Remove or fully repair damaged equipment. Replace as appropriate to property use and amenities agreed to in project proposal.
Refuse Disposal	Broken/Damaged Enclosure- Inadequate Outside Storage Space	A wall or gate of the enclosure is damaged; gate is not easily operable; trash container is too small to store refuse until disposal; or trash storage is not accessible to persons with mobility impairments	Trash enclosures shall be structurally sound, and adequately sized to contain the receptacle(s). Repair or replace trash enclosures as necessary to ensure safe, accessible and adequate storage area for occupants to deposit trash until scheduled disposal

KHRC Rehabilitation Standards - UPCS Inspectable Items

Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk	Retaining walls, where present, must be in good repair and structurally sound. Repair or replace damaged wall if needed for soil retention, erosion prevention, management of runoff, etc., or is desired for aesthetic purposes.
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by debris, or design is such that it is vulnerable to blockage from runoff	Stormwater system shall be adequately sized and free flowing to divert runoff away from buildings and areas of use. Repair as needed, and correct any problems including incorrect grading or swales, need for fencing or other features to catch debris before entering the system, etc.
Walkways/Steps	Broken/Missing or non-compliant Hand Railing	A hand rail is missing, damaged, loose or otherwise defective; or does not meet local codes or requirements for accessibility	Handrails shall be intact, structurally sound, free of defects and shall be in compliance with state and/or local codes and requirements, Fair Housing Act, ADA and Section 504 requirements, as applicable.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Walkways/Steps	Cracks/Settlement/Heaving/Spalling/Other deterioration	Any defects other than very minor one with only cosmetic impact	Walkways and steps must be safe, sound, and free from trip hazards or other hazards. Repair or replace affected section or entire component to ensure safe, sound, hazard-free surfaces. If replaced, must meet State, Local and Federal requirements for accessibility unless it is infeasible for other reasons
Walkways/Steps	Damaged wood, composites or other materials	Any structural or surface damage, missing paint or sealant, cracking, splitting etc. which creates a hazard or impacts the use of the component	Walkways and steps must be in sound condition and good repair. Repair or replace with like materials or suitable, durable substitute.
Building Exterior			
Health, Safety and Life Threatening Conditions	Address all above as applicable		
Graffiti	Graffiti	Any graffiti on any exposed surface.	If graffiti is present, remove or cover/paint to match or blend with surrounding area.
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim; or that has visible damage to any of those components	Doors and door structure must be intact, in good condition, and operable as designed. Replace damaged component with like materials, or replace entire door assembly.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Doors	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked easily and securely because of damage to the door's hardware	Doors must function smoothly and easily. Lever handles are preferable, and shall be installed when replacing doors or hardware. Replacement components shall be appropriate to the type of door (exterior, interior, security needs, etc.).
Doors	Damaged surfaces	Any door that has a hole or holes, warped or deteriorated surfaces, peeling/cracking/no paint or rust that affects the integrity or appearance of the door surface, or broken/missing glass	Door surfaces and panels shall be intact, in good repair, and free from damage or defects. Replace door or repair and/or refinish to like-new condition
Doors	Doors - Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing	Screen or storm doors must be free of damage, must operate smoothly, and must have intact glass and screens that are free of rust, holes or tears. Repair or replace components or doors as indicated.
Doors	Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should	Caulking, seals, and weatherstripping shall be intact, in good condition, and shall meet the intended purpose. Replace as needed with materials designed for 10 year lifespan

KHRC Rehabilitation Standards - UPCS Inspectable Items

Doors	Missing Door	Any exterior door that is missing	If door is not present, install new door or entire door assembly, with hardware. If feasible, ensure that new door meets accessibility requirements (minimum 32" clear opening, lever handles, 1/2" maximum threshold).
Doors	Visibly Missing Components	Any component is not present, including hardware, handles, windows or screens, panels, trim, etc.	Doors must be complete, with all components as designed. Repair or replace as needed.
Foundations	Cracks/gaps/movement	Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart	Foundation walls must be intact, reasonably level and plumb, and must support the structure as designed. Inspect and address site grading, structural integrity of foundation. Shore up as needed with structural supports and seal all cracks or gaps with appropriate materials. Architect, engineer or local code official shall certify integrity of walls.
Foundations	Spalling/Exposed Rebar	Significant spalled areas affecting foundation wall or any exposed reinforcing material--rebar or other	Concrete must have structural integrity and be free of significant spalling or deterioration; and must not have exposed rebar. Repair or replace affected areas.
Lighting	Broken Fixtures/Bulbs	Broken lighting fixtures or bulbs	Exterior lighting must be present and adequate for safety and security. Fixtures must be intact, operable as designed, and in good condition.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Roofs	General Roof Condition	Limited useful life.	All roofing shall be inspected, and an estimate of useful life and replacement plan shall be included in the Capital Needs Assessment and Scope of Work. Replace if less than 5 years.
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible	Replace all or replace missing or damaged components with like materials and finishes
Roofs	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible	Replace missing or damaged components with like materials and finishes
Roofs	Damaged/Clogged Drains	The drain is damaged or partially clogged with debris or the drain no longer functions	Roof drain and gutter system shall be in good repair and effective in directing water away from the building and foundation. Repair or replace as necessary.
Roofs	Damaged/Torn Membrane/Missing Ballast	Balast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration	Flat roofing shall be intact, in good repair, and free from damage, defects, or evidence of being near its useful life. Replace as needed.
Roofs	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior	Roof drain and gutter system shall be in good repair and effective in directing water away from the building and foundation. Repair or replace
Roofs	Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration	Shingle roofing shall be in good repair, with no missing or damaged shingles or components. Replace roofing as indicated, with minimum 30 year 3-tab or architectural (50 year recommended).

KHRC Rehabilitation Standards - UPCS Inspectable Items

Roofs	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials	Inspect and correct cause of standing water, including any structural settling or deflection; replace roof surface and underlying materials
Walls	Cracks/Gaps	Any crack or gap that presents a possible sign of structural problem or opportunity for water penetration	Inspect and correct structural problems; repair or replace wall components to correct damage, finish to match
Walls	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard	Remove chimney if not required. Replace to code if needed.
Walls	Missing/Damaged Caulking/Mortar	Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage	Caulking or mortar shall be intact with no cracking or other significant deterioration, and shall function as designed. Remove and replace affected caulking or mortar with like colors
Walls	Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage	Wall surfaces shall be provide an unbroken barrier from external elements. Repair or replace affected wall cladding with like materials and colors, or replace all.
Walls	Stained/Peeling/Needs Paint	Any exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration	Exterior wall finish shall provide a barrier to exposure from water penetration. Repair any damaged siding, prime and paint two coats to match.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Windows	Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass	Windows shall be intact and weathertight. Reglaze or replace affected window(s). Replacement shall be with energy efficient units.
Windows	Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness	Window components shall be intact and undamaged. Repair or replace damaged components, prime and paint or cover with vinyl, aluminum or similar
Windows	Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length	Windows shall have removable screens or storm windows with screens that are intact, operate smoothly as designed and are free of significant holes or tears.
Windows	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals—with evidence of leaks or damage to the window or surrounding structure	Caulking, glazing and mechanical seals shall be intact and function as designed. Repair and replace as necessary, and repair or replace any damaged house components
Windows	Peeling/Needs Paint	Any exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration	Repair any damage, prime and paint two coats, or cover with metal or vinyl cladding
Building Systems			
Health, Safety and Life Threatening Conditions	Address all above as applicable		

KHRC Rehabilitation Standards - UPCS Inspectable Items

Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed	Water supply is to be inspected, and shall be in good condition with no leaks or evidence of corrosion which is likely to lead to failure. Water pressure must be adequate for service to all units, fixtures and common areas. Replace any leaking, restricted or deteriorating pipes, valves, joints, unions, etc. with new.
Domestic Water	Missing Pressure Relief Valve	There is no pressure relief valve or pressure relief valve does not drain down to the floor	Hot water heater must have a functioning TPR valve with an outlet no more than 2" from the floor. Inspect all water heaters, and replace components as indicated.
Domestic Water	Rust/Corrosion on Heater Chimney	The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney	Gas water heaters must have intact functioning vent system to completely exhaust combustion gases to the exterior of the building
Domestic Water	Plumbing - Leaking Faucet/Pipes	Any leaking pipes, faucets or fixtures	All plumbing shall be inspected, and leaking pipes, fixtures, valves, etc. included in scope of work for repair or replacement.
Domestic Water	Water Supply Inoperable	There is no running water in any area of the building where there should be	Water supply must provide adequate water pressure to all fixtures inside and on the exterior of the building. Inspect all fixtures and replace or repair pipes, valves or fixtures as necessary

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DWV/Sanitary	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains	Inspection by qualified professional from local fixtures out to sewer main. Camera inspection recommended. Repair or replace as necessary.
DWV/Sanitary	Plumbing - Clogged Drains	Drain is completely or partially clogged or deteriorated	DWV system shall be inspected and any needed repairs or replacement included in the scope of work.
DWV/Sanitary	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing	Repair and replace as needed
Hot Water Heater	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases	Repair or replace vent/chimney as required, or install electric heater.
Hot Water Heater	Inoperable Unit/Components	Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly	Water heaters must be capable of providing adequate hot water to common elements and for domestic use by the expected household size. Inspection of all water heaters by a qualified professional and replacement if indicated.
Hot Water Heater	Leaking Valves/Tanks/Pipes	There is evidence of active water leaks from hot water heater or related components	Inspect water heater for leaks. Repair or replace if indicated.
Hot Water Heater	Pressure Relief Valve Missing	There is no pressure relief valve or pressure relief valve does not drain down to the floor	TPR valve must be present, and outlet shall terminate no more than 2" from the floor. Inspect and correct if needed.
Hot Water Heater	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice	Water heater must be in good condition, with no evidence of significant rust or corrosion. Replacement by licensed plumber.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency	Electrical panel must be clear of obstructions and accessible according to state or local code. Remove obstacles or relocate panel by licensed electrician and require electrician to sign off on proper location of panel
Electrical	GFI - Inoperable	The GFI does not function	GFI outlets required for all 15 A and 20A bathroom receptacles, those that serve kitchen or wet bar countertop surfaces, storage or work areas (including garage and accessory buildings) and any outdoor receptacles. Applicable state or local code, when stricter, will take precedence. Install or replace as needed.
Electrical System	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident	Inspect panel and breakers by licensed electrician. Replace as indicated
Electrical System	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware	Correct to stop leak, clean and repair affected areas. Relocate source of water away from electrical components if practical
Electrical System	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire	Wiring must be intact and fully insulated with no bare or exposed wires. Inspection, and replacement if indicated by licensed electrician

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Electrical System	Missing Breakers/Fuses	Any open and/or exposed breaker port	Breaker ports must contain functional breakers or be covered. Correction by licensed electrician
Electrical System	Lighting fixture missing, damaged or inoperable	An outlet or switch is missing	Light fixtures or switched outlets must be present in living areas. Fixtures must be in safe, operable condition with bulbs which provide appropriate illumination for the location, and no broken components. Repair or replace fixtures, replace bulbs with energy efficient ones.
Elevators	Not Operable	The elevator does not function at all or the elevator doors open when the cab is not there	If present, elevators must function as designed. Inspection and current certificates shall be obtained per state and local codes.
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function	If present or required, emergency lighting and power must function as designed. Correction by licensed electrician
HVAC	General	Energy Efficiency	Replacement HVAC units must be energy efficient. For gas furnaces, a minimum AFUE rating of >92% is required. For AC units at least 14 SEER is required, and air source heat pumps shall have a minimum HSPF of 8.5. Higher efficiency units are recommended.

KHRC Rehabilitation Standards - UPCS Inspectable Items

HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing	If system is steam or hot water, boiler system must be inspected by a qualified professional. Repair or replace as needed.
HVAC	HVAC - Inoperable	HVAC does not function as designed. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged	HVAC system shall be functional, and provide heating and cooling appropriate to the unit and climate zone. All controls shall operate, and HVAC components shall respond as designed. All HVAC units shall be inspected and addressed in the capital needs assessment and/or scope of work.
HVAC	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping	Inspection by certified HVAC professional. Repair or replace as indicated
HVAC	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticable pit or crevice	Inspection by certified HVAC professional. Repair or replace as indicated
HVAC	HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged	All HVAC components are to be inspected and tested, and repaired or replaced to operate as designed.
HVAC	Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases	Inspection by certified HVAC professional. Repair or replace as indicated
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function	Inspect and repair or replace as indicated

Common Areas and Living Units			
Health, Safety and Life Threatening Conditions		Address all above as applicable	
Laundry	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside	Dryer vent must be present, intact, clear of lint, and function as designed to exhaust dryer to outside. Replace as necessary.
Kitchen	Cabinets - Missing/Damaged	Any portion of cabinet, doors, or shelves are missing or the laminate is separating	Repair or replace with like materials and finishes
Kitchen	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration	Clean out drain, repair or replace as needed
Kitchen	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should	Dishwasher and garbage disposal shall be free of visible corrosion or damage, and shall function as designed. Inspect, test and replace as indicated.
Kitchen	Countertops - Missing/Damaged	Any portion of the countertop working surface is missing, deteriorated, or damaged below the laminate ---not a sanitary surface to prepare food	Countertops are to be intact and free of deterioration, cracking, separation of laminate or other damage. Replace if damaged.
Kitchen	Range Hood /Exhaust Fans -	Inoperable or noisy fan, missing or damaged screen, accumulation of grease or dirt	Range hoods or fans, if present, shall be in good condition, free of damage, rust or corrosion, and operate as designed. Repair or replace as needed

