

Approved: January 23, 1997
(date)

MINUTES OF THE SENATE COMMITTEE ON COMMERCE.

The meeting was called to order by Chairperson Alicia Salisbury at 8:00 a.m. on January 22, 1997 in Room 123-S of the Capitol.

Members present: Senators Salisbury, Barone, Brownlee, Feleciano, Gooch, Harris, Jordan, Ranson, Steffes, Steineger and Umbarger.

Committee staff present: Lynne Holt, Legislative Research Department
Jerry Donaldson, Legislative Research Department
Bob Nugent, Revisor of Statutes
Betty Bomar, Committee Secretary

Conferees appearing before the committee:
Randy Speaker, Director, Housing Division, Department of Commerce and Housing
Jane Mosteller, Wichita, Kansas

Others attending: See attached list

The Chair submitted a request for legislation concerning private security, requiring licensing and regulation under the office of the attorney general.

Upon motion by Senator Steffes, seconded by Senator Barone, 7RS 0343, be introduced as a Commerce Committee bill. The voice vote was in favor of the motion.

Randy Speaker, Director, Housing Division, Department of Commerce and Housing, submitted Goals & Objects of the Division of Housing - 1996 Results, Attachment 1; and the Governor's Commission on Housing Report. Attachment 2.

Mr. Speaker stated Kansas was the 49th state to create a state housing office, which has limited its abilities in some respects to create state-based housing resources. Progress has been made. Housing is recognized as an important component of economic development. The Housing Division is receiving more and more questions from businesses relating to housing opportunities and options. Mr. Speaker stated the mission of the Division of Housing is "to provide housing opportunities to Kansans through the development of resources, partnerships and technical assistance." With a staff of 22 persons and an operating budget of approximately \$1,400,000, the Division was responsible for over \$140,000,000 of new economic activity in FY 1996. Attachment 3

Mr. Speaker reported the Governor's Commission on Housing reviewed and discussed the 1996 goals, objectives and performance measures of the Division; heard presentations from the general public on a variety of housing issues; viewed two elderly housing projects in two communities; provided a jurist for new home design competition; and participated in several Housing Town Meetings and Grantee Workshops throughout the state. Mr. Speaker stated the Division created an Asset Management Section to insure that funds are being utilized efficiently and effectively in response to the devolution of authority and funding from the federal government to the states. The Committee discussed the use of tax credits by individuals and the financial community. Mr. Speaker stated it was the desire of the Division that a greater participation of tax credits for housing be utilized by Kansas businesses.

SB 19 - Kansas economic opportunity initiative funds may be expended for housing needs

Mr. Speaker stated he does not believe SB 19 is the most effective source of revenue for the housing needs in the state. The use of Kansas Economic Opportunity Initiatives Fund (KEOIF) for housing dilutes a source of funds which is already over subscribed. Mr. Speaker stated he does not believe any economic benefit would be gained in redirecting funds which have already been marketed to businesses for other uses.

Mr. Speaker stated if the Committee wishes to take positive steps toward providing more resources for

CONTINUATION SHEET

MINUTES OF THE SENATE COMMITTEE ON COMMERCE, Room 123-S Statehouse, at 8:00 a.m. on January 22, 1997.

housing, it should expand the authority for the Kansas Development Finance Authority to allow issuance of Mortgage Revenue Bonds on a statewide basis; and/or clarify and provide authorization for the Kansas Housing Development Corporation to pursue the creation of housing resources which supplement private sector financing.

Jane Mosteller, Wichita, appeared in favor of **SB 19**. Mrs. Mosteller stated it was necessary, due to her health, to live in a handicap accessible home. However, due to reduced income, increased medical bills, and present mortgage decisions being based on a higher income than she and her husband presently have, they are in danger of losing their home. Mrs. Mosteller stated the need for legislation to provide assistance to individuals needing specialty built homes. Mrs. Mosteller requested an amendment to **SB 19** to give high priority to handicap accessible housing. Attachment 4.

Upon motion by Senator Steffes, seconded by Senator Jordan, the Minutes of January 21, 1997, Meeting were unanimously approved.

The meeting adjourned at 9:00 a.m.

The next meeting is scheduled for January 23, 1997.

SENATE COMMERCE COMMITTEE GUEST LIST

DATE: January 22, 1997

NAME	REPRESENTING
Fred & Jane Mosteller	ourselves for a handicap accessible house
Barbara	State of KS KDOCH Housing
Jane Proctor	State of KS KDOCH Housing
Mark Barcellona	KDOCH
Richard E. Smith	WIBA
DVD GRANT	KCCI
Michael Byington	Wichita Industries & Service for the Blind
Doug Farmer	DOB
Paul Johnson	PACK
Kathy Valentini	SRS
Judi Stork	OSBC
Day Brake	KDOCH
Charles Wane	Kansas, Inc
Roger Franke	BK IV

Kansas Department of Commerce & Housing

Division of Housing

1996 Results

Goals & Objectives

SFY 1996

*Senate Commerce
1-22-97*

Attachment 1

*Senate Commerce Committee
January 22, 1997
Attachment 1-1 thru 1-12*

1-2

GOAL:

To provide housing opportunities for all Kansans through the development of resources, partnerships, and technical assistance.

OBJECTIVE #1:

To increase the number of homeownership opportunities.

Strategies for Objective #1:

1. Leverage conventional mortgage lending, using grants for downpayments and closing costs from the HOME program.
2. Promote issuance of Mortgage Revenue Bonds and Mortgage Credit Certificates and establish a statewide mechanism for distribution.
3. Obtain "approved lender" status from HUD to utilize Fannie Mae (FNMA), Ginny Mae (GNMA), and Federal Home Loan Bank.
4. Expand the target market of eligible households to 115% of median income and direct resources to overcome limitations created by Federal restrictions. Create a Homeownership Enhancement Program (HEP) for this purpose.
5. Promote the Home Energy Rating System concept, Energy Efficient Mortgage and associated energy improving financing.

Performance Measures for Objective #1:

OUTCOME MEASURES:

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
- Homebuyers assisted	125	160	161
- Minority families served	15	20	21
- Public funds (Private Activity Bonds)			

OUTPUT MEASURES:

- Grants with private lenders	1,200,000	1,500,000	1,545,702
- Leveraged private funds	3,900,000	4,900,000	6,149,009
- Private funds (Private Activity Bonds)			
- Participating lenders	115	125	153
- Counties served	30	40	31

With Match \$:

1,848,814

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OBJECTIVE #2:

To facilitate and improve rental housing opportunities.

Strategies for Objective #2:

1. Make housing affordable for low income families using rent supplement grants from the HOME, Section 8, Community Services Block Grant (CSBG) programs, and through LIHTC set-a-side.
2. Prevent homelessness and obtain permanent housing for low income families, using rent supplement grants from the Emergency Shelter Grant (ESG), Permanent Public Housing for the Handicapped Homeless (PHHH), Section 8, and CSBG programs.

Performance Measures for Objective #2:

OUTCOME MEASURES: *

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
- Low income families assisted	1,080	1,080	6,682
- Homeless family situations prevented	250	57	94
- Homeless families placed in permanent housing	200	200	159
- Minority families served	165	165	543

OUTPUT MEASURES:

- Grants to local governments, public housing authorities, private owners, and nonprofit agencies	4,300,000	4,300,000	5,493,657
- Participating providers	40	45	65
- Counties selected by rents	60	75	75

* These are federally funded programs which will most likely have a reduction in funds. Furthermore, the construction costs will be expected to increase approximately 3%. In spite of these, the Division of Housing believes it will be able to maintain its current level of consumer participation.

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OBJECTIVE #3:

To assist in the new construction of affordable rental units.

Strategies for Objective #3:

1. Replace dilapidated housing stock, and ease tight housing markets, using tax credit incentives from the Low Income Housing Tax Credit and HOME programs, and private activity bonds.
2. Administer a Revolving Loan Fund for developers of rental housing.
3. Coordinate targeted Community Development Block Grant funds for infrastructure development and building demolition in conjunction with housing development.

