



HOUSING HIGHLIGHTS

2025 SPRING UPDATE

4/4/2025 Vol. 11 ISSUE 11

President's Message

Dear KHA Members and Friends,

As I approach the final three months of my service as KHA's President and conclude my tenure on the KHA Board of Directors, I reflected on the incredible journey we've shared together.

Before the pandemic disrupted our lives and the industry, KHA was on a solid trajectory—experiencing steady membership growth and making significant strides in expanding our reach in the affordable housing sector. While COVID presented undeniable challenges, it also unveiled new opportunities. The increase in funding programs and the renewed focus on creating housing have remained strong, underscoring the importance of our work in shaping a more equitable future.

However, we know that there is still much work to be done. The affordable housing industry continues to face significant challenges, and it will take all of us, together, to drive meaningful progress on every level.

One of the key challenges we faced this year was the potential elimination of the Kansas affordable housing tax credit. I am so proud of how our members stepped up to advocate for this vital program, engaging with legislators and making their voices heard. Thanks to our collective efforts, we were able to preserve the program for now, but we must remain vigilant as we look toward the future—especially as 2026 approaches.

I want to express my deepest gratitude to the KHA Board of Directors for their unwavering dedication and commitment to the association's mission. I am especially thankful to Michele Carter and Doug Smith, whose hard work and support have been invaluable in guiding us through some of the busiest and most challenging moments.

As I prepare to finish my term in June, I do so with a heart full of gratitude. It has been an incredible honor and a true privilege to serve alongside such passionate and dedicated individuals. I feel deeply blessed to have been part of this extraordinary organization, and I look forward to the continued success of KHA in the years to come.

Thank you for allowing me the honor to serve.

Trey George, KHA President

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PREPARED BY KHA, INC. KANSAS GOVERNMENT AND STATEWIDE
NEWS ARE GATHERED AND COMPILED INDEPENDENTLY FROM
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KHA BOARD OF DIRECTORS

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KHA Annual Members Meeting

The KHA 2025 Annual Members Meeting will take place at 9:00 AM on Tuesday, June 3rd. This will be a virtual meeting.

A link to sign up will be emailed out.

KHA Member Spotlight – Alcove Development



Provide a brief description for KHA members about what Alcove Development does in relation to the affordable housing industry.

Alcove Development is dedicated to advancing affordable housing initiatives throughout the western Kansas City and Topeka regions. Our commitment is to create high-quality, affordable housing that meets the needs of our growing communities.

Are there any recent affordable housing projects you've been involved with or any you would like to tell our members about briefly?

Alcove Development is dedicated to advancing affordable and attainable market rate housing initiatives. We are currently engaged in several exciting projects, including:

- **Residence at Lexington** and **The RIO** in De Soto
- **10 Union Lofts** and **Paschal's Landing** in Eudora
- **Tuckers Subdivision** in Carbondale
- **Highland Ridge** in Edwardsville

One of our more notable projects is the **10 Union Lofts** in Eudora. This development is part of our commitment to providing attainable market rate housing. It will offer high-quality living spaces that cater to moderate-income families and individuals. The project is designed to enhance the community's livability and support the local economy.

In conjunction with 10 Union Lofts, Alcove will be developing a nearby LIHTC project called **Paschal's Landing** in Eudora. Paschal's Landing is being developed in conjunction with Tim Schulte & Jes Holdings LLC. This initiative underscores our commitment to offering below market rate housing for low-income renters, providing high-value living spaces for low-income families and individuals. Like 10 Union Lofts, this project is designed to improve the community's livability and bolster the local economy.

Additionally, we are proud to be involved in the **Moderate-Income Housing (MIH) program** in Wellsville, Carbondale, and Edwardsville. These initiatives aim to provide affordable housing options for moderate-income households, ensuring that more people have access to quality homes.

We are excited about these projects and look forward to continuing our work in the affordable housing sector, making a positive impact on the communities we serve.

What information about Alcove Development is important for our KHA members to know?

Alcove Development is committed to ensuring that our projects have a lasting positive impact on the community and contribute to the local economy long after completion.



KHA Member Spotlight continued

Alcove Development

What trends and changes do you foresee in your industry? Do you believe it will affect affordable housing?

In the Kansas City region, we are witnessing significant population growth, driven by the metro area's diverse economy, which spans healthcare, technology, and manufacturing. This growth continues to attract new residents. Despite higher mortgage rates compared to recent years, they remain historically reasonable, supporting home purchases.

New home construction is helping to alleviate some inventory pressure.

Kansas City remains firmly entrenched in a seller's market. Several key indicators support this conclusion:

- **Low inventory:** With only 2.2 months of supply, buyers face stiff competition for available homes. A balanced market typically has 6 months of inventory.
- **Quick sales:** Properties are spending an average of just 32 days on the market, indicating strong demand.
- **High sale-to-list price ratio:** Sellers are receiving 98.7% of their original asking price on average, suggesting limited room for negotiation.
- **Rising prices:** The 4.3% year-over-year increase in average sales price favors those looking to sell.

