



HOUSING HIGHLIGHTS

2023 SPRING UPDATE

3/17/2023

Vol. 9 ISSUE 9

President's Message

Dear KHA Members and Friends,

For the last 8 years, it has been my honor to serve on the Board of Directors for the Kansas Housing Association (KHA), 2 years as a director at large, 2 years as your Vice-President and the last 4 years as your President. Thinking about filling those considerably sized shoes of Pat Michaelis Presidency 4 years ago was daunting, but that relatively new association with a strong membership, coupled with a seasoned, expert, passionate board, we undoubtedly had a quickly growing voice in the state.

I was looking back at some of my notes recently, reflecting on the initiatives I had hoped we could accomplish together through the last 4 years. The reminders of these successes, failures and incomplete items were also joined by just how much has changed since 2019. It really made me appreciate the strong foundation of this association that I took over 4 years ago. Throughout those years – nearly the entire founding board has changed over through directors terming out. Without that strong footing set in place by the founding board and Pat, the steadfast leadership and membership of talented people, we couldn't have traversed the landscape and had the outcomes we had together.

A few of these changes included: the Affordable Housing Credit Improvement Act, Ryan Vincent announced as the new Executive Director of KHRC, new KHA website and membership software selection and implementation, Fred Bentley Director of Rental Programs announces retirement from KHRC, Kansas Property Valuation Division (Affordable Housing Guide), KHRC Hires new Director of Rental Programs with Alissa Ice, KHRC fielding an RFP to select and utilize consultant to review/evaluate/recommend changes to the processes and programs at KHRC, KHRC selects Mark Shelburne with Novogradac and moves forward with full review and writing of new QAP for Kansas, KHA testimony with rural revitalization committee and larger discussions about housing issues in Kansas with KHRC and officials across the state, COVID happens which brings its own list of changes to the industry, such as the ability to continue work on job sites, evictions, rescue dollars, etc., all of this in addition to the countless trips to Washington DC to meet with our elected officials, our work as a member of the committee on the state's first housing study in 30 years, our efforts to secure new resources such as the Kansas Housing Tax Credit, Investor Tax Credit, increase to Moderate Income Housing funding and others.

It's an unfathomable amount of transformation in just 4 years and I'm sure I missed a lot of others. I list all of these because I believe our interactions and involvement as KHA in each of them demonstrates just how strong our association is and how together, we benefit the communities of Kansas. These interactions and involvements included forming a strong relationship with Ryan almost immediately once he took over KHRC. We have been working closely and sat down countless times with the leadership at Kansas Property Valuation Division and although there is a lot of work still to do, we have a seat at the table. KHA had a seat at the table with KHRC leadership during interviews for the Director of Rental Housing and hire of Alissa Ice, a loud voice throughout



President's Message Continued

the RFP evaluation and new QAP drafting by Novogradac along with countless subsequent advocacies to push for change and language that benefits housing creation in Kansas. The best, constant coordination, language and bill review during COVID - giving real time feedback how legislation and new rules affect everything from residents at properties, to the creation of new housing - all of this was through seats at tables with committees/legislators/state leaders to bring additional resources to housing creation and their drafting. KHA is an integral part of creating housing in Kansas, providing information to the leaders in the state and making sure resources are effectively and efficiently available to solve the issues.

There is still so much work to do and so many things that I wish we could have made more progress on. So - the work continues but I believe the outlook is very bright as we put these new resources to work and continue to cultivate our strength as an association. I am thankful for the support I have received from fellow board members past and present, the membership, and the real secret to KHA's success is Doug Smith our Executive Director with Michele Carter's help. I can't put into words how key Doug is to KHA. Doug is behind so much of what goes on and always has the most accurate pulse on what is happening at the state - but - above all else Doug is extremely well respected in the State of Kansas, deservedly so. Another key player is Michele. She is such an important part of KHA and with her diligence and hard work she has attracted many new members, spearheaded the countless different events we have yearly and her rolodex of contacts in respect of the industry is also a strong point for KHA.