Performance Measures for Objective #3:

OUTCOME MEASURES:

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
** - Rental units developed	740	825	1,027
** - Total development costs added to local economies	24,400,000	26,850,000	47,984,092

OUTPUT MEASURES:

- Federal tax incentives allocated *	25,000,000	27,500,000	27,521,158
- Leveraged private funds	16,900,000	18,600,000	26,481,248
- CDBG Targeted funds	0	427,300	270,000
- Participating developers	15	25	15
- Counties served	15	40	30

* 10 year Allocation

** The LIHTC Program reports actual allocations on a calendar year basis, rather than fund reservations.

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OBJECTIVE #4:

To assist in the rehabilitation of existing housing units.

Strategies for Objective #4:

1. Make home repairs and accessibility modifications, using loans and grants from the HOME program.
2. Rehabilitate substandard rental housing, using tax credit incentives and grants from the Low Income Housing Tax Credit and HOME programs, and Private Activity Bonds.
3. Obtain tax relief for rehabilitation costs of lower income persons in targeted areas.

Performance Measures for Objective #4:**OUTCOME MEASURES:**

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
- Homes restored or adapted	60	90	224
- Rental units restored*	1,025	1,025	750
- Total rehabilitation costs added to local economies	31,800,000	32,000,000	19,415,730

OUTPUT MEASURES:

- Grants to local governments and non-profit organizations	1,700,000	1,700,000	1,391,526
- Federal tax incentives allocated	1,900,000	1,900,000	844,504
- Leveraged private funds	43,100,000	45,000,000	5,301,598
- Participating providers and developers	90	95	34
- Counties served	45	55	44

* Even though construction costs are increasing approximately 3%, the Division plans to maintain its current level of consumer participation.

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OBJECTIVE #5:

To improve energy efficiency in housing.

Strategies for Objective #5:

1. Administer Home Rating System voluntary energy standards, train and certify inspectors to perform Home Energy Rating Systems (HERS) reviews.
2. Make energy efficiency improvements on homes and rental units, using technical assistance and grants from Department of Energy and other sources.

Performance Measures for Objective #5:**OUTCOME MEASURES:**

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
- Homeowner units weatherized	1,249	807	981
- Rental units weatherized	737	1,115	717
- Savings in fuel costs	300,000	330,000	403,445

OUTPUT MEASURES:*

- Grants to nonprofit and public agencies	4,000,000	4,000,000	4,048,001
- Training and technical assistance hours	1,260	1,260	1,024
- Participating providers	12	12	12
- Counties served	105	105	99
- Leverage funds			

*This federally funded program will most likely have a reduction in funds. Furthermore, the construction costs will be expected to increase approximately 3%. In spite of these the Division of Housing believes it will be able to maintain its current level of consumer participation.

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OBJECTIVE #6:

To improve the availability and efficiency of operations of emergency shelters and transitional housing.

Strategies for Objective #6:

1. Make grants for rehabilitation of shelter facilities, operating costs, and essential services from the Emergency Shelter.
2. Provide opportunities for developers to set aside transitional housing units in Low Income Housing Tax Credit projects.
3. Provide assistance to service providers on the use of leveraging techniques.
4. Promote partnerships and joint ventures between service providers.

Performance Measures for Objective #6:

OUTCOME MEASURES:

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Result</u>
- Homeless families assisted	1,825	2,000	2,611
- Shelter beds	35	40	8
- Transitional units set aside	20	25	19

OUTPUT MEASURES:

- Grants to local governments and nonprofit agencies	665,000	750,000	1,258,784
- Leveraged public and private funds	630,000	700,000	1,154,770
- Participating providers	40	50	57
- Counties served	15	20	68

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OBJECTIVE #7:

To increase the capacity of communities and organizations to provide housing related services.

Strategies for Objective #7:

1. Grant capacity building and operating expense funds to community organizations which provide supportive services to assure housing stability through Community Services Block Grant and Emergency Community Services Homeless programs.
2. Provide technical assistance and grants to communities to explore alternative means to increase housing availability using the Low Income Housing Tax Credit program.
3. Pursue subcontract agreements with community based organizations allowing the Housing Division to more efficiently allocate resources.

Performance Measures for Objective #7:

OUTCOME MEASURES:

	<u>SFY 1995 Actual</u>	<u>FY 1996 Goal</u>	<u>1996 Results</u>
- Community service workers assisted	75	75	94
- Housing units enhanced by services *	350	350	Program Discontinued
- Savings institutional Costs *	110,000	110,000	Program Discontinued

OUTPUT MEASURES:

- Grants with nonprofit and public agencies	2,200,000	2,200,000	1,515,570
- Training and technical assistance hours	3,700	3,700	6,408
- Participating providers	25	30	44
- Counties served	75	80	58

* These outcome measures represented the Sunflower Supportive Services demonstration program. This program provided funding for site service coordinators in elderly housing projects. It was privately funded until July 1, 1995; continuation of this program has been proposed to the Department of Aging.

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OBJECTIVE #8:

To develop additional resources to increase affordable housing.

Strategies for Objective #8:

1. Redevelop and implement a comprehensive strategy for affordable housing, community and economic development; i.e., the Consolidated Plan (CP).
2. Develop additional and permanent revenue sources for the State Housing Trust Fund (SHTF).
3. Fund and facilitate use of the Tax Credit Equity Fund (TCEF) in conjunction with Kansas Development Finance Authority (KDFFA).
4. Facilitate accessibility to foreclosed, repossessed, and tax delinquent housing controlled by private lenders and government agencies.
5. Create a Neighborhood Value Enhancement Program (NVEP) to stabilize property values in targeted declining neighborhoods.
6. Serve as an intermediary developer to receive troubled projects and prepare a plan of action, including financing, whereby local developers and community based organizations become the ultimate owners.
7. Expand the use of Tax Increment Financing (TIF).
8. Search for, and obtain, sources of credit enhancement.
9. Assist local communities to identify matching funds.

Performance Measures for Objective #8:

OUTCOME MEASURES:

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
- Revenues added to SHTF	590,000	600,000	727,143
- Private investment in TCEF	0	750,000	0
- Neighborhoods stabilized in tax valuation via NVEP	0	3	0
- New local project owners	0	10	0
- Additional communities using TIF	0	5	0

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OUTPUT MEASURES:

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
- Revenue sources dedicated to State Housing Trust Fund	0	2	4
- Start up capital assigned to Tax Credit Equity Fund	50,000	50,000	0
- Federal Deposit Insurance Corporation units monitored for compliance	60	266	82
- Neighborhood Value Enhancement Program investment	0	100,000	0
- Credit enhancement sources identified	0	5	2
- Matching funds sources identified	0	25	29

OBJECTIVE #9:

To increase awareness of access to affordable housing resources.

Strategies for Objective #9:

1. Operate an "800 Housing Information hotline; track incoming inquiries, categorize and provide follow-up with clients.
2. Maintain and update the State Housing Directory.
3. Publish and distribute a housing newsletter.
4. Present workshops on housing programs, emphasizing housing as an integral part of community and economic development.
5. Encourage citizen input in the methods of establishing Kansas housing policy.

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Performance Measures for Objective #9:

OUTCOME MEASURES:

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
- Hotline callers assisted	890	1,100	1,346

OUTPUT MEASURES:

- Directory updates published	1	1	0
- Newsletter editions distributed	4	4	3
- Application and grantee workshops conducted	35	35	33
- Participants in Kansas housing policy development	50	500	2,244
- Public hearings conducted for Consolidated Plan	6	6	13

OBJECTIVE #10:

To decrease dependency on the State General Fund for Financial support.

Strategies for Objective #10:

1. Reorganize division to create a financially self-supporting Asset Management Section to perform financial and compliance activities on a fee for service basis.
2. Pursue participation in the defeasance and/or refunding of existing bond financed projects.
3. Identify activities which can be subcontracted to community based organizations (CBO's).
4. Restructure the Housing Division to be function-based rather than program-based.
5. Restructure the Governor's Commission on Housing and Homelessness.