Source: Norada Real Estate Investments

For sellers, these conditions present an excellent opportunity to maximize returns, provided they price their homes realistically and present them well to the market.

It's important to note that while prices are rising metro-wide, individual neighborhoods may experience different trends. Some areas may see more dramatic appreciation, while others might have more stable or even slightly declining prices.

Alcove Development is dedicated to addressing these challenges by building new, high-quality, affordable, and attainable market rate housing in the Kansas City region. We are committed to making a positive impact on the community and supporting the local economy.

Any other information you would like to provide?

Alcove is excited about the future of housing in the Kansas City market. We are actively looking for opportunities in both the affordable and market rate spaces. Please reach out to us if you'd like to explore a partnership.



KHRC Update

Kansas Housing awards \$14.2 million in MIH, KHITC, and RLF for rural housing development

Fifteen Kansas projects will receive a combined total of \$8,180,854 in Moderate Income Housing (MIH) funds, \$5,394,000 in Kansas Housing Investor Tax Credits (KHITCs), and \$700,000 Revolving Loan Funds (RLF) to develop affordable housing for moderate-income families in rural areas of the state. The awards, made possible through [the state of Kansas' Moderate Income Housing \(MIH\), Kansas Housing Investor Tax Credit \(KHITC\), and Revolving Loan Funds \(RLF\) Programs](#), provide resources to develop housing in rural communities.

Combined with the amount leveraged by each community to support the proposed initiatives, the awards represent a total investment of \$55,888,138 and a **net gain of 229 affordable, quality housing units**.

This round of awards will assist with the development of 15 projects:

- 24 rental townhomes in Colby
- 8 single family homes in Beloit
- 8 single family homes in Little River
- 34 duplex units and 6 townhomes in Manhattan
- 8 duplex units in Baldwin City
- 21 triplex units in Lansing
- 12 multifamily rental units in Marysville
- 23 single family homes in Osawatomie
- 18 multifamily rental units in Caney
- 14 duplex units and 18 triplex units in Chanute
- 3 single family homes in Parsons
- 13 multifamily rental units in El Dorado
- 10 duplex units in Garden Plain
- 3 single family homes in Greensburg
- 6 triplex units Kinsley

The MIH, KHITC, and RLF Award Lists can also be found on [KHRC's MIH webpage](#) by scrolling down to the Applicants and Awardees sections for each program and selecting "2024 Round 4 Award List."

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

Questions? Email the MIH team at MIH@kshousingcorp.org.



2025 Preliminary 9% LIHTC & HUD Resources Applications Received

Kansas Housing received **51** Low-Income Housing Tax Credits preliminary applications for the 2025 9% preliminary round and two HOME-only proposals. **28** Kansas communities are represented in this year's preliminary application round.

In addition to the two HOME-only applicants, **41** applicants are invited to submit their application during the full application round as determined by the evaluation criteria in the [2025 Qualified Allocation Plan](#).

Of the LIHTC applications moving forward, **17** applicants are requesting HUD Resources in addition to low-income housing tax credits. KHRC staff will determine if HUD Resources will be awarded, up to \$1.5 million per project, and what type. **Full applications are due May 23, 2025, and awards will be announced on August 8, 2025.**

Click to view a full list of applications received -

Questions? Email KHRC's Housing Development team at housingdevelopment@kshousingcorp.org

Spruce Apartments living spaces converted from old hospital

Spruce Apartments is an adaptive rehabilitation of Wamego's first hospital which was originally built in 1921. It now houses 10 moderate income housing units, as well as a new construction duplex built on an adjacent lot. Frontier Development Group led the effort to place the building on the State Historic Registry and funding included a Moderate Income Housing grant, Kansas Housing Investor Tax Credits, Historic Tax Credit equity, and a SHOVL loan from the Dept of Commerce.



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.

Federal Home Loan Bank of Topeka

The FHLB has announced the details of the 2025 Affordable Housing Program funding round.

Here is a summary of the 2025 AHP program:

- **Round open 7/1/25 and closes: 8/15/25**
- **Amount available per project: \$1.5 million**
- **Maximum subsidy per unit: \$75,000**

AHP funds can be used for acquisition, rehabilitation, or new construction for rental projects. At least 20% of the total project units must be at or below 50% AMI in order to be eligible to apply for the program. The maximum AMI amount is 80%.

Before applying for AHP the following milestones must be met in order for your application to be considered for funding. They are as follows.

- All funding sources must be initiated or submitted.
- Project buildings and underlying land must be owned, leased, subject to a commitment to purchase or subject to a commitment for a long term lease.
- Market Study or Market Needs Assessment complete.
- Scope of work and construction specifications defined.
- Preliminary Cost estimates developed.
- Architectural and or other specifications complete.
- Relocation Plan if applicable.

