



HOUSING HIGHLIGHTS



2024 SUMMER UPDATE

8/10/2024

Vol. 10 ISSUE 14

President's Message

Hello Kansas Housing Association!

I hope this message finds you all well and you are having a great summer! This year is flying by, and it does not seem possible that over half of 2024 is in the books! Also hard to believe is that our friends at Kansas Housing Resources Corporation (KHRC) are gearing up for another fantastic Bringing Kansas Home Conference in Overland Park August 20-22. I always look forward to this conference as an opportunity to learn, network, and connect with friends and colleagues. This year's schedule again looks like a great offering of education and professional development opportunities, and I hope to see you all there! Vice President of the Board Kelsey Herr has been working on the steering committee to ensure KHA has a voice in what will be offered, and she has secured the ability for KHA to lead several sessions at the Conference again this year, thank you Kelsey! KHA will be hosting a reception on Tuesday evening as a thank you to our current Members and to talk with others about becoming a member. If you know someone that would be a good addition to KHA, please get them connected with Michele or Doug or any Board Member! Thanks to all of our Members for making KHA an amazing organization that advocates and educates so many in our State about the importance of affordable and workforce housing! I wish you all safe travels and I look forward to seeing you at the Conference!!

Trey George, KHA President

*Please note the Networking Reception hosted by KHA was originally scheduled for Wednesday August 21st, but has been moved to **Tuesday August 20th**. The location and time remain the same - Overland Park Convention Center Upper Floor from 5 PM -7 PM.*

KHA Annual Members Meeting

The KHA 2024 Annual Members Meeting will take place at 10:45 AM on Tuesday, August 20th and will be in the Pipes Boardroom at the Overland Park Convention Center, located at 6000 College Blvd, Overland Park, KS (Upper Level).

So we have an idea of how many will be attending the annual meeting we ask that you register in advance (before August 16th). *This meeting is for KHA members only.*

Here is a link you may use to sign up - [2024 KHA Annual Meeting Registration](#)



KHA Fall Learning Session - October 3, 2024

Mark your calendars for KHA's Annual Fall Learning Session at The Venue in Leawood, KS on October 3rd. Registration will begin at 9 AM and the learning will begin at 9:30!!

We are still developing the agenda, but have the following speakers lined up for your listening and learning pleasure.

- KHRC Update - Ryan Vincent from KHRC
- HOME/HTF and KAHTC programs - KHRC staff
- Modular Housing - Connor Treanor, CT Design and Development
- FHLB Affordable Housing Program - Kylie Mergen and Dustie Humphreys from FHLB Topeka

We are also requesting KHA members to assist with sponsoring this event. If you are interested in being a sponsor, please contact Michele Carter. Your company will be recognized as a sponsor for this event on meeting materials and announcements.

Thank you to our first sponsor for \$1,000, Midwest Housing Equity Group! KHA greatly appreciates your generous sponsorship!

2025 Qualified Allocation Plan & Public Hearing

The 2025 draft Qualified Allocation Plan is now available. The QAP governs how Low Income Housing Tax Credits (LIHTC) are awarded across the state and is reviewed and revised on an annual basis.

KHRC invites thoughtful feedback throughout the public comment period from all stakeholders. Please review the draft plan, overview of the proposed changes recording, and the redlined plan at the links below.

Virtual public hearing:
Wednesday, Sept. 4 | 10:30 a.m.-12:00 p.m.

Please register for the public hearing at the link below. All comments will be accepted until **5:00 p.m on September 18th**. Please submit your comments to housingdevelopment@kshousingcorp.org.

[REVIEW
REDLINE
DRAFT PLAN](#)

[REGISTER FOR
PUBLIC
HEARING](#)

[REVIEW
DRAFT
PLAN](#)

Learn more. Visit our [QAP page](#).