Not only are all of these individuals talented, but they are also such good people - and I can honestly say I consider it a true honor to have been surrounded by you. The friendships, relationships and comradery - sharing the passion for a common goal of bettering housing in Kansas - is one of my favorite things about what KHA has done inside the housing community in Kansas.

The last 4 years have been some of the most challenging years in the industry and has also brought the most changes we have known as an industry in the state of Kansas. With current market factors we know that uncertainty will continue, but in uncertain times, we must work together as an industry, for the good of the industry, and most importantly for the good of the people we house in Kansas. Kansas Housing Association is only just starting our work in this regard, but we are well positioned to take it on with vigor because we are indeed stronger together.

Thank you for giving me the honor of representing you.

All the best!

Matt Gillam, KHA President

KANSAS HOUSING ASSOCIATION, INC.

513 SW VAN BUREN STREET, TOPEKA, KANSAS 66603

PHONE: 785-235-6283 FAX: 785-235-8676

KHA@KANSASHOUSINGASSOCIATION.COM

WWW.KANSASHOUSINGASSOCIATION.COM

HOUSING HIGHLIGHTS IS A WEEKLY LEGISLATIVE SUMMARY
PREPARED BY KHA, INC. KANSAS GOVERNMENT AND STATEWIDE
NEWS ARE GATHERED AND COMPILED INDEPENDENTLY FROM
VARIOUS MEDIA REPORTS.

KHA BOARD OF DIRECTORS
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Director - Matt Fulson
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Director - James Oltman
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KHRC Update

Kansas Emergency Rental Assistance (KERA) closes
The KERA program created in March of 2021 closed after providing more than \$290 million in relief to Kansans.

<https://kshousingcorp.org/kansas-emergency-rental-assistance-keraprogram-closed/>

Kansas Homeowner Assistance Fund in hold phase
The KHAF program started in April of 2022 has disbursed more than \$45 million and will soon close.

<https://kshousingcorp.org/kansas-homeowner-assistance-fund-in-hold-phase/>

KHRC Annual Report available
<https://kshousingcorp.org/building-for-the-future-2022-annual-report/>

Home Loan Gurantee (HLG) Launched
A new initiative administred by KHRC to help financial insitutions close the appraisal gaps in rural areas is now underway.

<https://kshousingcorp.org/2m-in-kansas-home-loan-guarantee-funds-to-help-lenders-homeowners-finance-rural-kansas-homes/>

Have a ground breaking or ribbon cutting?
We will post such events for KHA members on our website. Provide us the details and we will share your upcoming event with the membership.

Interesting in Serving on the KHA Board?
The KHA Board is always looking for new members interested in serving and this summer we will be working to fill spots on the baord of Directors. The Board meets 4-6 times a year at various settings to conduct the Association business and plan future activities to strengthen the Association. If you are interested or know someone who might be, please let us know.

KHA Members,

This is your chance to be a sponsor for the 2023 KHRC annual housing conference being held in Overland Park, KS on August 22-24. Don't miss out on this opportunity to get your name in front of the state and region's leading housing professionals. See below for the benefits of sponsorship. If you are interested in being a sponsor for the annual conference or have any questions you may email them to conference@kshousingcorp.org

Thank you for your consideration!

Sponsor / Exhibitor Registration Now Open!

Help us drive the conversation at the **2023 Kansas Housing Conference!** Join us as a sponsor or exhibitor, and get your name in front of the state and region's leading housing professionals.

We're excited to bring you new benefits at various sponsorship tiers, including:

- Access to an exclusive lounge for sponsors, exhibitors, and their booth staff!
- Logos featured on KHRC's large banner display for the first five sponsors to register at the Bronze Level or above!

Don't miss out! The following sponsorships and exhibitor booths are available with new benefits this year!