1-12

Performance Measures for Objective #10:**OUTCOME MEASURES:**

	<u>SFY 1995 Actual</u>	<u>SFY 1996 Goal</u>	<u>1996 Results</u>
- Division income generated	0	600,000	570,837
- Community reinvestment generated	0	325,000	129,283 *
- Division savings generated	0	75,000	93,820
- Percent cost reduction of Governor's Commission	0	50%	67%

OUTPUT MEASURES:

- Projects managed	0	30	35
- Projects refinanced	0	10	0
- Community-Based organization subcontracts	0	10	12

* 3 quarters only

1-12

**Governor's Commission on
Housing**

State of Kansas

1996

Report to Governor Bill Graves

Senate Commerce

*Committee
January 22, 1997*

Attachment 2-1 thru 2-32

Nearing Staats Prelogar & Jones AIA
5400 West 61st Place Architects
Shawnee Mission, Kansas 66205 Chartered

January 21, 1997

Bill Graves, Governor
State of Kansas
State Capitol Building
2nd Floor
Topeka, KS 66612

Re: Governor's Commission on Housing

Dear Governor Graves:

I, as chair and on behalf of the other members of the 1996 Governor's Commission on Housing, herewith submit to you the annual report of the Commission.

The Governor's Commission on Housing met four times during 1996. The first two meetings were in Topeka. The third and fourth meetings held in Wichita and Pittsburgh provided the Commission the opportunity to hear from local and regional organizations. The Commission also toured local projects receiving funding from the Department's grants programs. The input gathered from these meetings was incorporated into the action plans implementing the initiatives of the Kansas Department of Commerce and Housing.

Additionally, the Commission was instrumental in the establishment of the Housing Design Competition sponsored by the Department and the Kansas Chapter of the American Institute of Architects. The winning designs will be built under the "Kansas Housing Cost Analysis Program" over the next three years throughout the State of Kansas.

It was my great pleasure to serve you and the State of Kansas as Chair of this Commission. I feel I learned as much as I contributed and I thank you for this opportunity.

Sincerely,



Bill Prelogar, Jr., AIA, Chair

GOVERNOR'S COMMISSION ON HOUSING

INTRODUCTION

With the beginning of his Administration, Governor Bill Graves sought to obtain the most efficient method of securing public participation in housing policy decisions that affect Kansans. His expressed goal was to focus on the creation of housing resources without increasing the burden of State taxes. Governor Graves' first Commission on Housing placed an increased emphasis on the need to enlist support and ideas from a greater variety of private sector participants in the housing industry along with widespread geographic representation. This report is the culmination of this Commission's first year findings and efforts. As with the creation of any new entity, a fair amount of the Commission's time was spent in establishing its operating procedures and identifying how it could best pursue its role.

ROLE

As authorized by Governor Graves and defined in Executive Order 96-182, the Governor's Commission on Housing set out to assist the Governor, the Secretary of Commerce & Housing and the Director of Housing in assessing and meeting the housing needs of Kansans. It provided a medium whereby existing programs, policies and future initiatives could be evaluated for effectiveness and efficiency.

FORMATION

The nine (9) members of the first Commission were appointed on February 14, 1996. They represented several housing disciplines from the private sector, economic development proponents and Public Housing Authorities from across Kansas. A complete roster is attached as Exhibit A in the Appendix.

OPERATION

The Commission held four meetings during 1996. Two were held in Topeka while one each was held in Wichita and Pittsburg. The meetings which were held in Wichita and Pittsburg included a tour of the respective community's affordable housing stock.

Commission meetings followed a general format. First, there was a report presented by the Director of Housing, Randy Speaker, regarding the current activities of the Division of Housing. Next, current housing issues and their impact upon the various localities and disciplines which the members represented were reviewed and discussed. Finally, a public input session was held to give individuals an opportunity to present their ideas and concerns to the Commission. The meetings earlier in the year focused on identifying and comparing housing needs in different locations across Kansas, discussing the problem of defining affordable housing, and plans for public and private collaboration. The latter meetings

focused on potential solutions, the importance of housing to economic development and legislative issues which could enhance available resources.

GENERAL ACTIVITIES

Members of the Governor's Commission on Housing participated in the following activities during 1996:

- 1) Reviewed and discussed the 1996 goals, objectives and performance measures of the Division of Housing.
- 2) Heard presentations from the general public on the following topics:
 - a) assisted living and independent living options for the elderly
 - b) supportive service coordinators for elderly housing
 - c) homeownership opportunities for the disabled
 - d) issues affecting the homeless
 - e) regionalization of housing coalitions (housing roundtables).
 - f) rural homeownership programs that offer sweat equity for new homeowners
- 3) Viewed several types of elderly housing projects in two communities.
- 4) Provided a jurist for the new home design competition co-sponsored between the Division of Housing and the Kansas Chapter of the American Institute of Architects.
- 5) Participated in several of the Housing Town Meetings and Grantee Workshops throughout Kansas.

SUMMARY OF HOUSING NEEDS IDENTIFIED

Through presentations and discussions with the general public and representatives of the Division of Housing, the Governor's Commission on Housing has identified the following indicators of housing needs:

- 1) Kansas has approximately 417,000 very low (50% of Median Income) and low income (80% of Median Income) families. Over 109,000 of these families spend more than 30% of their income on housing. Typically, these families can afford to pay only \$250 per month for rent. There are about 40,000 subsidized rental housing units available across the State for these persons.

- 2) Affordable housing alternatives for persons with special needs is vital since Kansas has approximately 35,000 persons with mobility impairments, including 23,000 over the age of 65. About 70,000 persons have self-care limitations including 32,000 over the age of 65. There are 107,000 households over the age of 75 who are dependent upon supportive services.
- 3) Single parent families constitute almost 11% of all households. Housing costs are often over 30% of their incomes.
- 4) In rural areas, there are over 51,000 very low and low income families which need rental assistance; and, 26,000 rural families are below 80% of Median Income and need assistance in rehabilitating or buying a home.
- 5) There appears to be a need for single family homes for persons between 80% and 115% of Median Income. Persons in this range not only have difficulty finding homes but also are in need of some down payment assistance. Meeting their needs will provide additional housing options for those in lower income brackets as their existing homes would be placed on the market.
- 6) In many smaller communities the construction and rehabilitation of the housing stock has not kept up with the need since the 1940s.

ACCOMPLISHMENTS - Division of Housing

The Division of Housing had an impact upon the State of Kansas' economy that exceeded 140 million dollars during State fiscal year 1996. This is measured through the calculation of new economic activity it was able to create with its housing resources. A breakdown of this and other accomplishments can be found in the Appendix under Exhibit B.

Asset Management - To insure that State funds are being utilized efficiently and effectively over the long term, the Division of Housing created an Asset Management Section. This was also undertaken in response to the devolution of authority and funding from the federal government to the states, which is currently taking place. One of this Section's first duties was to accept responsibility for contract administration of the Housing Assistance Payments for 28 elderly housing projects which were financed by the U. S. Department of Housing & Urban Development (HUD). When adding these housing units to the others for which the Division of Housing has compliance and monitoring responsibilities, the total number of apartments administered exceeds 14,000.

Rental Housing - Through the Low Income Housing Tax Credit program, HOME Investment Partnerships program, Community Housing Development Organization (CHDO) program and Private Activity Bonds, the Rental Housing Section assisted with the development of 1,027 new rental units. It also assisted with the acquisition and rehabilitation of 1,738 rental units in Kansas during State fiscal year 1996.

The highlight of accomplishments for the Rental Housing Section of the Division of Housing was its effort to provide an equitable distribution of funding opportunities for all areas of Kansas. In essence, this often resulted in providing opportunities in areas which had not received State funding in prior years. This was accomplished by the Low Income Housing Tax Credit program making several policy changes which caused private investment to be attracted to rural areas. The following tables indicate the effects of these changes:

<i>1994</i>					
	Total	MSA*	% MSA	Rural	% Rural
Applications	59	39	66%	20	34%
Allocations	28	18	64%	10%	36%
\$ of Tax Credits	\$4,691,691	\$3,612,603	77%	\$1,079,088	23%

<i>1995</i>					
	Total	MSA	% MSA	Rural	% Rural
Applications	64	25	39%	39	61%
Allocations	30	15	50%	15	50%
\$ of Tax Credits	\$4,878,788	\$2,366,861	48%	\$2,511,927	52%

<i>1996</i>					
	Total	MSA	% MSA	Rural	% Rural
Applications	63	18	29%	45	71%
Allocations	26	3	12%	23	88%
\$ of Tax Credits	\$3,567,789	\$291,118	8%	\$3,276,671	92%

* Metropolitan Statistical Area

The decrease in the use of the Low Income Housing Tax Credit program for MSAs shown above does not diminish the Division's interest in projects in the larger cities. Actually, the metropolitan communities tend to have a need for larger projects which are more conducive to financing with Private Activity Bonds. These projects may also be eligible for tax credits.