Kansas Housing Conference

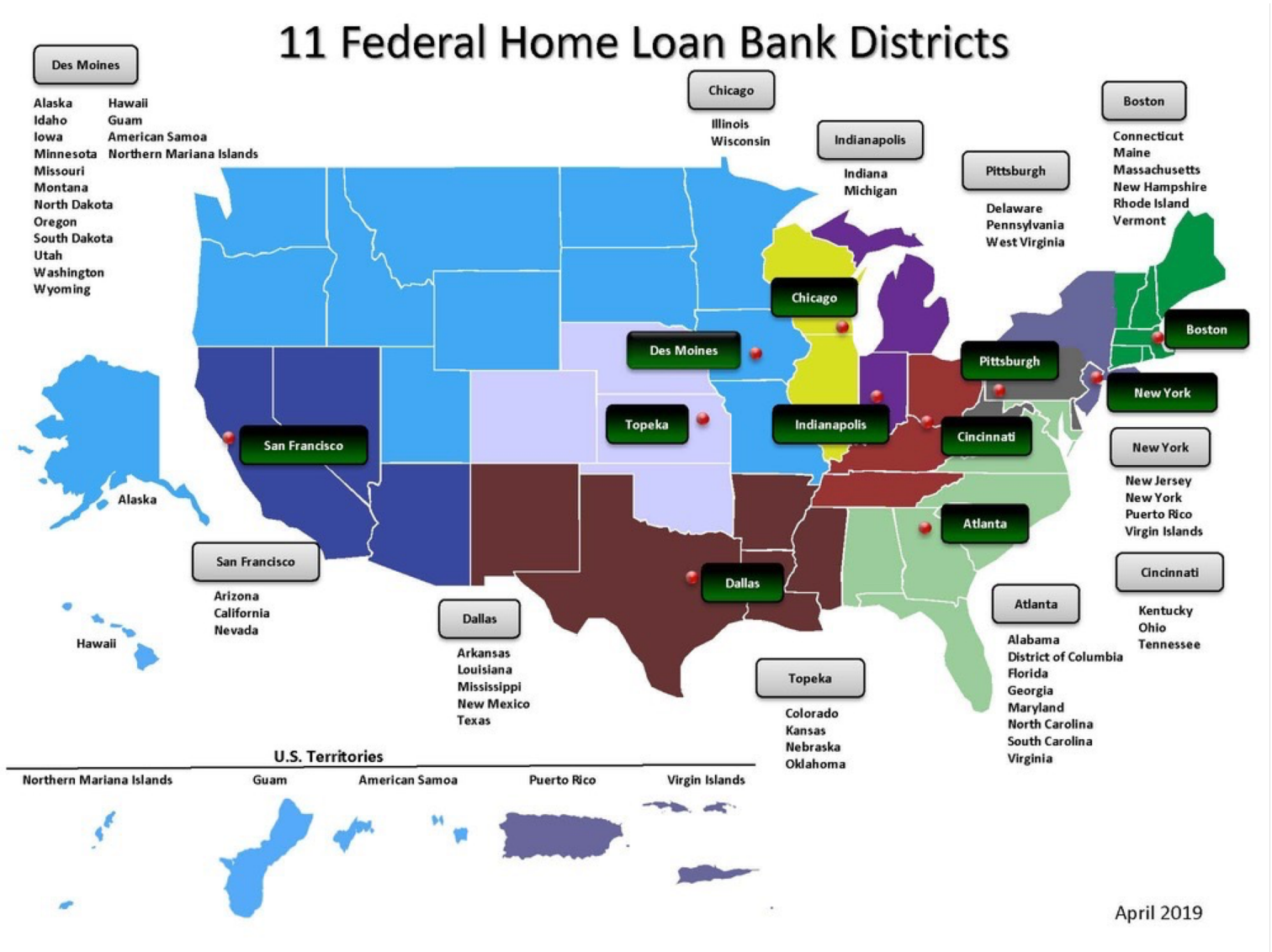
August 20-22

Overland Park Convention Center
6000 College Boulevard, Overland Park, KS

[Kansas Housing Conference Information](#)

Federal Home Loan Bank - Did you know?

Federal Home Loan Banks around the country this year are having a record year of funds availability. The attached map shows which FHLB's are responsible for what states. You can apply as an out of district project but must apply through a member of that district. Some of the banks have already concluded their AHP round for 2024. Be sure to check back in January 2025 for each individual Bank's 2025 AHP Implementation plan to find out about scoring changes, AHP round information, amount of funds available and other applicable information.





Kansas Housing conditionally awards \$19,166,250.50 in HOME-ARP funds and announces plans to amend the HOME-ARP Allocation Plan

As part of the American Rescue Plan Act of 2021, HUD obligated HOME-American Rescue Plan (HOME-ARP) funds to KHRC in the amount of \$22,548,530. HOME-ARP is designed to support specific Qualifying Populations, as follows:

- Homeless
- At Risk of Homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Other Populations
- Other Families Requiring Services or Housing Assistance to Prevent Homelessness
- At Greatest Risk of Housing Instability
- Veterans, and families that include a veteran family member, that meet the criteria for one of the qualifying populations described above are eligible to receive HOME-ARP assistance.

HOME-ARP eligible activities include:

- Development and support of affordable housing
- Supportive services
- Tenant Based Rental Assistance (TBRA)
- Acquisition and development of non-congregate shelter units
- Up to 10% of funds can be designated for operating and capacity building expenses for nonprofits carrying out HOME-ARP activities.

After accepting two rounds of applications in 2023 and 2024, KHRC announces plans to award 14 projects a combined total of **\$19,166,250.50**. These projects will provide support to Kansas' most vulnerable populations across 91 counties in the state.

Combined with the amount leveraged by each community to support the proposed initiatives, the awards represent a total investment of **\$38,630,501.81** in housing development and supportive services, and a net gain of **85 housing units**.