- **Platinum Sponsor** (\$7,500)
- **Gold Sponsor** (\$5,000)
- **Silver Sponsor** (\$2,500)
- **Bronze Sponsor** (\$1,000)
- **Exhibitor** (\$350)
- **Nonprofit Exhibitor** (\$175)

A La Carte Sponsorships:

- **NEW! App Sponsor - limited to 1** (\$2,500)
- **NEW! Name Tag Sponsor- limited to 1** (\$2,500)
- **NEW! Table Topics Sponsor- limited to 1** (\$2,000)
- **Friend of Affordable Housing Sponsor** (\$500)

Learn more and register on our [sponsorship summary page](#). Please register for sponsorships by the **May 12 priority deadline**.

[Sponsor / Exhibitor Registration](#)



Notice of Funding Availability 2023 Emergency Solutions Grant (ESG)

Kansas Housing Resources Corporation (KHRC) is accepting applications for the 2023 Emergency Solutions Grant (ESG) program. The expected amount of funding level for the 2023 ESG program is \$1.6 million.

The Emergency Solutions Grants Program (ESG) is a federal block grant authorized by subtitle B of the McKinney Vento Homelessness Assistance Act and is administered by the U.S. Department of Housing and Urban Development. ESG amounts are to be used for services to homeless and near homeless individuals and families in these major categories:

- Payment of certain expenses related to operating an emergency shelter facility
- Provision of essential services related to emergency shelters and street outreach for the homeless
- Provision of rapid re-housing assistance
- Development and implementation of homelessness prevention activities

For 2023, The ESG grant period will be for fifteen (15) months, July 01, 2023 through September 30, 2024. All shelters must complete the ESG Shelter Habitability Checklist with the 2023 application. All applicants must complete the 2023 ESG Application and the HMIS Project Setup form. Community agencies must coordinate the submission of the ESG funding application through a unit of local government (City or County). The municipalities will submit one joint application that includes the proposals from each agency on behalf of their jurisdiction.

Applications must be submitted to KHRC by **5:00pm on May 15, 2023.**

Questions? Contact Doug Wallace, ESG Program Manager, at dwallace@kshousingcorp.org for more information.

[HMIS Project Form](#)

[ESG Application](#)

KHRC Fair Housing Compliance Trainings

April is Fair Housing Month!

This year, KHRC will be hosting two **FREE** virtual Fair Housing Trainings presented by Gary Kirkman, Director of Compliance Training for U.S. Housing Consultants.

Fair Housing Basics Compliance Training (Protected Classes and Prohibited Acts):

April 5 - 10:00 a.m.

Overview of the seven federally protected classes and the prohibited acts.

[https://us06web.zoom.us/webinar/register/
WN_btQXhRM-Sya8JLZj9vs0Jw](https://us06web.zoom.us/webinar/register/WN_btQXhRM-Sya8JLZj9vs0Jw)

Fair Housing Basics Compliance Training (Tenant Selection Plan and Marketing):

April 11 - 2:00 p.m.

Overview of fair housing as it pertains to tenant selection and marketing.

[https://us06web.zoom.us/webinar/register/
WN_umvI87BrTnWREmK6w_zw-Q](https://us06web.zoom.us/webinar/register/WN_umvI87BrTnWREmK6w_zw-Q)

Attendees will be able to register up until 24 hours prior to the training event.

Questions? Contact info@kshousingcorp.org.



KHA Membership Directory

We wanted to remind all KHA members that one of the benefits of having a KHA membership is our Membership Directory. You can log in to members only to find information about other members of KHA and to also feature your organization. If you have questions about how to log in to your members only account, please email the KHA office at kha@kansashousingassociation.com. The back page of this newsletter includes a list of information needed for your directory profile. Once you have the complete list of information or if you have updates, please send them to michele.carter67@yahoo.com

If you already have a profile in the directory, please take a few minutes to look it over and make sure you do not have any changes or additions to your profile. You can access the Directory through the "Our Members" tab on the KHA website. Just click on the [Directory of Members](#), you may need to enter your login details for the website. We would like to make this directory beneficial for everyone and want to make sure our information is current and accurate.

If you have anyone from your organization that you would like us to add to our email list, please let us know and we will be happy to include them.