KHRC Rehabilitation Standards - UPCS Inspectable Items

Kitchen	Range/Stove - Missing/Damaged/Inoperable	One or more burners, oven or other component are not functioning as designed, or there is visible damage or rust, or missing or broken controls	Appliances shall be new or near-new condition, or shall be replaced in the scope of work. Appliances shall function as designed with no visible damage or deterioration. Replacement appliances shall be Energy Star certified.
Kitchen	Refrigerator - Damaged/Inoperable	The refrigerator has accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which impacts its performance or appearance	Appliances shall be new or near-new condition, or shall be replaced in the scope of work. Appliances shall function as designed with no visible damage or deterioration. Replacement appliances shall be Energy Star certified.
Kitchen	Plumbing - Leaking Faucet/Pipes	Any leaking pipes, faucets or fixtures	Pipes and fixtures shall be free of leaks or conditions (corrosion, mineral buildup at joints, etc.) indicating potential failure. Repair or replacement as needed
Kitchen	Sink - Damaged/Missing	Any cracks in sink or extensive discoloration over any portion of the sink surface or sink is missing	Sink shall be present, and in good condition with no significant visible damage, staining or corrosion, and shall function as intended.
Bathroom	Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, vanity top, drawers, missing or peeling paint or veneer, evidence of water damage, or doors that are not functioning as intended	Cabinets shall be sound and complete, with no visible damage or missing components, and shall function as intended

KHRC Rehabilitation Standards - UPCS Inspectable Items

Bathroom	Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration of tub or shower surface or tub or shower is missing	Tub or shower shall be present and in good condition with no significant visible damage other than minor scratching, scuffing or small areas of discoloration. Replace damaged or missing fixtures.
Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed	Each toilet shall be inspected and tested for proper operation. Toilet shall be present, in undamaged condition, and shall operate as designed. Toilets that are damaged or inoperable, or that are designed to require more than 1.6 gallons per flush shall be replaced.
Bathroom	Lavatory Sink - Damaged/Missing	Sink has extensive discoloration or cracks in the basin or the sink or associated hardware have failed or are missing	Sink shall be present, and in good condition with no significant visible damage, and shall function as intended.
Bathroom	Ventilation/Exhaust System - Inoperable	exhaust fan is not functioning or window designed for ventilation does not open	Bathroom shall have an exhaust fan that operates as intended with no visible rust or deterioration, and shall operate quietly and without squeaking, rattling or other noises that would indicate potential failure. Replacement fans shall be Energy Star certified. If fan is not present, bathroom shall have a window that is easily operable for ventilation without unduly compromising privacy.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Call for Aid	Call for Aid - Inoperable	The system does not function as it should	If present or required, must function as designed. Repair or replace, or remove if not required.
Stairs/Ramps	Broken/Damaged/Missing Steps	A step is missing or broken	Steps must be in good repair, free of trip or other hazards, and code compliant for rise and run.
Stairs	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable	Hand rails must be intact, secure, free of damage or deterioration, and code compliant for location.
Stairs	Baluster/Side Railings Damaged	Any damaged, missing or incorrectly spaced balusters or side rails that limit the safe use of an area	Inspect and measure height, spacing of spindles, etc. for code compliance. Repair or replace as indicated.
Ramp	Pedestrian/Wheelchair Ramp	A walkway or ramp is damaged and cannot be safely used by people on foot, in wheelchair, or using walkers; or shows evidence of continuing deterioration	Walkways and ramps shall be intact, free of deterioration or obstructions, and when repaired or replaced shall meet Fair Housing accessibility standard
Ceiling	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or cracks	Ceiling shall be intact surface with minimal deterioration and good finish. Repair or replace and paint as needed.
Ceiling	Ceiling - Peeling/Needs Paint	Ceiling has peeling paint or is missing paint	Paint is intact with no peeling, crazing, cracking or missing portions. Remove loose paint and touch up, or prime and repaint entire surface

KHRC Rehabilitation Standards - UPCS Inspectable Items

Ceiling	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew—such as a darkened area over a ceiling area greater than 1 foot square	Ceiling is free of any evidence of water or moisture damage. Inspect, identify sources of moisture and correct. Replace damaged section, prime with stain hiding product and repaint, or cover with appropriate surface material.
Doors	Doors - Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim	Doors and frames must be complete and free of damage, with all components as designed. Repair or replace as necessary.
Doors	Doors - Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware	Inspect all doors. Door hardware must function as designed, must open smoothly and easily, and must be easy to close, latch and lock. Repair or replace as indicated.
Doors	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass	Door surfaces and panels must be intact and undamaged, with no rust, holes, broken glass or deteriorating paint. Repair and replace as indicated
Doors	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should	Exterior doors must be weathertight, and must operate smoothly and easily. Repair or replace seals, weatherstripping, caulking etc. as necessary.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Doors	Doors - Missing Door	Any door that is missing that is required for the functional use of the space	Doors must be present where required for functional use of space, including bedrooms, bathrooms, closets, and other spaces where privacy or security are needed. Replace to match closely other existing doors.
Floors	Floors - Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types	Floors must be structurally sound, level, and free of trip hazards including abrupt or non-transitioning changes in elevation. Repair substructure and floor, replace floor covering if indicated
Floors	Floors - Floor Covering Damaged	Floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.	Floor coverings are to be intact, in good condition, with minimal to no staining, fraying, cuts or tears or other damage. Replace with like materials and finishes
Floors	Floors - Missing Floor/Tiles	Floor tile or other flooring components are missing	Floor coverings including tile, laminates or similar shall cover the entire floor area, except for area rugs used for appearance and comfort. Repair with like materials, or replace entirely.
Floors	Floors - Peeling/Needs Paint	Any painted flooring that has peeling or missing paint	Floor finish shall be complete, intact, and undamaged. Scrape, sand and repaint; or cover with suitable flooring material

KHRC Rehabilitation Standards - UPCS Inspectable Items

Floors	Floors - Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches	Floor and subfloor shall be structurally sound. Repair any damaged substructure and subfloor, and replace floor covering if indicated
Floors	Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area covering a flooring area greater than 1 foot square	Floors shall be free of staining, damage, mold or mildew from moisture. Locate and eliminate water source, repair and refinish or install new floor material or cover
General	Mailbox - Missing/Damaged	The U.S Postal Service mailbox cannot be locked or is missing	Mailbox meeting USPS specs must be provided for each unit in an accessible location, and shall be lockable if in a location regularly accessed by others.
Walls	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment	Walls shall be sound, plumb, and free of bulging or buckling. Correct structural causes. Repair or tear out wall components and replace as needed to obtain smooth walls that are plumb and square with adjacent surfaces.
Walls	Walls - Damaged	Any hole in wall including multiple nail holes	Walls shall be generally free of holes. Patch or spackle, prime and paint; or cover with alternative wall treatment (e.g., wallpaper, paneling)
Walls	Walls - Damaged/Deteriorated Trim	Wall trim is damaged	Wall trim is to be intact, secured as designed, and undamaged. Repair or replace as needed.
Walls	Walls - Peeling/Needs Paint	Interior wall paint is damaged, peeling or missing	Patch, prime and paint

KHRC Rehabilitation Standards - UPCS Inspectable Items

Walls	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew—such as a common area	Surfaces are to be free of staining or evidence of mold, mildew or moisture. Locate and repair sources of moisture, patch, prime and repaint surfaces
Windows	Windows - Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass	Windows shall be intact and weathertight. Reglaze or replace window(s). Replacement with energy efficient units
Windows	Windows - Damaged Window Sill	The sill is damaged or deteriorated, including deep gouges, cracked, split or rotted wood, missing or peeling paint, separation from the framing or surrounding trim	Sills shall be intact and solid with no visible damage or misalignment. Repair as needed.
Windows	Windows - Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken	Windows shall be secure, shall operate as designed without undue effort, and shall be lockable from the inside.
Windows	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals	Window seals, glazing and weatherstripping shall be in good condition and function as designed. Repair as needed.
Windows	Windows - Peeling/Needs Paint	Interior window paint is peeling or missing	Window paint shall be intact and shall be determined free of lead hazards. Repair as needed, clean, prime and repaint following LBP protocols.

KHRC Rehabilitation Standards - UPCS Inspectable Items

Trash Collection Areas - Interior	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed	Trash collection chutes or devices must operate as designed for safe and sanitary disposal of garbage.
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Housing Trust Fund (HTF) FAQ
Appendices:
Uniform Physical Condition
Standards for Multifamily and
Single Family Housing
Rehabilitation

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Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation

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**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Site**

Inspectable Item	Observable Deficiency
Fencing and Gates	Damaged/Falling/Leaning
	Holes
	Missing Sections
Grounds	Erosion/Rutting Areas
	Overgrown/Penetrating Vegetation
	Ponding/Site Drainage
Health & Safety	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
Mailboxes/Project Signs	Mailbox Missing/Damaged
	Signs Damaged
Parking Lots/Driveways/Roads	Cracks
	Ponding
	Potholes/Loose Material
	Settlement/Heaving
Play Areas and Equipment	Damaged/Broken Equipment
	Deteriorated Play Area Surface
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space
Retaining Walls	Damaged/Falling/Leaning
Storm Drainage	Damaged/Obstructed
Walkways/Steps	Broken/Missing Hand Railing
	Cracks/Settlement/Heaving
	Spalling/Exposed rebar

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Exterior**

Inspectable Item	Observable Deficiency
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged Surface (Holes/Paint/Rusting/Glass)
	Damaged/Missing Screen/Storm/Security Door
	Deteriorated/Missing Caulking/Seals
	Missing Door
Fire Escapes	Blocked Egress/Ladders
	Visibly Missing Components
Foundations	Cracks/Gaps
	Spalling/Exposed Rebar
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Lighting	Broken Fixtures/Bulbs
Roofs	Damaged Soffits/Fascia
	Damaged Vents
	Damaged/Clogged Drains
	Damaged/Torn Membrane/Missing Ballast
	Missing/Damaged Components from Downspout/Gutter
	Missing/Damaged Shingles
	Ponding
Walls	Cracks/Gaps
	Damaged Chimneys
	Missing/Damaged Caulking/Mortar
	Missing Pieces/Holes/Spalling
	Stained/Peeling/Needs Paint
Windows	Broken/Missing/Cracked Panes
	Damaged Sills/Frames/Lintels/Trim
	Damaged/Missing Screens
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Peeling/Needs Paint
	Security Bars Prevent Egress

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Systems**

Inspectable Item	Observable Deficiency
Domestic Water	Leaking Central Water Supply
	Missing Pressure Relief Valve
	Rust/Corrosion on Heater Chimney
	Water Supply Inoperable
Electrical System	Blocked Access/Improper Storage
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	Missing Breakers/Fuses
Elevators	Missing Outlet Covers
	Not Operable
Emergency Power	Auxiliary Lighting Inoperable (if applicable)
Fire Protection	Missing Sprinkler Head
	Missing/Damaged/Expired Extinguishers
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Air Quality - Sewer Odor Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Elevator - Tripping
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards – Tripping Hazards
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
HVAC	Boiler/Pump Leaks
	Fuel Supply Leaks
	General Rust/Corrosion
	Misaligned Chimney/Ventilation System
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable
Sanitary System	Broken/Leaking/Clogged Pipes or Drains
	Missing Drain/Cleanout/Manhole Covers

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Common Areas**

Inspectable Item Location	Observable Deficiency
Basement/Garage/Carport	Baluster/Side Railings - Damaged
Closet/Utility/Mechanical	Cabinets - Missing/Damaged
Community Room	Call for Aid - Inoperable
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks
Kitchen	Ceiling - Peeling/Needs Paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew
Lobby	Countertops - Missing/Damaged
Office	Dishwasher/Garbage Disposal - Inoperable
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)
Storage	Doors - Damaged/Missing Screen/Storm/Security Door
	Doors - Deteriorated/Missing Seals (Entry Only)
	Doors - Missing Door
	Dryer Vent - Missing/Damaged/Inoperable
	Electrical - Blocked Access to Electrical Panel
	Electrical - Burnt Breakers
	Electrical - Evidence of Leaks/Corrosion
	Electrical - Frayed Wiring
	Electrical - Missing Breakers
	Electrical - Missing Covers
	Floors - Bulging/Buckling
	Floors - Floor Covering Damaged
	Floors - Missing Floor/Tiles
	Floors - Peeling/Needs Paint
	Floors - Rot/Deteriorated Subfloor
	Floors - Water Stains/Water Damage/Mold/Mildew
	GFI - Inoperable
	Graffiti
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged
	HVAC - General Rust/Corrosion
	HVAC - Inoperable
	HVAC - Misaligned Chimney/Ventilation System
	HVAC - Noisy/Vibrating/Leaking
	Lavatory Sink - Damaged/Missing
	Lighting - Missing/Damaged/Inoperable Fixture
	Mailbox - Missing/Damaged
	Outlets/Switches/Cover Plates - Missing/Broken
	Pedestrian/Wheelchair Ramp
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator - Damaged/Inoperable
	Restroom Cabinet - Damaged/Missing

Inspectable Item Location	Observable Deficiency
	Shower/Tub - Damaged/Missing
	Sink - Missing/Damaged
	Smoke Detector - Missing/Inoperable
	Stairs - Broken/Damaged/Missing Steps
	Stairs - Broken/Missing Hand Railing
	Ventilation/Exhaust System - Inoperable
	Walls - Bulging/Buckling
	Walls - Damaged
	Walls - Damaged/Deteriorated Trim
	Walls - Peeling/Needs Paint
	Walls - Water Stains/Water Damage/Mold/Mildew
	Water Closet/Toilet - Damaged/Clogged/Missing
	Windows - Cracked/Broken/Missing Panes
	Windows - Damaged Window Sill
	Windows - Inoperable/Not Lockable
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound
	Windows - Peeling/Needs Paint
	Windows - Security Bars Prevent Egress
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Air Quality - Sewer Odor Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Pools and Related Structures	Fencing - Damaged/Not Intact
Trash Collection Areas	Chutes - Damaged/Missing Components