There have been significant scoring changes for 2025 that may be beneficial to your rental project. For more information you can access their website at www.fhlbtopeka.com

AHP funds may also be used for homeowner projects including purchase/acquisition, new construction, or rehabilitation projects. The subsidy must be used to benefit the homebuyer in the form of down payment, closing costs or owner-occupied rehabilitation. Funds may not be used for development construction costs.

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.

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.



**April is Fair
Housing
Month!**



Join Us!
FREE Conquering Fair Housing Trainings

This year, we commemorate the 57th anniversary of the passage of the Fair Housing Act, the landmark civil rights law signed by President Lyndon B. Johnson on April 11, 1968, that made discrimination in housing transactions unlawful. US Housing Consultants will present two Fair Housing Trainings this April.

Fair Housing Training is For Everyone

Fair Housing is part of everything in affordable housing: Everything from how a property is designed and maintained, to leasing and certification procedures, and how you interact with residents on a day to day basis.

Conquering Fair Housing Compliance

April 8 | 12:00-3:00 p.m. CST

REGISTER NOW

FREE With Discount Code: **KANSAS_FH1_2025**

This three-hour fair housing webinar is specifically designed to assist affordable housing professionals in best understanding the importance of the Fair Housing Act. Whether you are new to fair housing or need a refresher course, this webinar will break it down for you.

Topics to be discussed, included, but not limited to:

- History of Civil Rights & the Fair Housing Act
- Protected Classes
- Prohibited Acts
- An Overview of Fair Housing Accessibility
- Fair Housing Enforcement Mechanisms & Statutes of Limitations

WHAT YOU WILL TAKE AWAY:

- Certificate of Attendance Provided (within 7 business days after the training)
- Continuing Education Hours (CE Hours): 3 Hours
- Reference Manual Provided: PDF Reference Manual



Conquering Fair Housing for Maintenance

April 22 | 12:00 - 2:00 p.m. CST

FREE With Discount Code: **KANSAS_FH2_2025**

As we know, maintenance professionals play a critical role in ensuring the success of a multi-family housing property. While most maintenance professionals receive training on maintaining the asset, Fair Housing training is often overlooked for these professionals.

As vital players of the property management team, maintenance staff need to be equipped with information and guidance on ensuring that their actions never result in discrimination.

Topics to be discussed, included, but not limited to:

- History of Civil Rights & the Fair Housing Act
- Prohibited Acts under the Fair Housing Act, focusing on Reasonable Accommodations & Reasonable Modifications
- An Overview of Fair Housing Accessibility

WHAT YOU WILL TAKEAWAY:

- Certificate of Attendance Provided (within 7 business days after the training)
- Continuing Education Hours (CE Hours): 2 Hours
- Reference Manual Provided: PDF Reference Manual

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

Questions? Contact info@kshousingcorp.org.

2025 KHA Dues

Thank you to all of our members for sending in dues for your 2025 KHA Membership! We appreciate your continued support!

We do still have few unpaid memberships. If you are unsure if you've paid for your 2025 KHA membership or if you need an invoice, please contact michele.carter67@yahoo.com. She will be happy to check for you!

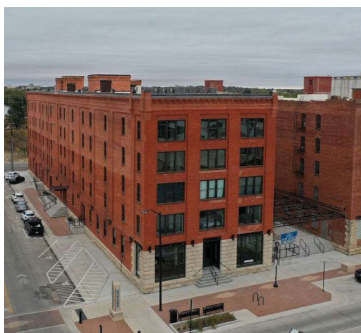
Lee Hardware Lofts Phase II

The Lee Hardware Lofts Phase II, a 50-unit affordable housing development in Salina, held its grand opening on November 7, 2024. Led by Overland Property Group and Flint Hills Holdings Group, the project is part of the revitalization of the historic Henry D. Lee complex in downtown Salina.

The Lee Lofts preserve the building's historic elements, including original floor stains from denim dye, honoring its legacy as the birthplace of Lee jeans.

The development, which provides housing for households earning up to 80% of the area median income (AMI), is a collaboration involving several partners, including the Community Housing Development Corporation of Central Kansas, Bennington State Bank, Redstone Equity, Inc. and the City of Salina.

Residents will have access to amenities such as a community room, fitness center, and secure playground. The development aims to offer affordable housing and a supportive environment for individuals and families.



2025 KHA Committee Members

Education & Training

Co Chairs: Andrew Danner, Gabe Woodman

Member: Austin Kack, Randy Porter, Brad Reiff

Membership

Co-Chairs: Matt Fulson, Rebecca Arthur

Members: Tim York, Mollea Wainscott

Annual Events

Co- Chairs: Kelsey Herr, James Oltman

The annual events committee is looking for suggestions for topics for KHA sessions for the 2025 Kansas Housing conference being held in October. Please forward your suggestions to Kelsey@wheatlandinvestmentsgrp.com

Federal Governmental Affairs

Chair: Josh Yurek

Members: Chris Hite

State Governmental Affairs

Chair: Tony Krsnich

Members: Chris Hite

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