We have been posting articles to the Kansas Housing Association social media accounts so be sure to like and follow KHA. Please feel free to send articles to michele.carter67@yahoo.com to post to our social media accounts. Send anything you would like other KHA members to know about such as, affordable housing projects under development or completion, company announcements, affordable housing related articles, etc. If anyone has any questions about KHA and your membership, please contact: michele.carter67@yahoo.com

[Facebook](#)

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Welcome New KHA Members

Dominium Development
Habitat for Humanity Kansas

66 KHA Member currently

KHA in Washington, DC

Member of the KHA Board traveled to Washington D.C. for KHA's annual Kansas delegation visits in early December 2022. They were lucky enough to personally meeting with Congresswoman Sharice Davids, Senator Jerry Moran and Senator Roger Marshall. In addition, they met with staff from Congressman Jake LaTurner, Congressman Ron Estes and Congressman Tracy Mann.

KHA thanked the congressional members for the bipartisan support they have demonstrated for affordable housing in Kansas. KHA shared the need for additional funding while managing expectations for a consideration process that may take some time. Topics of concern related to supply chain and labor issues continue were also discussed. KHA members explained how workforce housing and affordable housing go hand in hand for economic development. Overall, the visit was very positive and keeps our representatives informed and aware of KHA's presence in affordable housing in Kansas.

A 2023 trip is currently under development.



Benefits available to all KHA members – Access to KHA member directory, Legislative Updates, KHA Newsletters, Access to KHA Training events, reduced online training classes, invite to Legislative Washington DC spring trip, (some with reduced fees for KHA members), Networking Opportunities, and More!

2023 Legislature - Week 10



Governor Kelly Signed Two Bills Into Law On Monday and both involve art installations. One approved a mural to be painted inside the statehouse depicting the '1st Kansas Colored Volunteer Infantry Regiment', who were the nation's first Civil War military unit comprised solely of African American soldiers. The other reauthorizes the placement of a life-sized bronze replica of the Native American warrior atop the Capitol dome. The statue has been sitting in storage awaiting its place on the granite pedestal that sits empty on the southwest lawn of the Statehouse.

The Kansas House Agriculture & Natural Resources Committee approved changes to regulations in the industrial hemp industry that would allow the fiber, grain, and seeds of industrial hemp to be used as food for livestock, poultry, and pets. The bill sent to the house floor would reduce the license and registration fees for hemp producers and exempt some providers from background checks. Passage of the bill would require the hiring of four, full-time state employees to register and review more than 3,500 new hemp products.

The Kansas House Energy Committee held a hearing about the Keystone pipeline rupture that spilled more than a half million gallons of heavy toxic crude oil that contaminated Mill Creek as it flooded over crop and native prairie land in Washington County on December 7th, 2022. A spokesperson for TC Energy (the company that operates the system) explained that a defective weld for a fitting that connected two sections of pipe to form a bend caused a crack to develop and grow undetected until the failure. Lawmakers were told the company's response team efforts will continue until the site is fully remediated, but not even an estimated timeline for when that would be could be elicited from the company executive. According to U.S. Department of Transportation data, this Keystone onshore spill was larger than all 22 previous spills caused by the pipeline combined. In response to that, Kansas lawmakers are considering legislation that would force oil and gas companies to forfeit their 10-year tax exemptions if their pipelines spill or leak within that time frame.

The Kansas House Tax Committee has started to rework the package of tax bills sent to them by the Senate this week, with their goal being to reduce the proposed \$1 billion annual price tag. The committee chair said their revised version will likely retain language aimed at reducing taxes on Social Security benefits and could include a less expensive version of the flat tax.

Kansas Could Get A New State Park In Allen County. Representative Gardner introduced a bill on behalf of the Kansas Department of Wildlife and Parks to make Lehigh Portland Park near Iola our 28th state park. The property is a mix of woodlands, meadows, and native prairie that includes a lake and 14 miles of trail along the banks of Elm Creek.