Homeownership - The Homeownership Section was instrumental in providing and authorizing homeownership opportunities for 1,401 residents in Kansas during the 1996 State fiscal year. It also helped weatherize or rehabilitate 1,794 homes for homeowners and renters while saving an estimated \$426,000 in utility bills.

Housing With Supportive Services - This Section assisted 2,611 homeless, low income families and individuals with services through the Emergency Shelter Grant program while the Community Services Block Grant (CSBG) program assisted nearly 30,000 families and individuals through its network of Community Action Agencies.

RECOMMENDATIONS - Division of Housing

During presentations by Randy Speaker, Director of Housing, the Division staff and interested members of the general public, the Commission had the opportunity to discuss ideas about how the Division of Housing might better utilize its resources and communicate housing opportunities to the general public. The following recommendations have not been subjected to a cost/benefit analysis nor are they listed in any order of priority. The Commission's recommendations can be summarized as follows:

- 1) "Rooftops", the quarterly publication of the Division of Housing, should be published every two months. Furthermore, efforts should be made to increase the portion of the publication which is devoted to housing success stories accomplished by various communities throughout Kansas.
- 2) The Emergency Shelter Grant (ESG) program should prioritize rehabilitation and operations expenses for new shelters and essential services and homeless prevention for existing shelters.
- 3) The Division of Housing should take a leadership role in the operation of the Kansas Housing Partners. This is a consolidated effort to streamline the process by which Kansans can obtain information on housing resources which are offered by any one of ten (10) agencies. In addition to the Kansas Department of Commerce & Housing, Division of Housing, the partners include:

U. S. Dept. of Housing & Urban Development
Kansas Rural Development Council
Cooperative Extension Service
Federal Housing Administration
Kansas Cooperative Council

Fannie Mae
Veteran's Affairs
Federal Home Loan Bank
USDA Rural Development

- 4) The 800 "Housing Hotline" telephone number should be placed on the housing inquiry forms to be utilized by the Kansas Housing Partners.
- 5) The Division of Housing should pursue Lease/Purchase Bond Financing as a method for providing homeownership opportunities for Kansans. The Division should be linked closely with local communities which can provide front line marketing and screening services as well as management services during the rental period. Also, the Division should make sure that there are protections against property values declining during the rental period due to fluctuating market conditions or poor maintenance by renters.

RECOMMENDATIONS - Legislative

Although the Commission itself does not introduce legislation, it has reviewed and discussed legislation which was introduced during the 1996 Kansas Legislature. Additionally, discussions were held regarding legislation which might be introduced during the 1997 session. The Commission has formulated ideas regarding the impact that these various issues could have upon housing efforts throughout Kansas. The following recommendations are general in nature and do not advocate for or against any particular legislation. Furthermore, the recommendations have not been subjected to a cost/benefit analysis nor are they listed in any order of priority. The issues are as follows:

- 1) Statewide authority for the issuance of Mortgage Revenue Bonds for single family loans

Commission Position: Support. While this will not necessarily provide additional resources for housing, it will enhance the mechanism of distribution to help ensure better access for all areas in the State. Also, it should be structured so that city/county authorities could co-exist with statewide authority. Furthermore, to avoid duplication, city/county authorities would have to formally request that the statewide authority offer bonds for their areas of jurisdiction.

- 2) Amend the ad valorem tax abatement policy for elderly rental housing

Commission Position: If enacted, set the level at which real estate taxes would be abated at 80% of median income. If a project has mixed income units, at least 75% of the units would need to be limited to persons at or below 80% of median income. If there are existing projects which are in noncompliance, they should be phased in over 3 - 5 years to a "Payment In Lieu Of Taxes" (PILOT) process.

- 3) Repeal of requirement that Public Housing Authorities pay a specified interest amount on tenant security deposits

Commission Position: Support. One aspect of the changes taking place at the federal level involves restructuring how Public Housing Authorities (PHAs) operate. PHAs will not be receiving operating subsidies as before. Instead, the plan is for PHAs to operate based upon rented units like a private management company. In Kansas, private management companies do not have to pay a specified percentage interest rate to tenants for their security deposits. This change would help provide parity between PHAs and private management companies.

- 4) Revision in the Neighborhood Revitalization Act to allow persons who earn more than \$55,000 to be eligible for a 40% State tax rebate

Commission Position: Support. HB 2878 imposed an income limitation of \$55,000 on taxpayers who could be eligible to receive the tax rebate for accessibility modifications. Given the lineal ascendant and descendent provision which exists in the statute, a general limitation already occurs because most beneficiaries have a small number of disabled relatives. In reality, it is those households with incomes over \$55,000 who could most readily contribute capital to assist elderly relatives who want to remain in their own homes or disabled children wanting to be deinstitutionalized.

- 5) The establishment of statewide building standards

Commission Position: Wait to see the nature of the findings of the special legislative committee which was created to study this issue. However, if a standard-setting entity is created, it should not be placed with the Division of Housing. Instead, it should be placed with the Professional Standards Board.

- 6) State sponsored credit enhancement to assist in housing development, especially in smaller communities where the difference between the ability to pay and the cost of production is the greatest

Commission Position: Support. However, there probably needs to be an interim legislative study to identify the most feasible methods.

- 7) State housing tax credit similar to the federal Low Income Housing Tax Credit program

Commission Position: Support. This would be especially helpful for small projects for special needs populations under 50 units where financial feasibility is increasingly difficult.

- 8) Changes in Tax Increment Financing to allow condemnation and affordable housing development as an eligible activity

Commission Position: Support. However, there is a concern about whether the Legislature would invest more time this session on Tax

Increment Financing since it addressed this issue during the 1996 session.

- 9) Authorize a Medicaid Intercept to assist in refinancing nursing homes with bonds

Commission Position: Support. This is especially timely because of the changes in the Medicaid reimbursement program (waivers) which are taking place in 1997.

- 10) Give Cities authority to accelerate the collection of funds when taxpayers in a special improvement district are delinquent on their special assessments

Commission Position: Support. However, more research is needed to determine legality and ramifications.

- 11) Identify consistent sources or revenue for the State Housing Trust Fund

Commission Position: Support

FUTURE HOUSING TRENDS IN KANSAS

There are several trends which can be expected to continue in 1997. They are as follows:

- 1) The linkage between housing, economic and community development will continue to be an important part of the economic climate in Kansas. Areas experiencing increased employment are already faced with severe housing shortages.
- 2) The trend toward an increased emphasis on homeownership efforts and alternatives will continue on the national level and should continue at the State level.
- 3) Alternatives for housing the elderly and persons with disabilities will continue to be needed, especially in mid-sized and smaller communities.
- 4) Comprehensive development techniques will be utilized more as the need to leverage funds and consolidate development efforts increases due to reductions in federal funding.

- 5) Regionalization of housing efforts will increase as smaller communities collaborate to work toward common economic, community and housing development goals.

- 6) The devolution of authority and funding from the federal government to the states will affect housing in Kansas. The most prolific change will lie in how the U. S. Department of Housing & Urban Development (HUD) addresses "Portfolio Engineering". This is the method HUD will use to evaluate and refinance expiring project based, Section 8 rental subsidies and projects which may be over-subsidized compared to the current rental market.

The Division of Housing is addressing future housing needs in Kansas with several new initiatives for 1997. These are listed in the Appendix under Exhibit C. A further description of some of the new initiatives is located on page 4 of the Division of Housing's Annual Report which is Exhibit B in the Appendix.

NEXT YEAR'S AGENDA

It is anticipated that in 1997 the Governor's Commission on Housing will be able to devote more of its time directly on local housing issues and solutions. The first year required that a high percentage of members' time be spent on organization and development of policies and procedures.

A policy issue has been brought to the attention of the Division of Housing by a member of the Legislature. The question was asked "What additional opportunities and services could the Division of Housing provide if it was structured as a Housing Finance Agency? Is there an existing vehicle which could perform these functions?" Obviously, this would require considerable research and discussion. Similar discussions took place in 1996 at some of the Commission meetings. It is anticipated that further research and discussions will take place in 1997 to identify what resources and activities the Division of Housing could provide if it were to emulate a Housing Finance Agency similar to that of other states.