Kansas Housing Conditional Awards

HOME-ARP Conditional Award List

The HOME-ARP Conditional Award List can also be found on [KHRC's HOME-ARP webpage](#) by scrolling down to the "Documents | Forms Resources" section and selecting "HOME-ARP Conditional Award List."

KHRC has amended the Allocation Plan and will be hosting a Public Hearing on Tuesday, August 13, 2024 10:00-11:00am Central Time. The amended Allocation Plan will be available for public comment beginning Thursday, August 8, 2024 at 12:00pm Central Time through Friday, August 23, 2024 at 12:00pm Central Time.





Conditional Awards continued

Starting August 8, the amended HOME-ARP Allocation Plan will be available for review online on KHRC's [HOME-ARP](#) and [Public Notices](#) webpages.

Oral and written comments will be accepted during the public hearing. Written comments can also be emailed to HOMEARP@kshousingcorp.org. To be considered, all oral and written comments must be received by KHRC no later than Friday, August 23, 2024 at 12:00pm Central Time.

Please plan to join us to discuss this important resource for Kansans. Join us for this public hearing in-person or online. You will only need to register if you are attending online.

Join us!

Tuesday, August 13, 2024 | 10:00-11:00 a.m.
611 S Kansas Avenue, Topeka, KS, 66614, Suite 3

Join us virtually by registering online!

[REGISTER ONLINE](#)

For more information on KHRC activities

[KHRC July 2024 Newsletter](#)

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 board 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.

Kansas Housing awards more than \$180 million in support of affordable housing developments

Fifteen housing developments in fourteen Kansas communities will add a collective 522 affordable homes to the state's housing stock, thanks to funds awarded through the state's competitive housing development application process. The awards, totaling **\$9.99 million** in both federal and state tax credits and **\$8.625 million** in HUD Resources, will create over **\$180 million** in development to construct **437 new homes** and rehabilitate **185 existing homes** for Kansas seniors and families.

The funding, made available through the federal [Low Income Housing Tax Credit \(LIHTC\)](#) program, the state Kansas Affordable Housing Tax Credit, the [federal HOME Investment Partnerships Program \(HOME\)](#), and the [National Housing Trust Fund \(NHTF\)](#), provides incentives to developers, nonprofit organizations, and communities that commit to developing quality, affordable housing. Within the four programs, 14 awards will be funded with federal and state LIHTCs, four of which received NHTF monies, and five of which received HOME monies. Additionally, one HOME-only project was awarded.

The awarded developments are the second 9% LIHTC, HOME and NHTF proposals to receive state affordable housing tax credits through the Kansas Affordable Housing Tax Credit Act (K.S.A. 79-32,304 *et. seq.*). These state credits are awarded as an equal match to the federal tax credit allocation. With the additional resource, KHRC was able to fund more housing units and increase access to units with rental assistance, such as Housing Choice Vouchers, and/or target lower household incomes.

As detailed in the [2024 Qualified Allocation Plan \(QAP\)](#), Kansas Housing prioritizes developments that expand housing opportunities in rural areas, provide homes for special needs populations, and address a documented housing shortage. Over half of the affordable homes will be in rural communities.

Kansas Housing administers the state's housing development programs and oversees the competitive application process. [Complete award details are available online.](#)

KHA Committee Activities

Annual events -

KHA will be presenting four educational sessions at the 2024 Kansas Housing Conference in Overland Park. The following are session topics:

- Steps to getting projects completed with a city / county
- Acquisition/Rehab
- Equity Panel
- Project Difficulties and How to Recover

Education/Training -

The committee met in June to discuss the Fall Learning Session which will be held 10/3 at The Venue in Leawood. The committee discussed speakers for the event. We are still looking for two additional speakers. If anyone has any suggestions or would like to be considered to present in October please contact a committee member or Michele Carter. We also need event sponsors to assist with the cost of the Learning Session. Your company will be featured in all promotional materials and will be recognized at the event. A big thank to Midwest Housing Equity Group for being our first event sponsor!!

In addition, committee members briefly discussed the upcoming newsletter which will go out prior to the conference.

Membership Committee- The committee met 6/21 and reviewed our current membership numbers. KHA currently has 64 members. We discussed the 2024 housing conference and ways to maximize KHAs presence. We discussed ideas for the KHA table and also the four KHA sessions and potential additional speakers/panel members.

FHLB AHP Committee- This is a new committee that will be meeting soon. FHLB's across the nation have a record amount of funds for gap financing and this committee will explore ways to educate FHLB about what KHA and its members do and educate our members about this important source of affordable housing funds. Committee members: Matt Gillum, Tony Krsnich, Trey George and Jake Mooney.

2024 KHA Committee Members

Education/Training – Co Chairs: Andrew Danner, Gabe Woodman
Member: Austin Kack, Randy Porter and Brad Reiff

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: Chris Hite, Doug Smith

Finance – Chair: Beth Easter

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

Special Projects

QAP – Tony Krsnich, Trey George

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

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.

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