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Unit**

Inspectable Item	Observable Deficiency
Bathroom	Bathroom Cabinets - Damaged/Missing
	Lavatory Sink - Damaged/Missing
	Plumbing - Clogged Drains, Faucets
	Plumbing - Leaking Faucet/Pipes
	Shower/Tub - Damaged/Missing
	Ventilation/Exhaust System – Absent/Inoperable
	Water Closet/Toilet - Damaged/Clogged/Missing
Call-for-Aid (if applicable)	Inoperable
Ceiling	Bulging/Buckling/Leaking
	Holes/Missing Tiles/Panels/Cracks
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged/Missing Screen/Storm/Security Door
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting
	Deteriorated/Missing Seals (Entry Only)
	Missing Door
Electrical System	Blocked Access to Electrical Panel
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	GFI - Inoperable
	Missing Breakers/Fuses
	Missing Covers
Floors	Bulging/Buckling
	Floor Covering Damage
	Missing Flooring Tiles
	Peeling/Needs Paint
	Rot/Deteriorated Subfloor
	Water Stains/Water Damage/Mold/Mildew
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges

Inspectable Item	Observable Deficiency
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Hot Water Heater	Misaligned Chimney/Ventilation System
	Inoperable Unit/Components
	Leaking Valves/Tanks/Pipes
	Pressure Relief Valve Missing
	Rust/Corrosion
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged
	Inoperable
	Misaligned Chimney/Ventilation System
	Noisy/Vibrating/Leaking
	Rust/Corrosion
Kitchen	Cabinets - Missing/Damaged
	Countertops - Missing/Damaged
	Dishwasher/Garbage Disposal - Inoperable
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator-Missing/Damaged/Inoperable
	Sink - Damaged/Missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable
Lighting	Missing/Inoperable Fixture
Outlets/Switches	Missing
	Missing/Broken Cover Plates
Patio/Porch/Balcony	Baluster/Side Railings Damaged
Smoke Detector	Missing/Inoperable
Stairs	Broken/Damaged/Missing Steps
	Broken/Missing Hand Railing
Walls	Bulging/Buckling
	Damaged
	Damaged/Deteriorated Trim
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Windows	Cracked/Broken/Missing Panes
	Damaged Window Sill
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Inoperable/Not Lockable
	Peeling/Needs Paint
	Security Bars Prevent Egress

**Uniform Physical Condition Standards for Single Family Housing Rehabilitation –
Requirements for Site**

Inspectable Item	Observable Deficiency
Fencing and Gates	Damaged/Falling/Leaning
	Holes
	Missing Sections
Grounds	Erosion/Rutting Areas
	Overgrown/Penetrating Vegetation
	Ponding/Site Drainage (affecting unit)
Health & Safety	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Play Equipment – Broken or Damaged
	Hazards – Other (e.g., outbuildings)
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Mailboxes/Project Signs	Mailbox Missing/Damaged
	Signs Damaged
Driveways	Cracks
	Potholes/Loose Material
	Settlement/Heaving
Retaining Walls	Damaged/Falling/Leaning
Storm Drainage	Damaged/Obstructed
Walkways/Steps	Broken/Missing Hand Railing
	Cracks/Settlement/Heaving
	Spalling

Appendix B: Uniform Physical Condition Standards for Single Family Housing Rehabilitation

Requirements for Building Exterior

Inspectable Item	Observable Deficiency
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged Surface (Holes/Paint/Rusting/Glass)
	Damaged/Missing Screen/Storm/Security Door
	Deteriorated/Missing Caulking/Seals
	Missing Door
Foundations	Cracks/Gaps
	Spalling/Exposed Rebar
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
Lighting	Infestation - Rats/Mice/Vermin
	Broken Fixtures/Bulbs
Roofs	Damaged Soffits/Fascia
	Damaged Vents
	Damaged/Clogged Drains
	Damaged/Torn Membrane/Missing Ballast
	Missing/Damaged Components from Downspout/Gutter
	Missing/Damaged Shingles
Walls	Ponding
	Cracks/Gaps
	Damaged Chimneys
	Missing/Damaged Caulking/Mortar
	Missing Pieces/Holes/Spalling
	Stained/Peeling/Needs Paint
Windows	Broken/Missing/Cracked Panes
	Damaged Sills/Frames/Lintels/Trim
	Damaged/Missing Screens
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Peeling/Needs Paint
	Security Bars Prevent Egress

Requirements for Unit

Inspectable Item	Observable Deficiency
Bathroom	Bathroom Cabinets - Damaged/Missing
	Lavatory Sink - Damaged/Missing
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Shower/Tub - Damaged/Missing
	Ventilation/Exhaust System – Inoperable (if applicable)
	Water Closet/Toilet - Damaged/Clogged/Missing
Ceiling	Bulging/Buckling
	Holes/Missing Tiles/Panels/Cracks
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged/Missing Screen/Storm/Security Door
	Damaged Surface - Holes/Paint/Rusting/Glass
	Deteriorated/Missing Seals (Entry Only)
	Missing Door
Electrical System	Blocked Access to Electrical Panel
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	GFI - Inoperable
	Missing Breakers/Fuses
	Missing Covers
Floors	Bulging/Buckling
	Floor Covering Damage
	Missing Flooring Tiles
	Peeling/Needs Paint
	Rot/Deteriorated Subfloor
	Water Stains/Water Damage/Mold/Mildew
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
	Hot Water Heater
	Inoperable Unit/Components

Inspectable Item	Observable Deficiency
	Leaking Valves/Tanks/Pipes
	Pressure Relief Valve Missing
	Rust/Corrosion
HVAC System	Inoperable
	Misaligned Chimney/Ventilation System
	Noisy/Vibrating/Leaking
	Rust/Corrosion
Kitchen	Cabinets - Missing/Damaged
	Countertops - Missing/Damaged
	Dishwasher/Garbage Disposal – Leaking/Inoperable
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator-Missing/Damaged/Inoperable
	Sink - Damaged/Missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable
Lighting	Missing/Inoperable Fixture
Outlets/Switches	Missing
	Missing/Broken Cover Plates
Patio/Porch/Balcony	Baluster/Side Railings Damaged
Smoke Detector	Missing/Inoperable
Stairs	Broken/Damaged/Missing Steps
	Broken/Missing Hand Railing
Walls	Bulging/Buckling
	Damaged
	Damaged/Deteriorated Trim
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Windows	Cracked/Broken/Missing Panes
	Damaged/Rotting Window Sill
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Inoperable/Not Lockable
	Peeling/Needs Paint
	Security Bars Prevent Egress

HOUSING REHABILITATION MATERIAL APPLICATION STANDARDS

IMPORTANT

Please read material application & performance standards carefully.

Contractor will obtain and pay for all necessary licenses, permits and privileges required in his work, and perform all work in strict accordance with the laws and ordinances in force in the State of Kansas, and in the locality in which this work is to be performed. Contractor will investigate what Federal, State, or Municipal laws and requirements are applicable and comply with all in an approved manner.

Lead Safe Work Practices will be implemented on all homes built prior to 1978.

SHOULD THERE BE ANY CONFLICTS BETWEEN THESE SPECIFICATIONS AND THE WORK WRITE-UP; THE PROJECT INSPECTOR SHOULD BE CONTACTED FOR A FINAL DETERMINATION.

CARPENTRY SPECIFICATIONS

A. Concrete Work

1. The concrete mix shall be 3,000 pounds transit mix or with a 5 1/2 sack mix for both interior and exposed concrete.
2. No concrete shall be poured on frozen ground.
3. All concrete flat work must be over a 2" layer of gravel/sand on compacted earth and be reinforced properly.
4. All flat work concrete must be a minimum of 4" thick with 1/2" pre-molded asphalt or non-bituminous fiber-filled material expansion joints at entrance platforms, steps, intersections with driveways or walks, and in long runs at least every 50'.
5. Control joints must be provided at no more than 5' intervals for sidewalks and 20' intervals for floors, concrete drives, and parking slabs.
6. Footings must be below the freeze line, 8" thick, and reinforced properly with rebar.
7. Foundation walls must be 8" wide and reinforced properly with rebar.

CONTRACTOR MUST CALL FOR A SITE INSPECTION AFTER SITE IS READY FOR CONCRETE AND 24 HOURS PRIOR TO POURING. AFTER 24 HOURS HAS ELAPSED CONTRACTOR MAY PROCEED. NOTIFY THE PROJECT INSPECTOR.

B. Masonry Work

1. No masonry work shall be done when the temperature of the surrounding air is likely to cause freezing.
2. All joints must be completely filled with mortar.
3. All brick, stone, or block used should match, if possible, adjacent work. The owner(s) must approve samples before starting the work, unless the work is to be painted or covered.
4. Soft salmon type brick shall not be allowed.
5. Tuck-pointing shall only be done after the joints have been raked out to a minimum depth of 1/2" and wetted.
6. All damaged, loose, or salmon brick, in area to be rebuilt, must be removed until sound brickwork is encountered.
7. New brick patches must be toothed into and match in the existing work in site, joints, and bond.
8. Veneer brickwork must be tied to frame wall with galvanized wall ties on every third course, 32" on center, and shall conform to above specifications.

9. All new retaining walls over 24" high must have #4 steel dowels placed every 2' and be imbedded at least 6" into the footings.
10. Retaining wall footings shall be three times the thickness of the wall in width and 8" deep, containing three (3) #4 steel rebar.
11. All retaining walls over 24" high shall have weep holes at grade level at 8' intervals.
12. All block replacement foundation walls shall have a galvanized steel bed reinforcement (8" mesh) in 2nd course and 5th course of block. Concrete block or poured wall may be used for all foundation walls.

C. Grade

Shall mean backfill along foundation with topsoil and provide sufficient slope in finish grade to provide drainage away from house.

D. Framing Lumber

1. Must be No. 3 Southern Pine, SB, SPF, standard grade, or better.
2. Studs must be Stud Grade.
3. Allowable spans for floor, roof, and ceiling joists no greater than 24" centers.
4. Bearing partition stud walls may not be less than 2" x 4" studs with dimension perpendicular to the wall, 16" on center.
5. Floor joist spacing may be no more than 16" on center when 25/32" flooring is to be applied directly to the joist; or, 16" on center when any lesser thickness of finish flooring is to be laid over a sub-floor.
6. Gutting of structural members shall not be done without the approval of the Project Inspector.

E. Sub-Flooring

1. Plywood shall be Southern Yellow Pine (SYP), 1/2" minimum where 25/32" finished flooring is to be laid or 5/8" where resilient flooring is to be laid and joists are not over 16" on center.
2. Nail plywood sub-floor to joint at each bearing with No.8 cemented or galvanized, or No. 6 threaded nails spaced 6" on center along all edges, and 10" on center along intermediate members.
3. Install plywood with outer piles at right angles to the joists and staggered so that the end joists in adjacent panels bear on different joists.

4. Common boards used as sub-flooring shall not be over 11" wide or less than 3/4" thick when laid on joist spaced 10" on center, and shall be laid diagonally if hard wood flooring is laid.
 5. Nail boards with No. 8 box nails or No. 6b threaded nails, as follows:
 - a. Two (2) nails in 3" boards.
 - b. Two (2) nails in 4" boards.
 - c. Three (3) nails in 6" boards.
 - d. Four (4) nails in 8" boards.
 - e. Five (5) nails in 12" boards.
- F. Underlayment
1. Shall be 3/8" structural grade plywood or 1/4" underlayment.
 2. Nail underlayment with cement coated, rosin coated, or ring shank nails placed on 4" centers on all edges and over the face of each piece.
 3. Cement Board in high moisture area installed using Manufacturer Specifications
- G. Finish Flooring
1. Strip Wood Flooring
 - a. Material must be softwood with 25/32" minimum thickness.
 - b. Shall be 3 1/4" maximum width.
 - c. Nails shall be as recommended by flooring manufacturer. Blind nail tongue and groove flooring, driving nail at an approximate angle of 50 degrees. Space nails every 10" to 12" on center.
 2. Sheet Vinyl Flooring
 - a. Minimum 0.065" gauge overall thickness.
 - b. Shall be 0.025" gauge wear layer, 10' wide rolls.
 - c. The owner(s) shall be shown at least three (3) samples to select from a quality that will cost no more than \$20 per yard including installation.
 - d. Mastic shall be as recommended by flooring manufacturer. (No gluing only along the edges will be allowed).
 - e. All joints and cracks in base shall be filled, smoothed, and leveled.
 - f. Where irregular floor conditions exist, install underlayment to receive vinyl flooring.
 - g. Layout to minimize joints in vinyl flooring. Small strips or patching will not be allowed.
 - h. Owner(s) shall sign color sample.
 3. Carpeting and Padding
 - a. The owner(s) will select from at least three (3) carpet samples.

- b. Based on a specified allowance, not to exceed more than \$20 per yard including installation.
- c. Owner(s) shall sign color sample.
- d. Where irregular floor conditions exist, install underlayment to receive carpet.
- e. Carpet shall be stain and soil resistant treated, FHA approved, and installed in strict accordance with manufacturer's specifications.
- f. Padding shall be, FHA approved, and installed according to manufacturer's specifications.

CARPET WILL NOT BE ALLOWED IN BATHROOMS, KITCHENS, AND UTILITY ROOMS.

H. Finish Lumber

- 1. Shall be free from tool marks and other objectionable defects.
- 2. Solid lumber and miscellaneous trim for interior finish shall be vinyl or solid stock white pine, if stained. Finger joints, allowed if painted.
- 3. All exterior solid lumber and trim shall be sealed against the weather. Exterior porches and all wood meeting the ground shall be treated lumber.
- 4. Porches shall have a top, intermediate, and bottom railing.