The Senate Federal and State Affairs Committee has tabled a bill that would allow a doctor to sign off on a patient using marijuana products to treat 21 illnesses or conditions, including cancer, epilepsy, spinal cord injuries, and PTSD with no plans to revisit it this year. Thirty-seven states now allow the medical use of marijuana, but Kansas law enforcement officials opposed legalization in the only testimony heard by the members before this decision was made. Meanwhile, this same committee is considering a measure that would allow grocery stores, restaurants, and liquor stores to continue delivering alcoholic beverages to customers' homes either directly or via delivery services such as DoorDash or GrubHub. Delivery restrictions were lifted across the country during the height of the pandemic and 30 states have already made the ordinance permanent. The bill would require an ID check to confirm the customer is 21 years or older.



2023 Legislature continued

The Senate Committee on Federal & State Affairs has narrowly advanced legislation introduced 6 weeks ago that would criminalize any restriction, censorship, or suppression of information endorsed by social media companies in their terms of service. Kansans would be required to report all such instances they encounter to the Attorney General's office where each submission would be handled individually. The bill would also afford Kansans the opportunity to seek private action against the companies that would include statutory damages of no less than \$75K for each instance for actual damages, punitive damages, and/or other equitable relief. Opponents believe this would cost millions just to cover the legal fees the state would incur when it is inevitably sued for violating private business rights, not to mention the expense to cover the additional workload. They also expressed concern that there were no exceptions, not even for explicit violence or pornography of any kind.

The Sunflower Education Equity Act was passed in the House with a vote of 64-61. The proposed measure would give families who prefer to homeschool or send their children to private schools the option to sign up for an account that would give them \$5K in state tax funds per student annually. There was bipartisan opposition to the plan focused on concerns that the legislation would create a second, unregulated, and unaccountable private education system with an undetermined fiscal note funded by taxpayers who will never use it. Due to substantial changes to the original bill, it was returned to the Senate where it has yet to be determined by whom it will be heard.

The University of Kansas Institute for Policy and Social Research has released a new report that shows a continuing divide between rural and urban areas when it comes to broadband access. Officials recently distributed nearly \$50 million in federal funds to improve broadband access in Kansas, but researchers say the state still is not getting its share of federal money because federal maps undercount the number of people without access. One million Kansans live in

places that lack access to high-speed broadband because the private sector often does not want to build into unprofitable sparsely populated areas which explains why rural Kansas residents usually pay more money and get slower internet speeds.

Another Mystery Company Wants To Build In Kansas. This time it would be a state-of-the-art facility that would process and pack beef into retail-ready products. The proposed location would be in southwest Olathe. A request for \$257 million in industrial revenue bonds was submitted to Olathe's city council by a large accounting firm that was not at liberty to divulge the name of their client. If approved, the project would start by employing 700 workers to complete construction.

JOIN A KHA COMMITTEE

If you haven't already joined a KHA committee, please consider doing so. All of our committees are in need of housing industry experts willing to share their unique perspectives with other KHA members. If you are interested in joining a committee please contact our office.

2023 KHA Committee Members

Education – Co Chairs: Andrew Danner, Gabe Woodman
Member: Austin Kack

Membership – Co-Chairs: Matt Fulson, Rebecca Arthur
Members: Tim York, Mollea Wainscott

Annual events – Co- Chairs: Kelsey Herr, James Oltman

Governmental affairs – Chair: Josh Yurek
Members: Doug Smith, Chris Hite

Finance – Chair: Beth Easter

Nominations – Co Chairs: Andrew Danner, Matt Gillam,
Kelsey Herr

Fall Training event committee – Co-chairs: Andrew
Danner, Randy Porter

Special Projects

QAP – Tony Krsnich, Trey George

Real Estate Valuation – Matt Gillam, Lee Harris, Matt
Catanese, Bill Caton, Ray Browning, Daniel Sailler



KHA Membership Directory Information

- Provide a short description for KHA members about what your company does and how you can help others in the affordable housing industry.
- Name of CEO or President of organization:
- KHA Member Name, Logo and link to company website:
- Email address for organization, social media handles
- Company Location:
- Primary Contact:
- Email address of primary contact
- Phone number of primary contact
- Others at your company you would like to have added to our email list (name/ email).

Email your completed form to michele.carter67@yahoo.com