APPENDIX

2-12
2-11

Exhibit A

2-13
~~2-12~~

Governor's Commission on Housing Appointees

NAME	AREA OF EXPERTISE	LOCATION	TERM
1. David Craig	Real Estate Appraiser	Topeka, KS	1 Year
2. William H. Prelogar, Jr. Chairperson	Architect	Shawnee Mission, KS	1 Year
3. Don Witzke	Mayor / Realtor	Liberal, KS	1 Year
4. Ronald Cobb	Property Management Financing	Kansas City, KS	2 Years
5. Rick Jackson Vice-Chairperson	Single Family Financing	Topeka, KS	2 Years
6. Linda Yohon	Economic Development	Stockton, KS	2 Years
7. Deena Hallacy	Public Housing Authority	Pittsburg, KS	3 Years
8. Irene Hart	Elderly / Disabled Issues	Wichita, KS	3 Years
9. P. Martin Nohe	Public Finance	Overland Park, KS	3 Years

2-14
~~2-13~~

Exhibit B

2-15
~~2-14~~

KANSAS DEPARTMENT OF COMMERCE & HOUSING

DIVISION OF HOUSING

ANNUAL REPORT

State Fiscal Year 1996

In 1996, the Division of Housing, through leveraging of private and public capital, was responsible for the creation of over 140 million dollars of new economic development activity in Kansas. This impact demonstrates the vital linkage that exists between housing and economic development.

GOAL & OBJECTIVES

The Housing Division is in the process of transforming itself from an agency which operated simply as a conduit for federal funds to one which actively pursues ways to:

- ◆ leverage existing resources
- ◆ create new funding sources without increasing state tax dollars
- ◆ facilitate new partnerships with local representation
- ◆ pursue innovative housing development techniques
- ◆ provide housing opportunities for communities and persons who may not have been served in the past

MISSION STATEMENT

*To provide housing opportunities for Kansans through the development
of
resources, partnerships and technical assistance*

2-16
2-15

1996 ACCOMPLISHMENTS

Homeownership:

- * granted \$1,800,000 to first-time home buyers, which leveraged \$5,900,000 of private mortgage funds through local lenders - 153 lenders participated in 31 counties and served 160 households in non-entitlement areas
- * authorized \$30,000,000 of new Private Activity Bonds for Mortgage Credit Certificates, when combined with a carryover allocation. Served 1,241 persons in 45 counties
- * weatherized 1,049 homes and rehabilitated 224 homes
- * implemented a voluntary home energy rating system, which is paving the way for more competitive home mortgages
- * increased lender participation from 115 lenders in 1995 to 153 in 1996

Rental Housing:

- * financed the development of 1,027 new rental units
- * financed the acquisition and rehabilitation of 750 rental units with tax credits and 988 rental units with tax exempt bonds
- * generated \$99,399,822 in development expenditures in local economies
- * leveraged \$63,782,846 of private funds in 44 counties
- * weatherized 745 homes and rental units
- * increased counties served from 43 in 1995 to 52 in 1996

Housing With Supportive Services:

- * assisted 2,611 homeless families through the Emergency Shelter Grant Program in 68 counties
- * leveraged \$1,258,784 of public and private funds

- * provided 6,408 hours of technical assistance to community service workers in 58 counties
- * increased counties served from 28 in 1995 to 40 in 1996
- * redirected over \$600,000 of HOME Tenant Based Rental Assistance funds to address the needs of disabled persons affected by the closing of two state hospitals

General Activities:

- * added \$727,143 to the State Housing Trust Fund
- * implemented the Consolidated Plan with input from 2,244 Kansans
- * generated \$221,598 of non-state matching funds
- * established the Asset Management Section, which has responsibility of monitoring over 12,000 rental units
- * received and processed 266 applications for funding
- * fielded 1,346 inquiries through the Housing Hotline
- * established the Interim Development Loan Fund to assist nonprofits in the development of rental housing
- * subcontracted Housing Quality Standards (HQS) inspections to 7 local agencies
- * restructured and reduced cost of operating the Governor's Commission by 60%
- * promoted new legislation on Tax Increment Financing and Neighborhood Revitalization by initiating public conferences in conjunction with the Kansas Association of Realtors and the Kansas League of Municipalities
- * increased the number of Community Housing Development Organizations (CHDOs) from 18 in 1995 to 21 in 1996

FUTURE ACTIVITIES & INITIATIVES

While the prime emphasis of the Division is to maintain its existing successful programs, it strives to continue to investigate new programs and innovative ways in which it can fulfill its mission. The following represent such potential activities.

Kansas Housing Template

- * an organized system for communities to perform their own needs assessment of their current and future housing conditions
- * residents will utilize the internet in conjunction with other community efforts to promote their community
- * data will be organized and targeted toward attracting private investment to the communities

Kansas Housing Cost Analysis

- * will provide state-wide construction cost data every six months
- * six partners from the private and public sector will participate: architects, general contractors, Realtors and licensed real estate brokers, Certified Public Accountants, lenders, and local communities
- * two single family homes will be constructed every six months in each of the six business development districts for three years

Lease/Purchase Program

- * will provide opportunity for renters to become homeowners within 3 years
- * a portion of rent will go toward equity of approximately 8% of home cost

Homeowner Emergency Rehabilitation Opportunity (HERO)

- * allows for the expansion of Weatherization Agency services
- * improves the quality of owner occupied housing stock more efficiently by the combination of funding for weatherization and rehabilitation
- * provides services to persons who previously were unable to access state funding for homeowner rehabilitation.