I. Exterior Doors

- 1. Doors:
 - a. Shall be new, wood flush, particle core, exterior grade, and standard entrance doors with window light. A pre-hung insulated steel door may also be used.
 - b. Shall conform to the thickness of the doorjamb and be hung on three (3) 3 1/2 x 3 1/2" butt hinges, flush mounted.
 - c. Shall have a minimum 10" x 10" glass window installed or peep hole (client to decide).
 - d. Replacement shall include weather stripping, installation of door sweeps, locksets, and hinges.
 - e. After installation, doors are to be neat in appearance and operate smoothly to insure an airtight seal.
 - f. Replacement doors are to be finished as per painting specifications.
- 2. Weather Stripping:
 - a. All existing weather-stripping (W/S) is to be removed prior to the installation.
 - b. W/S shall be installed on both sides and top of doorjamb and shall be Q-Ion (Vinyl clad foam) with aluminum back or equivalent.
 - c. The doorstop shall be caulked as needed to complete the airtight seal.
 - d. Adjust door as necessary to insure airtight seal with the W/S.
 - e. The installation is to be airtight, neat in appearance, without buckling or gaps, and installed in such a manner that it is considered permanent.

3. Sweeps:
 - a. Sweeps are to be a metal strip with a vinyl or neoprene insert installed according to the manufacturer's instructions.
 - b. Install on the inside of doors that open inward or on the exterior of doors that open outward, so as not to interfere with the smooth operation of the door.
 - c. Must be installed with mounting screws no further than two inches (2") from each end.
 - d. Bottom edge of the sweep is to touch the threshold for proper seal.
 4. Locksets:
 - a. Locksets to be installed on exterior doors must be of a keyed type.
 - b. Install according to manufacturer's specifications.
 - c. Two (2) working keys are to be supplied to the client when the new lockset is installed.
 5. Thresholds:
 - a. Shall saddle try type with door bottom.
 - b. Are to fit snugly between the jambs and fasten with screws, and form an airtight seal between door and threshold.
 6. Garage Door
 - a. Must be a 25 gauge galvanized Door
 - b. Must be insulated
- J. Storm Doors
1. Shall mean aluminum clad, solid core construction with baked-on finish, self-storing design to contain two glass panels and one, full-size screen panel. Similar in quality to the Cole Sewell "Solid Saver" Model 530.
 2. Shall have closures and hardware including stop springs.
 3. Adjust for proper tension and operation.
 4. Shall have corner bracing for additional support.
- K. Windows
1. Frames, sill, sash, trim, and hardware shall match existing work in design and dimension unless otherwise specified in the work write-up.
 2. New windows shall be single hung double pane insulated vinyl, aluminum, or wood frame, equal to or better than Columbia Industries C-1600 with screens.

3. Positive locking devices ("cam action" sash locks) shall be provided on all windows, which are accessible from the exterior, and all existing interior finish hardware shall be made operative or replaced.
 4. Finish per painting specifications.
 5. Glass and Glazing (for glass replacement).
 - a. Windows shall be glazed or re-glazed, where required, with single strength clear grade B glass.
 - b. Window glazing shall be oil base and contain no asbestos or lead.
 6. Putty shall consist of pure linseed oil, pure whiting, natural color, or standard commercial grade putty.
 7. Prime all wood sash before the placing of putty.
 8. Glass shall be bedded in putty and secured in place with glazier points and face puttied. All excess putty shall be removed and all glass left clean.
- L. Storm Windows
1. Are to be standard aluminum frames, self-storing, with removable sash and screen section similar in quality to the Columbia Series 400.
 2. Adjust for proper tension and operation.
 3. Shall have corner bracing for additional support.
- M. Stucco
1. Mortar for all applications shall consist of one (1) part Portland cement to not less than three (3) or more than five (5) parts of damp loose aggregate by volume. Hydrate lime may be used but shall not exceed 10 percent by weight or more than 25 percent by volume of the cement used.
 2. The temperature of the surrounding air shall not be less than 40 degrees F. during application and for at least 48 hours thereafter.
 3. Surfaces to receive stucco shall be covered with 3.40 pounds per square yard metal lath lapped at end and sides a minimum of 1", and nailed 10" on center vertically and 6" on center horizontally.
 4. Apply a minimum of two (2) or three (3) coats. The final coat shall not be applied sooner than seven (7) days after the preceding coat. Before applying the final coat, the surface shall be dampened evenly to obtain uniform suction.
 5. Apply two (2) coats on masonry to a minimum thickness of 5/8".
 6. Apply three (3) coats over wood surfaces to a minimum thickness of 7/8".

7. Prior to stucco being painted, it shall be washed down with 5 percent muriatic acid solution and rinsed clean with clear water.
8. Patching of stucco, when called for in the Work Write-Up, shall include the removal of all loose material encountered until sound construction is reached, including the removal of rotted or deteriorated lath.

N. Plastering

1. Gypsum plaster materials shall be standard commercial brands.
2. Mixing and application of gypsum plasters shall be in accordance with American Standard Specifications for Gypsum Plastering.
3. Apply plaster in three (3) coats and in two (2) coats double up work-minimum thickness 1/2".
4. Gypsum lath shall be applied with long dimension across supports and with end joints staggered.
5. Nail gypsum lath with 12 or 13 gauge lathing nails having approximately 3/8" heads spaced not more than 4" on center with a minimum of four (4) nails in each lath. Use six (6) nails for 24" wide lath. Length of nail shall be that which shall provide at least 1" penetration in horizontal supports and 3/4" penetration in vertical supports.
6. Gypsum lath shall not be used as a base for Portland cement plaster.
7. Wood lath shall be securely nailed and wetted down prior to applying plaster.
8. Metal lath shall be applied according to manufacturer's directions whether used for patching or new work.
9. Patching of plaster, when called for in the Work Write-Up, shall include the removal of all loose material encountered until sound construction is reached, including the removal of rotted or deteriorated lath. Crack repair in plaster walls shall be cut out to a depth of not less than 1/4" and a width of 1/4". All areas are to be wetted thoroughly before applying plaster filler.

O. Wallboard

1. Shall be tape joint gypsum board, carefully fitted and sized prior to nailing in place. Minimum thickness is to be 1/2".
2. Water resistant gypsum board is to be installed on bathroom walls, or any high moisture area.
3. All joints are to be staggered.
4. Nails or sheetrock screws shall be driven with their shanks perpendicular to the face of the board and seated below the surface of the board without breaking the paper, in accordance with the following:

<u>Thickness</u>	<u>Ceiling</u>	<u>Side Walls</u>	<u>Type of Nail</u>
1/2"	7" O.C. 5" O.C.	No. 4 glue coated	
5/8"	6" O.C. 7" O.C.	1-7/8 6d cement coated	

5. Perforated Tape Mix:

- a. Shall comply with the recommendation of the manufacturer. A minimum temperature of 55 degrees F. shall be maintained in the room where the work is done until the cement is completely dry. Follow manufacturer's directions for application.
- b. Over joints, the tape shall be embedded in cement and covered with a thin layer of cement. A second and third coat shall be applied. Each coat shall be dry before applying the next coat. Each coat shall be feather-edged and extended beyond the previous coat, approximately 2". The finish coat shall be sanded lightly and imperfections filled in prior to any painting or decorating.
- c. Check to see that all nails have been driven so that their heads are below the surface without breaking the paper. Cover nails with three (3) applications of cement, allowing time to dry between each coat painted or other decoration.
- d. The final coat shall be sanded lightly before application of inside corners and shall be reinforced with tape imbedded in cement and finished the same as b. over joints.
- e. Outside wood molding, metal molding, or metal corner reinforcement shall protect corners. Metal corner re-enforcement shall be finished with two (2) coats of cement, as specified.
- f. Provide metal edge trim where wallboard edge abuts dissimilar material.

6. Finish to match existing texture.

P. Ceilings

1. Acoustical tile or 2' x 4' drop grid ceilings may be used.
2. Furring strips, when called for, shall be a minimum of 3/4" x 2" and attached with #8 nails driven through to ceiling joists at 10" intervals.
3. Suspended Ceilings
 - a. Exposed T-Bar, as specified, installed in strict accordance with manufacturer's recommendations.
 - b. Unexposed T-Bar, as specified, installed in strict accordance with manufacturer's recommendations.
4. Plaster/ Drywall
 - a. Use a heavy textured spray finish, when required, to repair cracked plaster and/or cracks in ceiling board.

Q. Siding Repairs/Replacement

1. Repairs of siding shall match material of existing siding.

2. Installation of siding shall be 12" lap hard board and/or Fiber cement. siding, unless otherwise noted on the Work Write-Up. Paint as called for in the painting specifications.
 3. Remove siding only when called for in Work Write-Up.
 4. Vinyl Siding:
 - a. Shall be 40 mills (.040") thick or better.
 - b. Colored completely through.
 - c. Siding shall be installed over a minimum ¼" fan fold foam core, and shall carry a lifetime warranty for defects in material and color fading.
 - d. Warranty shall be placed in the owner(s) name and the contractor shall send all documentation to the company with a copy to the client.
 - e. Installation shall include wrapping all windows, soffit, fascia, porch ceiling, and pillars, et al.
 - f. Any exterior painted surfaces (including window sash) not wrapped shall be painted according to the painting specifications.
 - g. Owner(s) shall pick one siding color and one trim color from samples of siding and a complimentary trim color.
 - h. Owner(s) shall sign sample of color choice. No bright or "hot" colors allowed.
- R. Caulking
1. Caulk shall be appropriate for materials being sealed. All caulk shall have a material life of at least 15 years.
 2. Fully caulk around the following areas:
 - a. Window and door frames - all sides.
 - b. Where different materials meet.
 - c. Inside and outside corner trim boards.
 - d. Between foundation and wall plates or siding.
 - e. Around vents, fans, and window air conditioners.
- S. Interior Doors
1. Shall be 1-3/8" hollow core.
 2. Must be stained or painted to owner's option.
 3. Complete with hardware and latch set.
- T. Wallpapering - Not Allowed
- U. Water Resistant Paneling
1. 1/8" thick, vinyl coated paneling recommended by the manufacturer for high moisture areas. Complete with vinyl trim at all joints.

2. Secure to sound backing using adhesive as recommended by manufacturer.
3. Owner(s) to select color and pattern from manufacturer's standard items. Owner(s) to sign sample selection.
4. Shall not be used as shower/tub surround.

V. Wood Paneling

1. Shall be 3/32" minimum thickness.
2. APA A-D interior paneling.
3. Furnish and install wood trim as required for a complete installation. Stain trim to match paneling.
4. Paneling to be selected by owner(s) based on specified allowance.
5. Owner(s) to sign sample of selection.

W. Kitchen Cabinets

1. Job Built:
 - a. Shall be 3/4" fir or birch plywood with solid wood band on all exposed edges.
 - b. Stain a minimum of two (2) coats of lacquer (selected by owner(s)).
2. Factory Built:
 - a. Residential grade, standard construction for wood cabinets.
 - b. Standard stain finish (selected by owner(s)).
 - c. Laminated (heat and stain resistant) counter top and edge trim with back splash.
3. Upper Cabinets:
 - a. Two (2) adjustable shelves.
 - b. Doors complete with hardware.
4. Base Cabinets:
 - a. Continuous drawers with standard glides across top section of all cabinets except sink area.
 - b. One (1) adjustable shelf behind doors - all areas below drawer sections.
 - c. Laminated (heat and stain resistant) counter top and edge trim with back splash.
 - d. Cabinets complete with hardware.

- X. Insulation - All insulation material shall be cellulose, unless otherwise specified in the Work Write-Up.
All attics must be insulated to a R-38, where possible.

1. Insulation Barrier:
 - a. Install insulation barriers specifically manufactured for use with the type of insulation installed.
 - b. Installation is to be in accordance with manufacturer's recommendations.
 - c. All chimneys, flues, recessed lights, and furnaces are to have insulation barriers around them.
2. Gable Vents:
 - a. Openings are to be cut with close tolerance to insure a watertight fit.
 - b. Vent is to be nailed or screwed into the frame.
 - c. All damaged siding is to be repaired or replaced. Siding without sheathing behind it is to have the vent framed in and mounted on the frame to insure a tight fit.
 - d. Ventilation ratio shall be not less than 1/300.
3. Roof Vents:
 - a. Roof vents are to be prepared and cut to close tolerance to insure a watertight fit.
 - b. The hole in the roof shall be no smaller than the throat size of the vent being installed so as not to restrict airflow.
 - c. Discarded materials are not to be dropped into the attic area. The Contractor shall remove discarded materials from the work site.
 - d. Vents (galvanized or aluminum) are to be sealed and nailed with galvanized or aluminum nails.
 - e. If the high/low method is used in installing roof vents, 50 percent of the vents must be located in the upper portion to be ventilated at least 3' above lower vents, with the remaining 50 percent of the required ventilation provided by eave, soffit, or roof vents.
 - f. In the case of the high/low method of ventilation, a ratio shall not use less than 1/150.
 - g. Vents are to appear evenly spaced from the ground and be neat in appearance.
4. Soffit Vents:
 - a. Vents are to be installed to insure free ventilation space to the attic area.
 - b. Vents are to be evenly spaced and a uniform distance from the sidewall.
 - c. Vents are to be screwed to the soffit.
5. Attic Access:
 - a. R-19 batt insulation is to be stapled or nailed to the top of the door.
 - b. Insulated manufactured doors may also be used. Insulation dams are to be constructed from 1" x 10" or better and are to be used to hold back attic insulation.
 - c. All attic accesses are to be weather-stripped using foam, tubular, or metal flap weather strip, nailed, or placed on the jamb.
 - d. When rebuilding an attic access, use 1" x 4" for the jamb and doorstop to form the flange. The door itself can be made of 3/4" plywood and insulated with R-19 batt insulation. 1" x 4", or smaller, is to be used as casing. The door and

surrounding area is to be airtight. Damaged ceiling area is to be repaired with like materials, all wood installed is to be sealed against moisture.

6. Floor Insulation:
 - a. R-13 batt insulation is to be installed between floor joists, unless otherwise specified.
 - b. Insulation is to be secured with nails, staples, or wire.
 - c. The vapor barrier shall be towards the conditioned side.
7. Duct Insulation:
 - a. All loose joints on hot air ducts (also air conditioning ducts in attics) shall be sealed to prevent air leakage.
 - b. The ducts are to be wrapped using a standard R-5 or better vinyl wrapped fiberglass batt or standard duct wrap.
 - c. Cellulose can be blown against the ductwork to hold the insulation.
 - d. Duct insulation installed in a basement or crawl space is to have a vapor barrier installed to the outside.
8. Wall Insulation:
 - a. Walls shall be insulated to a minimum of R-13.
 - b. Building codes shall be considered regarding knob and tube wiring situations.
 - c. All exterior walls are to be insulated.
 - d. Siding is to be removed and replaced.
 - e. Damaged siding is to be replaced.
 - f. All sidewall insulation shall be densely packed cellulose.
9. Perimeter Insulation:
 - a. R-13 faced fiberglass is to be securely fastened to the underside of the floor, extending down the boxing area, unless otherwise specified.
 - b. Covers the inside foundation wall and then out into the crawlspace at least 2'.
 - c. Vapor barrier, shall be 6 mil plastic with 2' overlapped seams.
10. Insulation Material (Mineral):
 - a. Fiber Material or Product:
 - (1) Blanket batt conformance to F.5. HH-1-521E and ASTM C665-70.
 - (2) Board conformance to F.5. HH-1-526C and ASTM C612-70 or C726-72.
 - (3) Duct Material Conformance to F.5. HH-1-558B.
11. Insulation Material (Organic Fiber):
 - a. Cellulose conformance to HH-1-515D dated April 1988.
 - b. Block and Board conformance to F.S. LLL-12-525A and ASTM C208-72 and fire safety requirements.
12. Water Heater Blanket:

- a. Specifically manufactured for the purpose.
- b. Minimum R-5.
- c. Capable of meeting a flame spread classification not to exceed 150 (per ASTM E-84).

PLUMBING AND HEATING SPECIFICATIONS

A. Water Piping

- 1. Above ground shall be type L copper tubing with copper solder joint fittings made up with 95-5 solder as recommended by manufacturer or PEX.
- 2. Connections to valves shall be made with N.P.T. to solder adapters.
- 3. Schedule 40 PVC cold plastic water pipe may also be used for water piping and Schedule 40 CPVC for hot plastic water piping.
- 4. All plastic water pipe shall be supported every 4'.
- 5. The site of new pipes shall be in conformance with the Uniform Plumbing Code. Valves shall be 150# brass with ends similar to fittings. Valves shall be provided at each piece of equipment to permit removal without shutting off service. Unions will be provided to permit removal of equipment without cutting pipe.
- 6. Supply lines to faucets shall be flex lines or copper tubing.
- 7. Shut-offs is required on all supply lines.

B. Plumbing Fixtures

- 1. Trim shall be chrome plated and supplies to each water closet shall be provided with stop valves to permit removal without shutting off service.
- 2. All plumbing fixtures and trim called for in the Work Write-Up shall be of standard grade equal to American Standard, Crane, or Kohler.
- 3. Shower shall have a rod and shower curtain installed, at minimum.

C. Kitchen Equipment

- 1. Sink shall be double compartment stainless steel or enameled steel with self-sealing edge.
- 2. Refrigerator shall be a minimum 18 cu. ft., self-defrosting, 2-door unit appliance.
- 3. White or Almond (major brand mid priced model).
- 4. Ranges shall be electric or gas, with oven and oven light, and timer. White or Almond (major brand mid-priced range).
- 5. Gas ranges shall be attached to the gas supply with a steel flex gas line and shut off.

D. Heating Systems

- 1. Every heater that is existing or installed must be equipped with the following:

- a. One hundred percent safety.
 - b. Code approved, metalbestos vent.
 - c. Proper gas piping and stops, installed in accordance with recommendations of the Uniform Plumbing Code.
 - d. Shut-off valves.
 - e. All transite vents are to be removed.
 - f. Blower.
 - g. New Thermostat.
2. If no local codes, must meet National Gas Code (NGC).
 3. All new heating plants shall be sized and installed to provide sufficient proper heating and proper distribution for the size and requirements of the individual house. HVAC systems shall not be oversized by more than 15 percent.
 4. New furnaces shall be a minimum of 80 percent efficient, forced air with a warranty of not less than ten years. 90% efficient furnaces shall be sealed combustion.
 5. No outside units or attic units shall be installed or units in crawl space unless specified in the Work Write-Up.
 6. No flexible ductwork is allowed unless approved by inspector at the bid conference.
 7. No open return air is allowed. All ductwork is to be included in bid.
 8. All ductwork shall be sealed using mastic (example RCD #6).
 9. All ductwork in unconditioned spaces shall be insulated.
 10. Furnace and/or air conditioner shall be on separate circuits.
 11. All appliances must be installed in accordance with manufacturer's specifications.
 12. Must have easy access to filter.
 13. If furnace is in basement, it must be raised a minimum of 2".
 14. Plenum must be installed to receive future A-coil.

E. Water Heaters

1. Water heaters, existing or installed, shall have the following:
 - a. Pressure and temperature relief valve.
 - b. Proper vent, gas piping, and shut off.
 - c. All transite vents to be replaced with code approved vent.
2. Pressure and temperature relief valves shall be extended within 2' of the floor, but no closer than 6".

NOTE: All cutting of walls, floors, ceilings, partitions, etc., for the purpose of rehabilitation work and the air sealing of openings around same, including the removal of all debris caused thereby, shall be performed by the contractor performing the work. Repairs shall match existing materials, be finished to a smooth condition, and painted. (Refer to applicable Specifications for details.)

SHOULD THERE BE ANY CONFLICTS BETWEEN THESE SPECIFICATIONS AND THE WORK WRITE-UP, THE PROJECT INSPECTOR SHOULD BE CONTACTED FOR A FINAL DETERMINATION.

ELECTRICAL SPECIFICATIONS

All electrical work shall be in conformance with the National Electrical Code (NEC)

A. Wiring Devices

1. Single pole room lighting switches and three-way and four-way switches shall be UL approved.
2. Plug-ins shall be standard grounded receptacles except for plug-ins within 6' from water source shall be GFI.
3. Plates for all switches and receptacles shall be non-conducting type (including screws) and UL approved.
4. Dryer shall have separate 220 circuit.
5. Furnace, air conditioner, refrigerator, dishwasher, and stove shall have separate circuit.
6. Garbage disposal shall have separate circuit(s) and wall switched receptacle.

B. Lighting Fixtures

1. Contractor shall provide all lighting fixtures complete with lamps, glassware, mounting hardware, frames and trim, stems, ballasts, sockets, etc., to provide a complete operating UL approved fixture at each location, as called for in the Work Write-Up. Energy efficient compact fluorescents bulb(s) are required in all replaced fixtures.
2. Porcelain lamp-holders are prohibited unless approved by the Project Inspector.

C. Panel Boards

1. Shall be UL approved, with the minimum components as listed:
 - a. NEMA 1 enclosure for indoor and NEMA 3R for exterior use.
 - b. 200A mains (minimum) unless noted otherwise.
 - c. 200A 2-pole main breaker (minimum) unless otherwise noted.
 - d. Seven (7) 1-pole branch breakers (minimum).
 - e. 2-pole breakers as required.
 - f. Separate/Neutral.
 - g. Separate ground bar.
 - h. Additional equipment as required meeting the National Electrical Code (NEC).

* Unless specified differently by inspector.

D. Wire

1. Wire and cables shall be copper.
2. All wire and cable shall comply with the standardization rules of the AIEE as to conductivity and shall be free from kinks, splices, and defects when installed. Conductors shall be in accordance with the requirements of IPCEA Publication's latest edition.
3. All wire used in this project shall be new and shall be identified by type and by manufacturer.
4. Branch circuit wiring shall be non-metallic sheath Type NM.
5. Service conductors shall be Type XHHW.
6. All wiring shall be concealed in wall, ceiling, or floor cavities. Wiring required to be exposed shall, be installed in intermediate grade metal conduct.
7. All receptacles and other electrical equipment, except light fixtures, shall have a separate equipment ground conductor bonded to their metal cases, frames, etc. (except as noted).

E. Lightning Arresters

1. 175 v., 2-pole lightning arresters shall be installed per NEC.
2. Rewiring of house shall meet NEC.

F. Smoke Alarms

1. Install a 10-year Lithium battery smoke alarms unless rewiring house.
2. If rewiring, install hardwired smoke alarms.

Note: All cutting of walls, floors, ceilings, partitions, etc., for the purpose of rehabilitation work and the air sealing of openings around same, including the removal of all debris caused thereby, shall be performed by the contractor performing the work. Repairs shall match existing materials, be finished to a smooth condition, and painted. (Refer to applicable Specifications for details.)

CONTRACTOR MUST OBTAIN PRIOR WRITTEN APPROVAL FROM OWNER(S) BEFORE REMOVING FROM THE PREMISES ANY REUSABLE ITEMS, WHICH HAVE BEEN REPLACED.

PAINTING AND VARNISHING SPECIFICATIONS

Preparation and painting of all surfaces shall be completed in accordance with HUD's "Safe Work Practices".

A. Preparation of Surface

1. Exterior:

- a. Wood surfaces to be painted or varnished shall be prepared in accordance with HUD's Safe Work Practices in the removal of loose, chipping and peeling paint, rough spots, and any obvious oil and/or grease that may be covering existing wood or a paint.
- b. All paint chips and residue from the preparation must be REMOVED from the site.
- c. Where previous coats have chipped and peeled, the edge shall be wet scraped and puttied to obtain a smooth surface before new paint is applied.
- d. Exterior painting shall include painting all doors and windows, removing all storm windows, repairing windows, replacing all broken or cracked glass, and re-glazing and caulking all joints and seams with paintable caulk. Clean and reinstall all storm windows upon completion.
- e. All nail holes shall be puttied and all defects in the surface shall be eliminated by the repair or complete replacement of the defective part, this includes siding, sills, casings, etc.

2. Interior:

- a. Wood surfaces to be painted or varnished shall be prepared in accordance with HUD's Safe Work Practices in the removal of loose, chipping and peeling paint, rough spots, and any obvious oil and/or grease that may be covering existing wood or a paint.
- b. Plaster or wallboard surfaces shall be sound, smooth, and free from holes, cracks, or irregularities.
- c. All old wallpaper shall be entirely removed or covered with sheetrock, taped, then painted.
- d. No paint or varnish shall be applied until all nail holes have been puttied and all defects in woodwork have been eliminated by the insertion of dutchmen or complete replacement of the damaged part.

B. Materials – Lead based paint is in violation of HUD Lead-Based Paint Regulations and shall not be used.

1. Exterior:

- a. All exterior paint must meet or exceed Sherwin Williams 15 year # A-100 and shall be delivered to site in manufacturer's sealed containers.
- b. Each container shall be labeled giving type of paint color and application specification.
- c. Before proceeding with exterior painting, samples of colors shall be shown to the owner(s) for selection. The owner(s) is limited to one (1) base color and one (1)

- trim color. Owner(s) shall sign the chosen color sample. Color options will be in a neutral color range, no bright or "hot colors" are allowed.
- d. The primer coat shall be Alkyd oil tinted to match topcoat, produced by the same manufacturer as the finish coat.
2. Interior:
- a. Interior paint shall meet or exceed Sherwin William's Classic #99 for flat, semi-gloss, or satin gloss, and shall be delivered to the site in the manufacturer's sealed containers.
 - b. Primer for new sheetrock shall meet or exceed Sherwin William's Pro-Mar #400 latex primer.
 - c. Before proceeding with painting or varnishing, color samples shall be shown to the owner(s) for selection. The owner(s) is limited to one (1) base color and one (1) trim color. Owner(s) shall sign the chosen color sample.
 - d. Texture finish sample shall be submitted to the owner(s) for approval before application. Owner(s) shall sign sample choice.
 - e. The finish coat in kitchens and bathrooms shall be semi-gloss enamel and provide a durable and washable surface.
 - f. The primer shall be tinted to match topcoat, produced by the same manufacturer as the finished coat.
 - g. Varnish shall be polyurethane varnish.
3. Application:
- a. Exterior:
 - (1) All paint, unless specifically approved otherwise, shall be applied by brush or roller.
 - (2) Apply each material at manufacturer's recommended spreading rate.
 - (3) Do not apply exterior paint when temperature is 50° F. and falling, or when temperature is below 40° F. and steady, or in rainy, damp, or frosty weather until surface is thoroughly dry. Contact the Project Inspector if considering the Sherwin Williams product "Low Temp 35"
 - (4) The Contractor shall be responsible for protecting all areas and surfaces that are not to receive paint and shall clean and repair or replace any such areas, surfaces, or items so damaged.
 - (5) Finish work shall be uniform, of approved color, smooth, and free from runs, sags, and defective brushing and rolling. Edges of paint adjoining other materials or colors shall be sharp and clean.
 - b. Interior:
 - (1) New paint applied on walls that are painted with a glossy paint or has a shine must be first prepared to remove glossy surface and cleaned prior to painting.
 - (2) The Contractor shall be responsible for protecting all areas and surfaces that are not to receive paint and shall clean and repair or replace any such areas, surfaces, or items so damaged.