2-19
~~2-18~~

ORGANIZATIONAL CHART FOR IMPLEMENTATION

Kansas Department of Commerce & Housing

Division of Housing Development

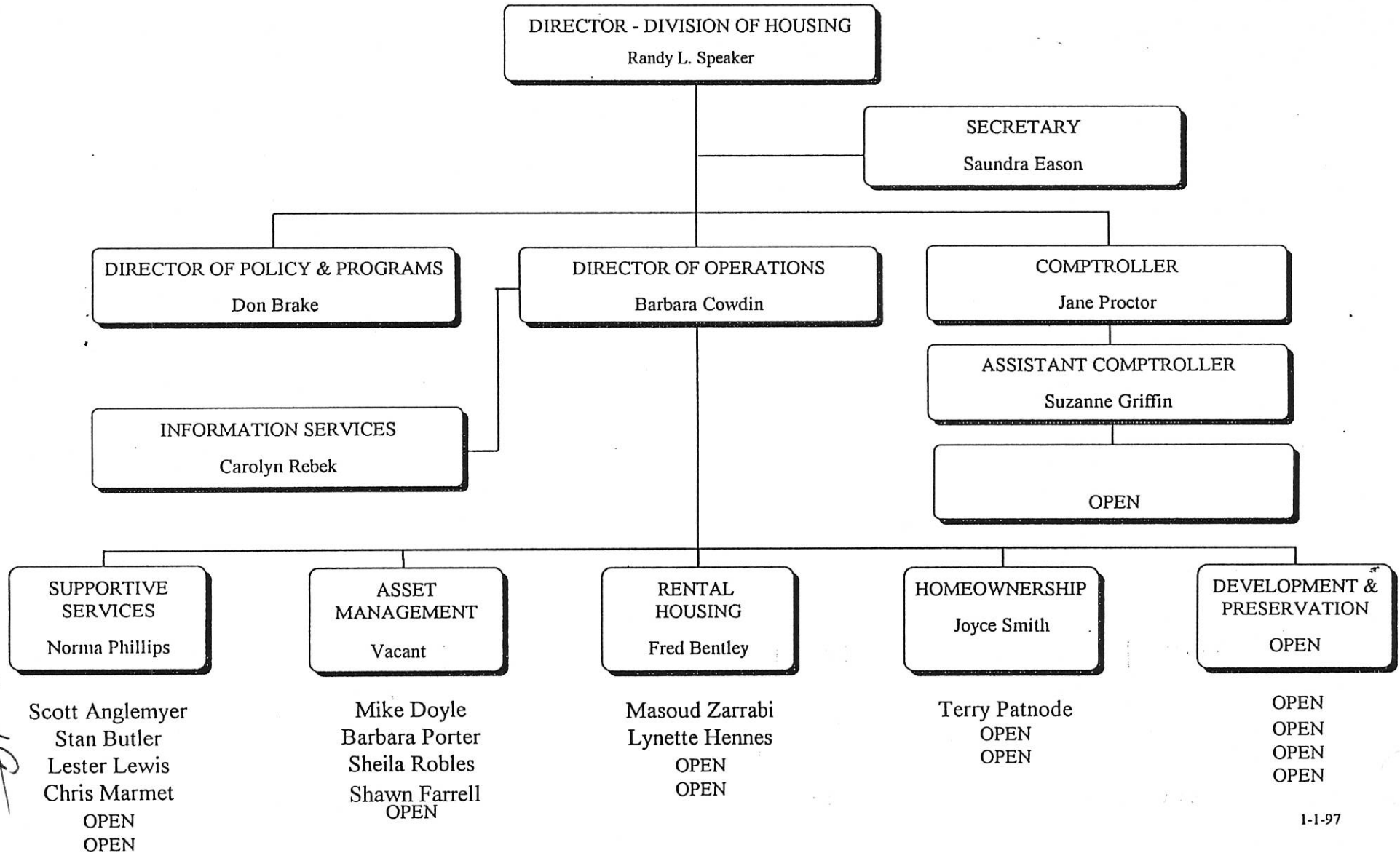


Exhibit C

1997 ACTION PLAN - New Initiatives

	PROJECT	LEADER / TEAM	MONTHS												
			JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	
1.	Kansas Energy Star	Stan / Norma	I										E		
2.	Subcontracting	Terry C. / Jane, Masoud, Stan	I										E		
3.	Hospital Closure	Mike / Scott, Suzanne	I										E		
4.	Collaborative Rehabilitation	Terry P. / Fred, Randy, Sheila	I										E		
5.	Interim Development Loans	Fred / Barbara C., Jane	I										E		
6.	Implementation of HB 2878	Randy / Chris, Fred, Terry P.	C						D	I					
7.	Construction Cost Analysis	Barbara C. / Joyce, Lester, Suzanne	C		D	I									E
8.	Housing Template	Don / Barbara C., Carolyn, Fred, Sandra, Terry C.	C			D							I		
9.	Approved Lender	Joyce / Fred	C				D	I							
10.	Lease / Purchase	Joyce / Don, Suzanne	C					D	I						
11.	Apprenticeship Training	Masoud / Carolyn, Lester, Mike, Sheila	C						D	I					
12.	Assisted Living Refinancing	Norma / Barbara P., Randy	C							D	I				
13.	Welfare Reform Participation	Scott / Barbara P., Don, Norma	C								D	I			
14.	Housing Education / Marketing	Carolyn / Chris, Randy, Sandra, Scott, Stan	C						D	I					

Project Phases

C-Creation

D-Design

I-Implementation

E-Evaluation

2-22

Exhibit D

**KANSAS DEPARTMENT OF COMMERCE & HOUSING
DIVISION OF HOUSING**

"KANSAS HOUSING COST ANALYSIS PROGRAM"

**by:
Randy Speaker, Director of Housing**

The mission of the Division of Housing is to provide housing opportunities for Kansans through the development of resources, partnerships and technical assistance. With this in mind, the Division of Housing has created the "Kansas Housing Cost Analysis Program" (KHCAP). Our plan is to facilitate the construction of at least two single family homes in each of the six economic development districts every six months. This sets a goal of seventy-two (72) homes over a three year period. The program is funded through a 1996 allocation of federal HOME funds and has the following purposes:

- **Create current and accurate data on the construction cost of single-family homes on a state wide basis**
- **Produce affordable single-family homes**
- **Access innovative ideas from the private sector regarding building design and materials**
- **Initiate economic activity through local partnerships**

2-24
~~2-23~~

DESIGN CONTEST

The initial phase of KHCAP was a design contest which was co-sponsored by the Kansas Department of Commerce & Housing, Division of Housing and the American Institute of Architects in Kansas (AIA Kansas). 13 design teams submitted \$75 to the AIA Kansas office to receive an entry packet for the competition which concluded on October 15, 1996. All design teams had at least one architect licensed to practice in the state of Kansas. A 1st place winner for each of the two single family design categories - ranch (one story) and split level (bi-level) was awarded. A jury of five people selected the winners. An emphasis was placed on: efficiency of design, energy conservation, innovative construction techniques and materials, budget, livability and appearance.

The top award winner(s) of each design category will be commissioned to complete a set of specifications and working drawings for their design. They will be compensated through a user fee of \$300 as each design is built over the next three years. Also, they will be commissioned to administer the bid process for selection of the general contractor and provide on-site construction inspection services during construction.

COMMUNITY PARTICIPATION

To participate in KHCAP, a community will need to donate a parcel of land suitable for the construction of a single family home. The site will need to be acceptable to the Kansas Department of Commerce & Housing, Division of Housing. Site criteria for eligibility will be as follows:

- ◆ site must not be located in the 100 year flood plain
- ◆ all utilities must be located adjacent to site and be adequate in size and capacity

- ◆ the surrounding neighborhood should contain comparably valued properties or have evidence of major neighborhood revitalization
- ◆ marketable title must be able to be transferred without any liens or tax liabilities including special assessments
- ◆ site must **not** have excessive fill or contain buried trash or debris
- ◆ site should **not** contain or be within close proximity to any environmental or safety hazards

LENDER PARTICIPATION

Communities will also be asked to assist in the selection of a lender for the construction financing. The construction lender will cover approximately 50% of the construction costs and will be given the opportunity to communicate the details of their participation so as to facilitate meeting their Community Reinvestment Act (CRA) requirements. The homeowner will select their own lender for the long term mortgage financing.

CONSTRUCTION / COST CERTIFICATION

Construction of the homes will be bid locally to solicit as much local participation as possible. As mentioned earlier, the winning architects will administer this process. It will be the responsibility of the successful bidder to provide builder's risk insurance during the construction phase. Furthermore, they will be responsible for obtaining and paying for all building permits and fees. All construction payouts will be handled through the local bank with the appropriate approvals. Upon completion of construction, the builder will need to certify the actual costs incurred during construction. The cost certification will be delineated by trade line items to allow an in-depth analysis of the cost components.

SALES / REALTOR PARTICIPATION

Once the builder has obtained a certificate of occupancy for the home a ten day sealed bid period will commence. During this period, Realtors, licensed brokers and salespersons will be able to show the property to eligible purchasers. If the home does not receive any acceptable bids during the ten day bid period, it will be held on the open market until sold. Because some of the funds for this project originate from the federal government, purchasers must have incomes at or below 80% of the median income for the area in which the home is located. To assist in the sale of the homes, the Division of Housing will reserve First Time Homebuyer funds through the HOME program for assistance with the downpayment and closing costs. Typically, this amounts to about \$12,000 per home and is secured as a soft second mortgage which requires payback only if the homeowner sells or rents the property prior to the expiration of the second mortgage term which typically ranges from 5 to 15 years depending upon the amount of subsidy provided.

INTERMEDIARY DEVELOPER

Our plan is to use the Kansas Housing Development Corporation (KHDC) as the intermediary developer of the program. It is a nonprofit, statewide Housing Authority which was created several years ago by the Department of Commerce. Its original function was to facilitate the pooling of small multifamily housing projects so they could be financed with 11b bonds. Until now, this corporation has been limited in its use. This will provide an opportunity for the state to further leverage its resources while establishing partnerships with local communities and the private sector. KHDC will receive the initial grant funds from the Division of Housing as well as receive the title to the donated sites during construction. Once construction is complete and an eligible homeowner is approved, KHDC will deed the property over to the new homeowner.

RECAPTURE / REUSE OF FUNDS

Once a property has sold, the proceeds will be reinvested back into the program to provide more homes. Should the program be terminated prior to the initial thirty-six months or not be renewed, the remaining funds will be transferred to the State Housing Trust Fund.