- (3) Finish work shall be uniform, of approved color, smooth, and free from runs, sags, and defective brushing and rolling. Edges of paint adjoining other materials or colors shall be sharp and clean.
 - (4) Ceiling paint will be allowed when applying to ceilings.
- c. Required Coatings:
- (1) Exterior wood, etc. (previously painted).
 - i. One (1) coat of exterior wood primer, tinted same as topcoat.
 - ii. Two (2) coats exterior latex house paint.
 - iii. Warranty is void if not followed.
 - (2) Exterior wood and hardboard (bare):
 - i. One (1) coat exterior wood primer; tinted same as topcoat.
 - ii. Two (2) coats exterior latex house paint.
 - iii. Warranty is void if not followed.
 - (3) Interior drywall:
 - i. Two (2) coats latex satin-gloss enamel wall paint.
 - ii. New drywall (1) coat of latex primer, (2) coats of satin-gloss enamel wall paint.
 - (4) Wood porch floors and wood steps:
 - i. Two (2) coats porch floor enamel.
 - ii. Redwood and CCA does not need to be painted.
 - (5) Spray textured drywall ceilings:
 - i. One (1) coat latex flat wall paint.
 - ii. One (1) coat spray texture.

SHOULD THERE BE ANY CONFLICTS BETWEEN THESE SPECIFICATIONS AND THE WORK WRITE-UP, THE PROJECT INSPECTOR SHOULD BE CONTACTED FOR A FINAL DETERMINATION.

ROOFING SPECIFICATIONS

Replacement of roof, when called for on the Work Write-Up, shall be defined as removing all existing shingles, flashings, valley tin, drip edge, and felt; then providing all new felt, valley tin, flashing, metal drip edge, and shingles, et al. Damaged sheathing or areas without solid sheathing shall have 15/32" construction grade plywood or 7/16" OSB Louisiana Pacific Interseal installed for sheathing

A. Sheathing

1. Shall be 15/32" construction (CDX) grade plywood or 7/16" OSB Louisiana Pacific Interseal, APA Exposure #1 criteria or equal (THIS PRODUCT IS NOT "NORBOARD").
2. Nail sheathing with cement coated, rosin coated, or ring shank nails placed on 4" centers on all edges and over the face of each piece.

B. Underlayment

1. Shall be asphalt saturated felt, minimum 30#, which has low vapor resistance. Coated felts or laminated waterproof papers, which act as vapor barriers, should not be used.
2. Underlayment should be applied over the entire roof as soon as the roof sheathing has been completed.
3. Underlayment should be lapped 1' from both sides over all hips and ridges.
4. Only sufficient fasteners are to be used to hold the underlayment securely in place until shingles are applied.
5. Shingles are not to be applied over wet underlayment.

C. Shingles

1. Shall be new Heritage or 3-tab, (equal to or better than 25-year), asphalt shingle squares, (nominal) weight, installed according to manufacturer's specifications, using nails only.
2. Cut shingles at valleys (2" each side of valley center to expose a minimum of 4"). Woven valleys are not allowed.
3. Owner(s) to select shingle color by signing a sample of the chosen shingle. Contractor is to keep signed shingle until final completion certificate is signed.

D. Metal Roofing

1. Shall be 29 gauge painted metal roofing equal to or better than Metal Sales Pro Panel II.
2. All metal roofing shall be attached with the proper length metal to wood screws with seal washers.

3. Owners shall sign sample of color choice. Color options will be a neutral color range, no bright or "hot colors" are allowed.

D. Flashing

Shall be 30 nominal gauge galvanized steel securely fastened and tarred to watertight and water-shedding condition.

E. Gutters/Downspouts/Splash Blocks

1. Standard, 5" Ogee, galvanized, white, steel, or 26 gauge aluminum gutters, securely fastened at 4' maximum intervals. Owner(s) to chose color to compliment house.
2. Downspouts may be round or square, corrugated and anchored at top and bottom.
3. All joints are to be watertight.
4. Install 3' splash blocks at all downspout locations. If not concrete, the splash blocks shall be anchored.
5. Install blocking and/or fascia board where necessary between gutter and eaves to properly align gutter to receive run-off from roof.
6. Owner(s) shall sign sample of color choice. No bright or "hot" colors allowed.

NOTE: SHOULD THERE BE ANY CONFLICTS BETWEEN THESE SPECIFICATIONS AND THE WORK WRITE-UP. THE PROJECT INSPECTOR SHOULD BE CONTACTED FOR A FINAL DETERMINATION.

DEMOLITION SPECIFICATIONS

A. Structures, Trees, and Site Clearance

1. The removal and proper disposal of the dilapidated structure(s). Check with the landfill operator prior to beginning demolition for instructions on "proper disposal".
2. The capping off of the sewer and waterlines.
3. The complete removal of all concrete, cement or blocks, back-fill any basement to grade. Level site to be mowed. Seeding is the responsibility of the property owner.
4. Only remove trees that are within 6' of structure to be demolished.

B. Abandoned Septic Systems

1. Remove all liquid contents and the top of the tank. If the pit begins to fill with water, puncture the floor.
2. Fill the cavity with earth, sand, or gravel. Pack the fill to 5' below the surface, knock down sides 2' below grade, and then complete the fill with subsoil, packing as fill is being installed. The structure is now ready for the plug.
3. A minimum of a 6" of bentonite clay or 24" reinforced cement plug is to be applied. The plug must extend beyond the lining of the original diameter of the hole.

C. Abandoned Wells

1. Remove any pumping equipment.
2. Disinfect the water prior to filling by adding 1 gallon of chlorine bleach for every 10' of water.
3. Fill the well with sand and gravel mix to the water level.
4. Fill the remainder of the well above the water level with natural clay material (subsoil low in organic matter) compacted to form a solid column.
5. Six feet from top of casing, pour a 3' plug of cement or neat cement or sodium bentonite clay.
6. Excavate around the casing to the top of the plug, cut off casing, and backfill the excavation with compacted earth material.

Note: Contractor may be instructed to cut the casing at 4' below grade to allow the plug to extend beyond the edge of the casing. This mushroom plug will help provide extra protection from water movement along either side of the casing.

SAFE WORK PRACTICES

All work must be conducted in a lead safe work practice manner according to HUD Approved Lead Safe Work Practice Training by someone who has received HUD Approved Lead Safe Work Practices Training, is a Kansas Department of Health and Environment certified Lead Based Paint Worker, or is supervised by a Kansas Department of Health and Environment Lead Based Paint Supervisor.

Reference Lead Paint Safety, A Field Guide for Painting, Home Maintenance, and Renovation Work, U.S. Department of Housing and Urban Development Office of Healthy Homes and Lead Hazard Control.

A. Prohibited Methods of Lead Based Paint Removal

1. Open flame burning or torching.
2. Machine sanding or grinding without a high-efficiency particulate air (HEPA) local exhaust control.
3. Abrasive blasting or sandblasting without a HEPA local exhaust control.
4. Heat guns operating above 1100° F. or charring the paint.
5. Dry sanding or dry scraping, except dry scraping in conjunction with heat guns or within 1' of electrical outlets.
6. Paint stripping in a poorly ventilated space using a volatile stripper that is a hazardous substance in accordance with regulations of the Consumer Product Safety Commission.

B. Occupant Protection and Worksite Preparation

1. Occupants and their belongings shall be protected.
2. The worksite must be prepared according to safe work practice standards.

C. Cleaning for Clearance

After rehabilitation/hazard reduction activities have been completed, the worksite shall be cleaned using cleaning methods, products, and devices that are successful in cleaning up dust-lead hazards, such as a HEPA vacuum or other method of equivalent efficacy, and lead specific detergents or equivalent.

D. Safe Work Practices Are Not Required

1. On a home built after 1978.
2. On housing exclusively for the elderly (62 years of age or older) or people with disabilities unless a child under six is expected to reside there.
3. On zero-bedroom dwellings.

4. On property that has been found to be free of lead-based paint by a certified lead-based paint inspector/risk assessor.
5. On property where all lead-based paint has been removed.
6. On unoccupied housing that will remain vacant until it is demolished.
7. On non-residential property.
8. On any rehabilitation or housing improvement that does not disturb a painted surface.

Subpart J—Rehabilitation

Source: 64 FR 50212, Sept. 15, 1999, unless otherwise noted.

§ 35.900 Purpose and applicability.

(a) Purpose and applicability. (1) The purpose of this subpart J is to establish procedures to eliminate as far as practicable lead-based paint hazards in a residential property that receives Federal rehabilitation assistance under a program administered by HUD. Rehabilitation assistance does not include project-based rental assistance, rehabilitation mortgage insurance or assistance to public housing.

(2) The requirements of this subpart shall not apply to HOME funds which are committed to a specific project in accordance with §92.2 of this title before September 15, 2000. Such projects shall be subject to the requirements of §92.355 of this title that were in effect at the time of project commitment or the requirements of this subpart.

(3) For the purposes of the Indian Housing Block Grant program and the CDBG Entitlement program, the requirements of this subpart shall apply to all residential rehabilitation activities (except those otherwise exempted) for which funds are first obligated on or after September 15, 2000. For the purposes of the State, HUD-Administered Small Cities, and Insular Areas CDBG programs, the requirements of this subpart shall apply to all covered activities (except those otherwise exempted) for which grant funding is awarded to the unit of local government by the State or HUD, as applicable, on or after September 15, 2000. For the purposes of the Emergency Shelter Grant Program (42 U.S.C. 11371–11378) and the formula grants awarded under the Housing Opportunities for Persons with AIDS Program (HOPWA) (42 U.S.C. 12901 et. seq.), the requirements of this subpart shall apply to activities for which program funds are first obligated on or after September 15, 2000.

(4) For the purposes of competitively awarded grants under the HOPWA Program and the Supportive Housing Program (42 U.S.C. 11481–11389), the requirements of this subpart shall apply to grants awarded under Notices of Funding Availability published on or after September 15, 2000.

(5) For the purposes of the Indian CDBG program (§1003.607 of this title), the requirements of this subpart shall not apply to funds whose notice of funding availability is announced or funding letter is sent before September 15, 2000. Such project grantees shall be subject to the regulations in effect at the time of announcement or funding letter.

(b) The grantee or participating jurisdiction may assign to a subrecipient or other entity the responsibilities set forth in this subpart.

§ 35.905 Definitions and other general requirements.

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

§ 35.910 Notices and pamphlet.

(a) Notices. In cases where evaluation or hazard reduction or both are undertaken as part of federally funded rehabilitation, the grantee or participating jurisdiction shall provide a notice to occupants in accordance with §35.125. A visual assessment alone is not considered an evaluation for the purposes of this part.

(b) Lead hazard information pamphlet. The grantee or participating jurisdiction shall provide the lead hazard information pamphlet in accordance with §35.130.

[69 FR 34272, June 21, 2004]

§ 35.915 Calculating Federal rehabilitation assistance.

(a) Applicability. This section applies to recipients of Federal rehabilitation assistance.

(b) Rehabilitation assistance. (1) Lead-based paint requirements for rehabilitation fall into three categories that depend on the amount of Federal rehabilitation assistance provided. The three categories are:

(i) Assistance of up to and including \$5,000 per unit;

(ii) Assistance of more than \$5,000 per unit up to and including \$25,000 per unit; and

(iii) Assistance of more than \$25,000 per unit.

(2) For purposes of implementing §§35.930 and 35.935, the amount of rehabilitation assistance is the lesser of two amounts: the average Federal assistance per assisted dwelling unit and the average per unit hard costs of rehabilitation. Federal assistance includes all Federal funds assisting the project, regardless of the use of the funds. Federal funds being used for acquisition of the property are to be included as well as funds for construction, permits, fees, and other project costs. The hard costs of rehabilitation include all hard costs, regardless of source, except that the costs of lead-based paint hazard evaluation and hazard reduction activities are not to be included. Costs of site preparation, occupant protection, relocation, interim controls, abatement, clearance, and waste handling attributable to compliance with the requirements of this part are not to be included in the hard costs of rehabilitation. All other hard costs are to be included, regardless of whether the source of funds is Federal or non-Federal, public or private.

(c) Calculating rehabilitation assistance in properties with both assisted and unassisted dwelling units. For a residential property that includes both federally assisted and non-assisted units, the rehabilitation costs and Federal assistance associated with non-assisted units are not included in the calculations of the average per unit hard costs of rehabilitation and the average Federal assistance per unit.

(1) The average per unit hard costs of rehabilitation for the assisted units is calculated using the following formula:

$$\text{Per Unit Hard Costs of Rehabilitation } \$ = (a/c) + (b/d)$$

Where:

a = Rehabilitation hard costs for all assisted units (not including common areas and exterior surfaces)

b = Rehabilitation hard costs for common areas and exterior painted surfaces

c = Number of federally assisted units

d = Total number of units

(2) The average Federal assistance per assisted dwelling unit is calculated using the following formula:

$$\text{Per unit Federal assistance} = e/c$$

Where:

e = Total Federal assistance for the project

c = Number of federally assisted units

[69 FR 34272, June 21, 2004]

§ 35.920 [Reserved]

§ 35.925 Examples of determining applicable requirements.

The following examples illustrate how to determine whether the requirements of §§35.930(b), (c), or (d) apply to a dwelling unit receiving Federal rehabilitation assistance (dollar amounts are on a per unit basis):

(a) If the total amount of Federal assistance for a dwelling is \$2,000, and the hard costs of rehabilitation are \$10,000, the lead-based paint requirements would be

those described in §35.930(b), because Federal rehabilitation assistance is up to and including \$5,000.

(b) If the total amount of Federal assistance for a dwelling unit is \$6,000, and the hard costs of rehabilitation are \$2,000, the lead-based paint requirements would be those described in §35.930(b). Although the total amount of Federal dollars is more than \$5,000, only the \$2,000 of that total can be applied to rehabilitation. Therefore, the Federal rehabilitation assistance is \$2,000 which is not more than \$5,000.

(c) If the total amount of Federal assistance for a unit is \$6,000, and the hard costs of rehabilitation are \$6,000, the lead-based paint requirements are those described in §35.930(c), because the amount of Federal rehabilitation assistance is more than \$5,000 but not more than \$25,000.