HECKMAN &
ASSOCIATES
ARCHITECTS

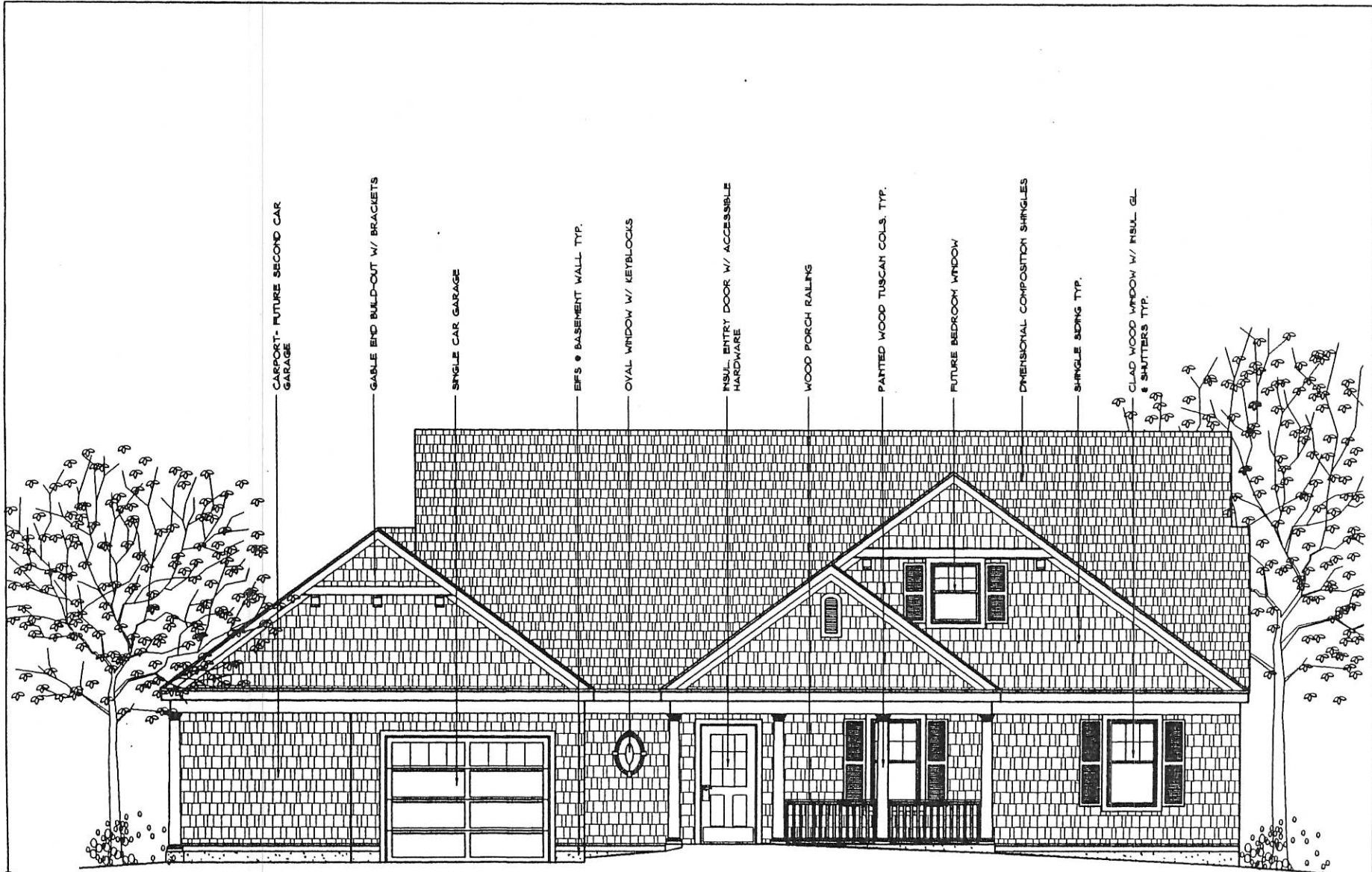
Post Office Box 134
Independence, KS 67301
(316) 331-6171
fax: (316) 331-6172

KANSAS HOUSING COST ANALYSIS PROGRAM
SINGLE FAMILY RANCH HOME
KANSAS DEPARTMENT OF COMMERCE & HOUSING

SHEET

A

OF THREE



CARPORT- FUTURE SECOND CAR GARAGE

GABLE END BUILD-OUT W/ BRACKETS

SINGLE CAR GARAGE

EFS • BASEMENT WALL TYP.

OVAL WINDOW W/ KEYBLOCKS

INSUL. ENTRY DOOR W/ ACCESSIBLE HARDWARE

WOOD PORCH RAILING

PAINTED WOOD TUSCAN COLS. TYP.

FUTURE BEDROOM WINDOW

DIMENSIONAL COMPOSITION SHINGLES

SHINGLE SIDING TYP.

CLAD WOOD WINDOW W/ INSUL. GL. & SHUTTERS TYP.

2-29
2-28

FRONT ELEVATION

SCALE 1/8" = 1'-0"

12/27/96



HECKMAN & ASSOCIATES ARCHITECTS

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KANSAS HOUSING COST ANALYSIS PROGRAM
SINGLE FAMILY RANCH HOME
KANSAS DEPARTMENT OF COMMERCE & HOUSING

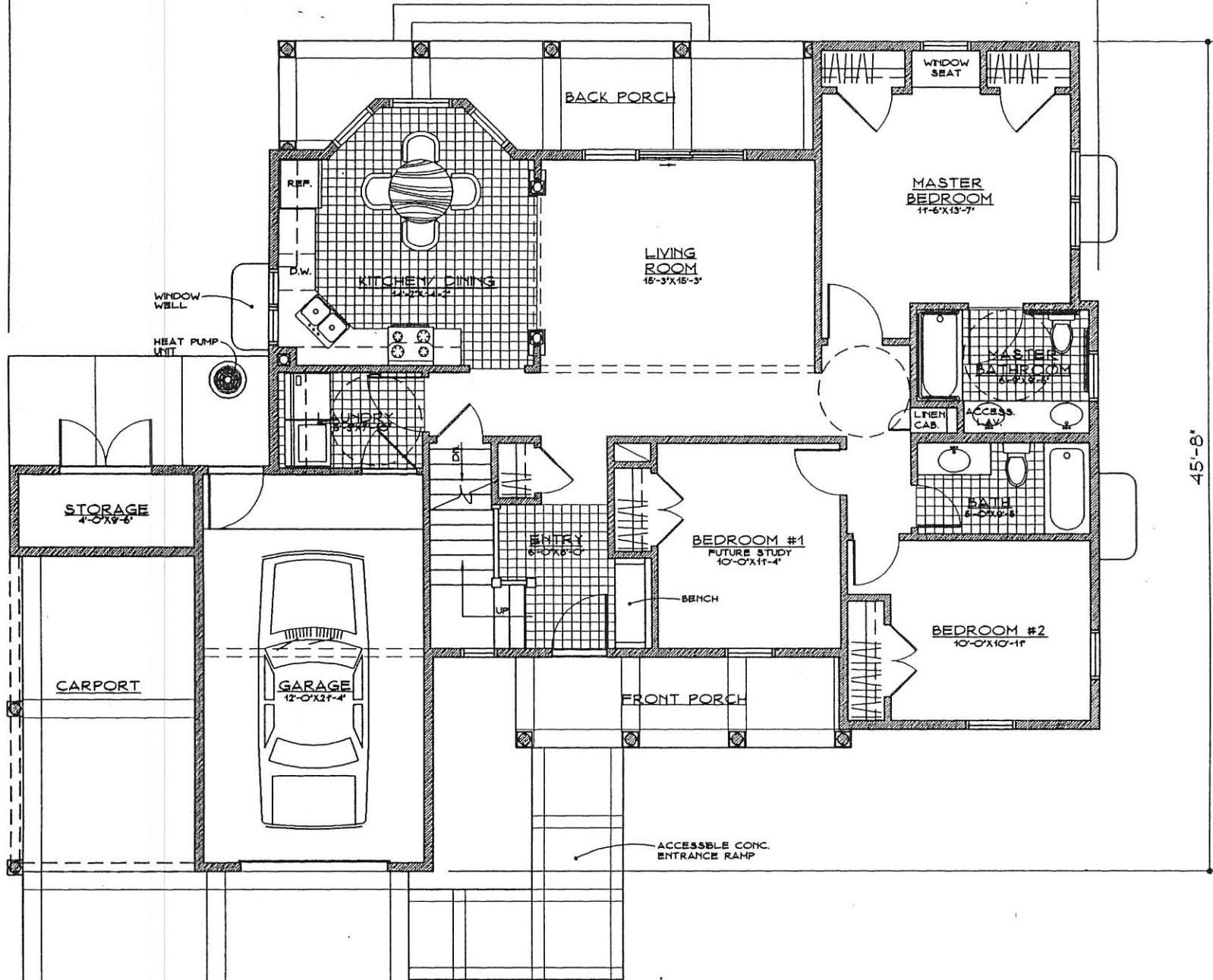
SHEET

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OF THREE

58'-0"