(d) If eight dwelling units in a residential property receive Federal rehabilitation assistance [symbol c in §35.915(c)(2)] out of a total of 10 dwelling units [d], the total Federal assistance for the rehabilitation project is \$300,000 [e], the total hard costs of rehabilitation for the dwelling units are \$160,000 [a], and the total hard costs of rehabilitation for the common areas and exterior surfaces are \$20,000 [b], then the lead-based paint requirements would be those described in §35.930(c), because the level of Federal rehabilitation assistance is \$22,000, which is not greater than \$25,000. This is calculated as follows: The total Federal assistance per assisted unit is \$37,500 ($e/c = \$300,000/8$), the per unit hard costs of rehabilitation is \$22,000 ($a/c + b/d = \$160,000/8 + \$20,000/10$), and the level of Federal rehabilitation assistance is the lesser of \$37,500 and \$22,000.

[64 FR 50212, Sept. 15, 1999, as amended at 69 FR 34272, June 21, 2004]

§ 35.930 Evaluation and hazard reduction requirements.

(a) Paint testing. The grantee or participating jurisdiction shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint.

(b) Residential property receiving an average of up to and including \$5,000 per unit in Federal rehabilitation assistance. Each grantee or participating jurisdiction shall:

(1) Conduct paint testing or presume the presence of lead-based paint, in accordance with paragraph (a) of this section. If paint testing indicates that the painted surfaces are not coated with lead-based paint, safe work practices and clearance are not required.

(2) Implement safe work practices during rehabilitation work in accordance with §35.1350 and repair any paint that is disturbed.

(3) After completion of any rehabilitation disturbing painted surfaces, perform a clearance examination of the worksite(s) in accordance with §35.1340. Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than that set forth in §35.1350(d).

(c) Residential property receiving an average of more than \$5,000 and up to and including \$25,000 per unit in Federal rehabilitation assistance. Each grantee or participating jurisdiction shall:

(1) Conduct paint testing or presume the presence of lead-based paint, in accordance with paragraph (a) of this section.

(2) Perform a risk assessment in the dwelling units receiving Federal assistance, in common areas servicing those units, and exterior painted surfaces, in accordance with §35.1320(b), before rehabilitation begins.

(3) Perform interim controls in accordance with §35.1330 of all lead-based paint hazards identified pursuant to paragraphs (c)(1) and (c)(2) of this section.

(4) Implement safe work practices during rehabilitation work in accordance with §35.1350 and repair any paint that is disturbed and is known or presumed to be lead-based paint.

(d) Residential property receiving an average of more than \$25,000 per unit in Federal rehabilitation assistance. Each grantee or participating jurisdiction shall:

(1) Conduct paint testing or presume the presence of lead-based paint in accordance with paragraph (a) of this section.

(2) Perform a risk assessment in the dwelling units receiving Federal assistance and in associated common areas and exterior painted surfaces in accordance with §35.1320(b) before rehabilitation begins.

(3) Abate all lead-based paint hazards identified by the paint testing or risk assessment conducted pursuant to paragraphs (d)(1) and (d)(2) of this section, in accordance with §35.1325, except that interim controls are acceptable on exterior surfaces that are not disturbed by rehabilitation and on paint-lead hazards that have an area smaller than the de minimis limits of §35.1350(d). If abatement of a paint-lead hazard is required, it is necessary to abate only the surface area with hazardous conditions.

(4) Implement safe work practices during rehabilitation work in accordance with §35.1350 and repair any paint that is disturbed and is known or presumed to be lead-based paint.

[64 FR 50214, Sept. 15, 1999; 65 FR 3387, Jan. 21, 2000, as amended at 69 FR 34273, June 21, 2004]

§ 35.935 Ongoing lead-based paint maintenance activities.

In the case of a rental property receiving Federal rehabilitation assistance under the HOME program, the grantee or participating jurisdiction shall require the property owner to incorporate ongoing lead-based paint maintenance activities in regular building operations, in accordance with §35.1355(a).

[69 FR 34273, June 21, 2004]

§ 35.940 Special requirements for insular areas.

If a dwelling unit receiving Federal assistance under a program covered by this subpart is located in an insular area, the requirements of this section shall apply and the requirements of §35.930 shall not apply. All other sections of this subpart J shall apply. The insular area shall conduct the following activities for the dwelling unit, common areas servicing the dwelling unit, and the exterior surfaces of the building in which the dwelling unit is located:

(a) Residential property receiving an average of up to and including \$5,000 per unit in Federal rehabilitation assistance. (1) Implement safe work practices during rehabilitation work in accordance with §35.1350 and repair any paint that is disturbed by rehabilitation.

(2) After completion of any rehabilitation disturbing painted surfaces, perform a clearance examination of the worksite(s) in accordance with §35.1340. Clearance shall be achieved before residents are allowed to occupy the worksite(s). Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than that set forth in §35.1350(b).

(b) Residential property receiving an average of more than \$5,000 per unit in Federal rehabilitation assistance. (1) Before beginning rehabilitation, perform a visual assessment of all painted surfaces in order to identify deteriorated paint.

(2) Perform paint stabilization of each deteriorated paint surface and each painted surface being disturbed by rehabilitation, in accordance with §§35.1330(a) and (b).

(3) After completion of all paint stabilization, perform a clearance examination of the affected dwelling units and common areas in accordance with §35.1340. Clearance shall be achieved before residents are allowed to occupy rooms or spaces in which paint stabilization has been performed.

National Housing Trust Fund 2023 Kansas Allocation Plan

Introduction/Background

Section 1131 of the Housing and Economic Recovery Act of 2008 (HERA) established the National Housing Trust Fund (HTF), administered by HUD. The HTF is initially funded from fees on new business by Fannie Mae and Freddie Mac. HUD published an interim rule for HTF on January 30, 2015, codified at 24 CFR Part 93.

The State of Kansas has selected Kansas Housing Resources Corporation (KHRC) as the State Designated Entity to administer the program.

Purpose

The purpose of the HTF is to provide grants to State governments to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families.

Program Requirements

The HTF regulations are modeled on those of the HOME Program, with some key differences, most notably those related to lower income restrictions and a 30-year affordability period.

Income Targets and Affordability

For 2021, all housing units developed with HTF funds must serve Extremely Low Income (ELI) households; those at or below 30% of Area Median Income or the Federal Poverty Guideline, whichever is greater. HUD will publish rent limits annually, based on affordability at those income limits. HTF-assisted housing units must remain affordable and available to ELI households for a minimum of 30 years.

HTF Rent Limits are at: <https://www.hudexchange.info/programs/htf/htf-rent-limits/>

Funding Levels

Annual allocations to states are based on a formula, with a minimum allocation per state of \$3 million. The actual Kansas allocation may or may not exceed that amount.

Eligible Activities

HTF funds will be used for the development of decent, safe and affordable rental housing, including new construction, reconstruction, or rehabilitation of modest housing. 90% of the funds allocated to Kansas will be directed to the creation or preservation of affordable rental housing, with up to 10% available to KHRC for planning and administrative costs. Eligible costs are the hard costs and related soft costs of housing development, and limited operating cost assistance or operating reserve contributions as described at 24 CFR 93.201. Home ownership activities will not be eligible for HTF funding in Kansas.

Threshold factors and application funding limits

Applications must meet threshold requirements for the HTF program as described at 24 CFR Part 93.

1. The application must be for a qualified residential development and must contain a description of eligible activities to be conducted with HTF funds as required in 24 CFR 93.200.
2. The applicant must be an eligible recipient as described below, with the experience and ability to develop rental housing of the size and complexity proposed in the application. KHRC will not subgrant HTF funds to units of local government.

3. Proposals require evidence of site control (ownership, purchase option, letter of intent to donate, etc.).
4. Proposals should demonstrate local support for the development (documentation may include such things as a resolution of support from the local jurisdiction, evidence of proper zoning, consistency with any local housing or development plans, documentation of public informational meetings or notices, other efforts to solicit and consider local input, etc.).
5. The development must meet the Extremely Low Income (ELI) restrictions as described in the HTF interim rule at 24 CFR Part 93 and as defined by HUD. 2017 HTF Income Limits are at: <https://www.hudexchange.info/programs/htf/htf-income-limits/>
6. The proposed development must have all other funding committed or applied for concurrently. Applications for LIHTC and HOME Rental Development funds from KHRC are due at the same time as the application for HTF funds, and, if included, should be clearly identified as sources in the HTF application. Other sources which have received either a firm or conditional commitment must be documented as such by those sources. Anticipated sources which are 'applied for', but not yet awarded or committed shall be documented with application dates, anticipated award dates, and verification from those sources that the project is eligible and under consideration for funding. **No project will receive a commitment of HTF funds unless and until all other financing is secured and committed to the project.**

Eligible Recipients

An eligible recipient, as defined at 24 CFR 93.2, is an organization, agency, or other entity (including a public housing agency, or a for-profit or non-profit entity) that receives HTF funds to undertake an eligible project.

A recipient must be able to:

- a) make acceptable assurances to KHRC that it will comply with the requirements of the HTF program during the entire period from selection of the recipient to receive HTF funds, through the conclusion of all HTF-funded activities,
- b) demonstrate the ability and financial capacity to undertake, comply and manage the proposed HTF activity,
- c) demonstrate its familiarity with and ability to comply with all applicable Federal, State and local requirements and regulations, and,
- d) have demonstrated experience and capacity to own, construct or rehabilitate, and manage the proposed affordable housing project.

Application Process

Applications will be available each fall. The application deadline will be announced at that time, to coincide with the applications for LIHTC and HOME Rental Development funds. The application for funding will generally follow the form of the applications for LIHTC and HOME Rental Development. Proposals will be evaluated and scored by Rental Development Division staff with recommendations submitted to KHRC's Loans and Grants Committee for review and approval. Award offers will be made 120-150 days later.

HTF Funding Priorities

Distribution of Funds

- 1) KHRC will not distribute HTF funds through local jurisdiction subgrantees.
- 2) Application for HTF funds will be accepted statewide, including in HOME and CDBG Entitlement Communities, from eligible recipients whose proposals address the criteria outlined in this allocation plan as well as priority housing needs as identified in the state's Consolidated Plan.

- 3) HTF funds will be offered as a non-amortizing deferred payment loan. Loan payments are deferred for the duration of the statutory affordability period, provided the activity is completed per the written agreement and remains compliant with the terms of the statute and written agreement for the duration of the affordability period required by the statute or the written agreement.
- 4) Repayment of funds: All loan payments or program income shall be paid to KHRC for deposit in the local HTF account. KHRC will report on the receipt and use of all loan payments or other program income in the program's computerized disbursement and information system and ensure that program income received by KHRC is expended on HTF eligible activities prior to drawing down additional HTF from the Treasury. All program income will be used in accordance with HTF program requirements.

Application Selection Criteria

Applications for funding must contain a description of the eligible activities to be conducted with HTF funds, as described in 24 CFR 93.200.

Projects will be selected for geographic diversity including urban and rural communities across the state, subject to an assessment of local need and market for rental housing for extremely low income households.

SCORING: Applications will be scored on criteria divided among four categories: Location/Need; Development Characteristics; Applicant Qualifications; and Tenant Population Characteristics. Actual point values will be published with release of the application.

- 1) **Location/Need:** Proposals will be evaluated for local need. Geographic priorities will be communities (cities, counties, geographic regions, neighborhoods) with significantly higher rates of poverty or shortage of housing for Extremely Low Income (ELI) households compared to other locations. A market study is recommended, and is required for projects of 12 or more units or those involving LIHTC. For consistency of information, the American Factfinder "Community Facts" feature on the U.S. Census website will be used to measure these factors.
<http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>
 - a. Proposals will receive higher scoring if located in a city or county with a higher percentage of residents living below the poverty line.
 - b. Proposals will receive higher scoring if 30% or more of households in the community are rent burdened (paying gross rent equal to 35% or more of household income).
 - c. Proposals demonstrating a greater need for units affordable to ELI households, as supported by a market study or analysis will be prioritized over those which have not clearly documented the need.
 - d. Age of local housing stock: Subject to housing need, above, proposals will score higher in communities with older housing stock.
- 2) **Development Characteristics:** Proposals will be evaluated and receive points for the following:
 - a. Proximity to essential services, transportation, and supportive services necessary for the health and independence of the target population.
 - b. Leveraging of other funding sources, including non-Federal sources/
 - c. A contract or commitment of Project Based Rental Assistance (PBRA), scored on the percentage of units with assistance. PBRA can help to ensure positive cash flow from ELI units.

- d. Affordability: The percentage of low income units with rents >10% below FMR and affordable to voucher holders (using PHA payment standards and utility schedules).
- e. Accessibility: points will be assigned to proposals with additional accessible units or features.
- f. Storm shelters: proposals will receive points for inclusion of storm shelters

3) **Applicant Qualifications:** In addition to threshold requirements for applicant experience, proposals will receive points for the following:

- a. Recent completion of affordable housing projects with comparable size and complexity.
- b. Identification in the application of a development team with affordable housing experience, including architect, general contractor, legal and accounting team, etc.
- c. Owner/management has a portfolio of affordable housing properties, with no projects identified by KHRC as having significant ongoing or unresolved compliance issues.

4) **Tenant Population Characteristics:** Proposal will receive points for:

- a. Targeting of senior or disabled populations.
- b. Developments which serve the lowest income tenants, based on percentage of units and income targeting overall.
- c. Permanent housing for homeless families or individuals, individuals exiting a nursing facility or institution, victims of domestic violence, or youth aging out of foster care.
- d. Housing for ELI families with children, including units with three or more bedrooms..
- e. Proposals for housing with a long-term commitment for supportive services to help a target population maintain stable housing.

Sustainability: A proposal will receive consideration only if it can be demonstrated to be financially viable throughout the 30-year affordability period.

- 1) A debt service coverage ratio (DSCR) of >1.15 is generally the minimum acceptable.
- 2) Proposals must include adequate contributions to replacement reserves to assure funds are available for repair and replacement of major systems as needed.
- 3) HTF-assisted units, because of income and rent restrictions, are likely to need greater reserves than other properties.
- 4) For rehabilitation, a Capital Needs Assessment is required for 12 or more units. The proposal must estimate the remaining useful life of all major systems and components, and include adequate reserves for replacement.

Applicant and Application Requirements

- 1) Applicants will be evaluated for the capacity and experience necessary to build and manage a successful project, and the ability to ensure viability over the statutory affordability period. A successful applicant will have experienced staff, and a strong development team with a track record of completing and operating affordable housing projects of similar size and complexity.
- 2) Applications will generally follow the form of the current HOME and LIHTC application, with additional information required as appropriate to HTF program requirements.
- 3) The applicant must be a developer with the experience and capacity to carry out any activity proposed to use HTF funds.

- 4) Eligible applicants will include for-profit and non-profit developers, partnerships formed for the purpose of affordable housing development, and public housing agencies (funds may not be used for public housing except as described at 24 CFR 93.203).

Duration of Affordability Period

HTF-assisted rental units have a statutory affordability period of 30 years. A mortgage and restrictive use covenant will enforce this requirement.

Priority Housing Needs of Kansas

Priority will be given based on the merits of the application in meeting priority housing needs as described in the current Kansas Consolidated Plan and Annual Action Plan. The most common housing problem at all income levels is cost burden. For households at or below 30% of AMI, the priority need is for households cost burdened at greater than 50% of income, followed by cost burden greater than 30% of income.

Assurances – An applicant must:

- 1) Provide acceptable assurances to KHRC that it will comply with the requirements of the HTF program throughout the development and entire affordability period;
- 2) Provide assurances that HTF funds will only be used for eligible activities as described in 24 CFR 93.200;
- 3) Demonstrate the organizational and financial capacity to carry out the proposed activity, including the ability to own, develop and manage affordable rental housing;
- 4) Demonstrate the knowledge and ability to comply with the requirements of all other sources of funding (Federal, State, local or non-governmental) being used in conjunction with HTF funds;
- 5) Certify that an HTF-assisted project will comply fully with HTF requirements and all other applicable Federal, State and local requirements from the time of application through the statutory affordability period.

Performance Goals and Benchmarks

15 HTF-assisted rental units will be acquired, rehabilitated or constructed for households with extremely low income (ELI).

At KHRC's discretion, up to 1/3 of the annual allocation may be used for operating cost assistance in conjunction with new units acquired, constructed or rehabilitated with HTF funds.

Maximum Per Unit Development Subsidy Limits

A 2018 review of the per unit cost of construction across Kansas determined that the HOME subsidy limits are a reasonable benchmark for the HTF program. From 2019 on KHRC has adopted the HOME subsidy limits for the HTF program. If future cost reviews suggest a significant divergence from the HOME limits, KHRC will revisit using that method to determine HTF limits.

KHRC strongly encourages applicants to design projects that are less costly than these limits would allow, and will evaluate each proposal for cost reasonableness and the ability to leverage other resources.

0 BR	1 BR	2 BR	3 BR	4+ BR
\$159,754	\$183,182	\$222,694	\$288,094	\$316,236

Rehabilitation Standards

Rehabilitated HTF-assisted units will be required to meet, at a minimum, the attached rehabilitation standards and any subsequent amendments or updates.

Resale and Recapture Provisions

Homeownership activities will not be funded in Kansas with HTF.

Affordable Homeownership Limits

Homeownership activities will not be funded with HTF.

Limitation of Beneficiaries or Preferences

HTF activities may limit beneficiaries or provide preferences to specific populations with extremely low income as allowed by the HTF Interim Rule at 24 CFR 93.303(d)(3). Consistent with the Kansas Annual Action Plan AP-30, proposed HTF projects may provide limitations or preferences for elderly, households covered by the Housing for Older Persons Act (HOPA), disabled, victims of domestic abuse, persons aging out of the foster care system or transitioning from institutions, and homeless families or individuals; provided those preferences do not violate the nondiscrimination requirements at 24 CFR 93.350. The tenant protections enumerated at 24 CFR 93.303 apply to all HTF-assisted housing regardless of beneficiary limitations or preference, or other program requirements.

If the project receives funding from another Federal program that limits eligibility to a particular segment of the population, and where the HTF-assisted housing is tailored to serve that population, it does not violate nondiscrimination requirements. A project may limit occupancy to persons with disabilities who need services provided at the project if a) that limitation or preference is limited to persons whose disabilities significantly interfere with their ability to obtain and maintain housing, b) those persons will not be able to maintain housing without appropriate supportive services, and c) the services cannot be provided in a non-segregated setting. In any case, the acceptance of services cannot be required as a condition of initial or continued tenancy. An owner may advertise the availability of services for a particular type of disability, but the housing must be available to all otherwise qualified persons who may benefit from the services, per 93.303(d)(3)(ii).

HTF-assisted units may not be used as student housing.

Refinancing Existing Debt

KHRC will not provide HTF funds to refinance existing debt.

Rehabilitation Standards**For HOME and Housing Trust Fund Rental Development**

General Standards

Appendix A: UPCS Rehabilitation Requirements

Appendix B: UPCS Multifamily and Single Family Checklist

Appendix C: Materials Standards

Appendix D: Lead Paint Hazards – Subpart J

General Standards

At a minimum, housing to be rehabilitated using HOME and/or Housing Trust Fund financing must be rehabilitated or repaired to meet the following requirements:

1. **HEALTH AND SAFETY:** The property must be inspected for health and safety hazards and deficiencies, and any such deficiencies must be addressed immediately (within 48 hours) after acquisition (or commitment of funds, if later), if the affected unit is to remain occupied, or the affected common area is to remain in use during rehabilitation.
 - a. Health and Safety deficiencies requiring immediate attention include, but are not limited to the following:
 - i. Air quality – propane, natural gas, or methane detected
 - ii. Electrical hazards – exposed wires, open panels, water leaks on/near electrical equipment, missing breakers or fuses, missing/damaged outlet or switch covers
 - iii. Blocked egress, fire escapes, or missing fire escape components, security bars preventing egress
 - iv. Blocked or unusable fire exits
 - v. Blocked or damaged HVAC or WH ventilation
 - vi. Missing or inoperable fire extinguishers
 - vii. Missing or inoperable smoke detectors
2. **SYSTEMS:** Major systems, including structural support, roofing, cladding and weatherproofing, plumbing, electrical and HVAC, must be replaced or repaired based on an estimated useful life of the systems. For projects of 12 or more units, this requires a Capital Needs Assessment. Smaller projects may use an assessment based on an architect's evaluation and professional inspections of the mechanical systems. If the estimated life is less than 5 years, the system should be replaced during rehabilitation. If the useful life of any component is estimated at less than 30 years, regardless of whether it is being replaced, an estimate of its useful life and replacement cost are required. Adequate reserve contributions must be scheduled to ensure funds for replacement when anticipated.
3. **LEAD BASED PAINT:** Buildings must have a Lead Based Paint Risk Assessment, and rehabilitation must be planned and executed in compliance with all requirements of the HUD Lead Based Paint standard at 24 CFR Part 35, Subpart J, and with the requirements of the State of Kansas Department of Health and Environment. If relocation of occupants is required by the presence of imminent lead paint hazards, or a scope of work which requires disturbance of lead paint hazards in living areas, developer must budget and provide for relocation of any occupants from units or buildings where rehabilitation work is being performed in accordance with the requirements. Appendix D: Subpart J is attached at the end of this document. 24 CFR Part 35 is available here: http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title24/24cfr35_main_02.tpl

4. **ACCESSIBILITY:** Rehabilitation must comply with the accessibility requirements of Section 504 of the Rehabilitation Act of 1973, as well as Titles II and III of the ADA, and the requirements of the Fair Housing Act. HUD Notice CPD-00-09 (<https://www.hudexchange.info/resources/documents/Notice-CPD-00-09-Section-504-Fair-Housing-Act-HOME-CDBG.pdf>) describes the requirements of Section 504 as they relate to the HOME and CDBG programs. Kansas projects funded using the HTF may use this notice as guidance.
 - a. For multifamily projects undergoing 'substantial alterations' (15 or more units total, with rehab costs at or above 75% of replacement cost of the completed facility), at least 5% of the units must meet UFAS standards for physical accessibility, and 2% must be accessible to individuals with sensory impairments.
 - b. For rehabilitation below either threshold ('other alterations'), units must be made accessible to the maximum extent feasible, up to the 5%/2% requirement. If alteration of elements within a unit amount to a 'substantial alteration' of that unit, it must be made accessible to UFAS standards, up to 5% of the total units.
 - c. All modifications, regardless of project size or building configuration, must take accessibility into account. When moving or altering entrances and doorways, installing walkways, remodeling bathrooms or kitchens, relocating switches and controls, etc., those elements must comply with the applicable accessibility requirement.
5. **DISASTER MITIGATION:** Much of Kansas includes areas of vulnerability to tornados, damaging storms, and strong winds. Where feasible, KHRC recommends, but does not require, that rehabilitation projects be designed to provide areas of reinforced shelter from these elements. When providing such measures is not practical, the owner shall make every effort to identify safe areas nearby for residents to find shelter.
6. **BUILDING CODE:** The State of Kansas does not have a statewide building code. Rehabilitation must comply with all local building codes and requirements. At a minimum, and in the absence of local building codes, rehabilitation shall be carried out in accordance with the International Existing Building Code of the International Code Council. The general contractor or architect shall certify compliance with the applicable code.
7. **UPCS:** Rehabilitation must, *at a minimum*, ensure that all buildings and units, on completion, meet the Uniform Physical Condition Standards for Multifamily and Single Family Housing Rehabilitation. Buildings will be inspected throughout the affordability period for ongoing compliance with this standard. Appendix A: UPCS Rehabilitation Requirements and Appendix B: Uniform Physical Condition Standards for Multifamily and Single Family Housing Rehabilitation are attached at the end of this document. Appendix B is available online here: <https://www.hudexchange.info/onecpd/assets/File/HTF-FAQ-Appendices-UPCS-for-Multifamily-and-Single-Family-Housing-Rehabilitation.pdf>
8. **CAPITAL NEEDS ASSESSMENT:** For projects of 12 units or more, a capital needs assessment must be performed by an independent party, and scope of work determined based on that assessment. The CNA and scope of work must be reviewed and approved by KHRC prior to commencement of work. For smaller projects, an inspection report and the scope of work may be produced by an architect or other professional, whose qualifications shall be included with the scope of work when it is submitted to KHRC.
9. **ENERGY EFFICIENCY:** The scope of work must include measures to improve the energy efficiency and reduce water usage in the unit. If replacing HVAC equipment, doors and windows, appliances, lighting equipment, etc., such replacement shall be with equipment that meets or exceeds current standards for energy efficiency. If equipment is not to be replaced during rehab, but is budgeted

with reserves for later replacement, the subsequent replacement must be with energy efficient equipment. Buildings undergoing 'substantial alteration' shall be improved to meet the current energy standard for federally assisted housing (currently IECC 2009).

- a. Furnaces shall be a minimum 92% efficient.
 - b. Air conditioning shall be a minimum of 14 SEER.
 - c. Air source heat pumps shall be a minimum HSPF of 8.5.
 - d. Programmable thermostats recommended (required if replacing HVAC equipment).
 - e. Windows shall have a U-value of <.30.
 - f. Appliance replacement must be with Energy Star units, if such units are available.
 - g. Insulation shall be added where possible to a minimum attic value of R-38 (R-49 preferred). Wall insulation should be evaluated, and blown in cellulose or similar used, when feasible, to get an R-value of R-13 or higher.
 - h. Unconditioned basements and crawlspaces shall be insulated to applicable energy code standards (currently IECC 2009).
 - i. Careful attention must be paid to air sealing, including doors and windows, wall or attic penetrations, access panels, etc.
 - j. Certification by an approved energy rater of post-rehab HERS scores at 85 or below is an acceptable substitute for prescriptive specifications, and may provide design flexibility.
 - k. Energy rating by an approved rater, with blower door test and recommendations is required for projects involving 'substantial rehabilitation', or of 6 units or more. For multifamily buildings, a representative sampling is acceptable.
 - l. Any nonconditioned space that is altered to become conditioned space shall be brought into full compliance with the applicable energy code (currently IECC 2009).
 - m. High efficiency lightbulbs shall be used where feasible, an in at least 50% of fixtures.
 - n. EXCEPTIONS: Waivers may be granted to specific elements or requirements for projects where doing so is not architecturally feasible (e.g., restoration of an historic property).
10. LOCAL AND STATE REQUIREMENTS: All housing rehabilitated with HOME and/or HTF funds shall comply with state and local building codes, property standards, occupancy standards, disaster mitigation requirements, and other ordinances and zoning requirements.
11. ENVIRONMENTAL REVIEW: Projects funded with HOME or HTF are subject to an environmental review process, which may result in specific requirements as conditions of approval. The scope of work must address any such conditions, and documentation must be provided to verify compliance. Examples include, but are not limited to, asbestos removal, radon mitigation, noise attenuation, historic preservation, lead hazard remediation, etc. No rehabilitation may take place prior to completion and approval of the environmental review.

Reference: 24 CFR Parts 92 and 93, the IEBC, 24 CFR Parts 8 and 35, 24 CFR 100.205, and the UPCS Standards at 24 CFR 5.703 are incorporated in this document by reference, and should be consulted for a complete understanding of the requirements.

Kansas Housing Resources Corporation reserves the right to update and amend this document periodically to incorporate new or revised information.