45'-8"



2-30
2-29

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

12/27/96



FRONT' ELEV

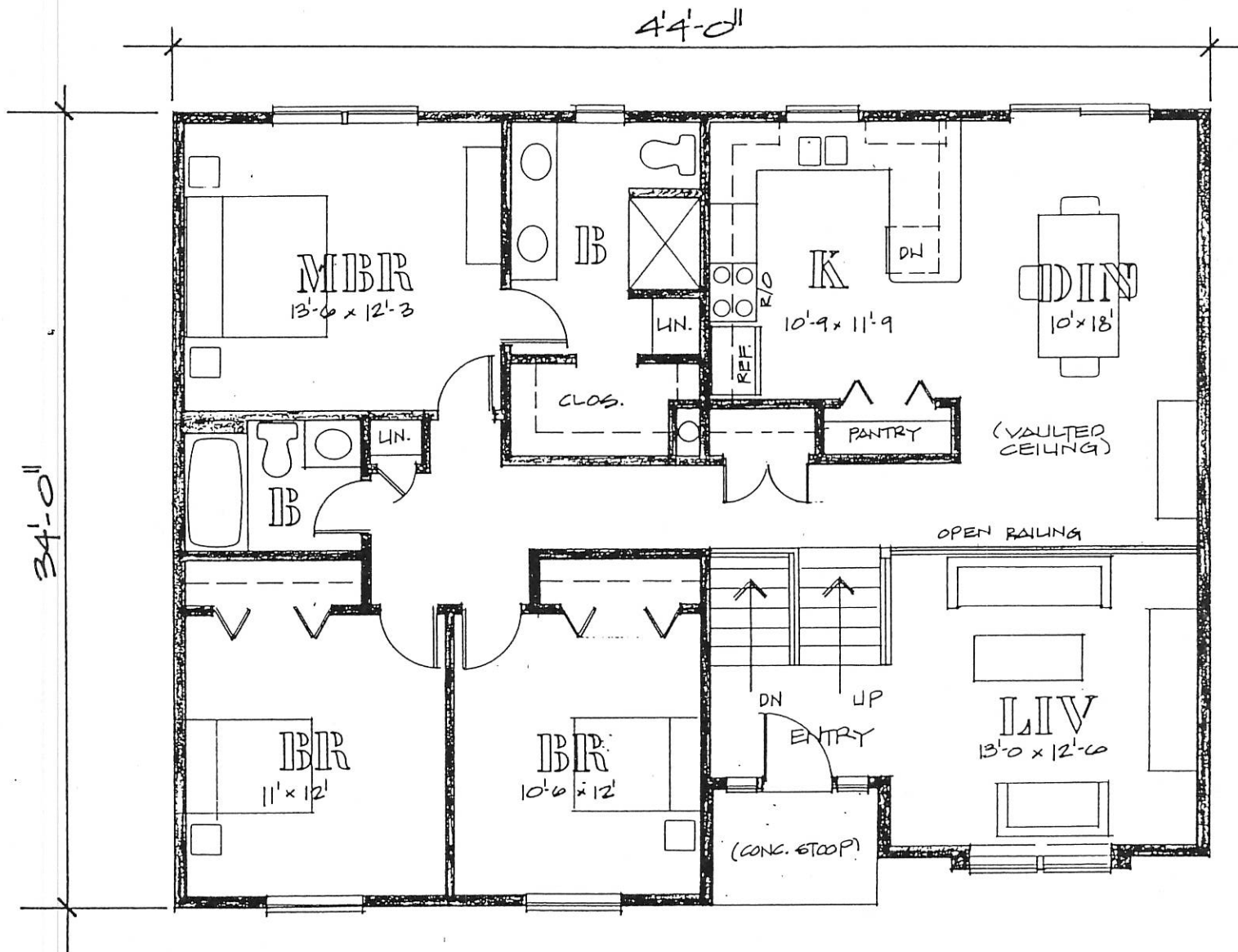
N.T.S.

4

21

22

D-J
9-31



2-32
 [Handwritten initials]

MAIN FLOOR PLAN

N.T.S.

1433 S.F.

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DJA

DAVID JOINER ASSOCIATES
 ARCHITECTURE PLANNING CONSULTING

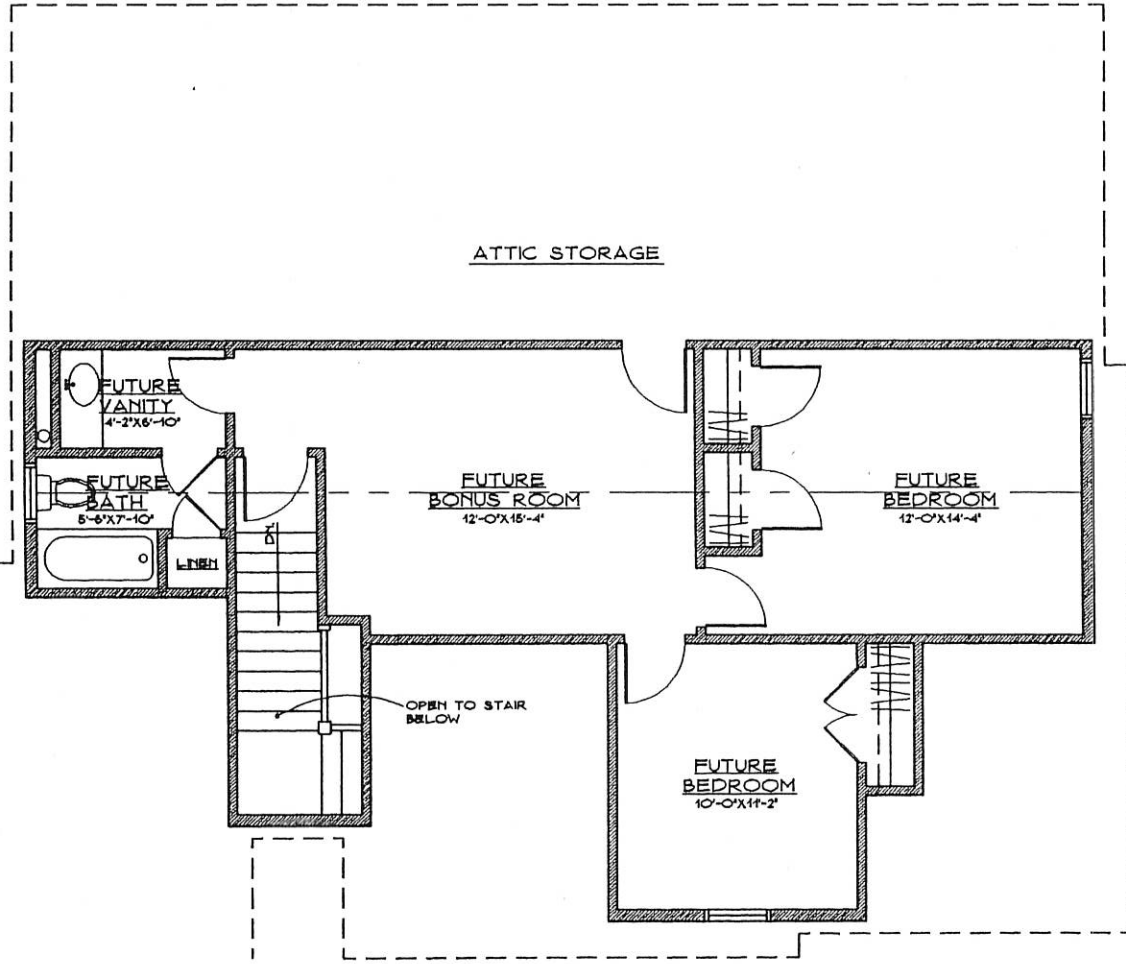


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KANSAS HOUSING COST ANALYSIS PROGRAM
SINGLE FAMILY RANCH HOME
KANSAS DEPARTMENT OF COMMERCE & HOUSING

SHEET



2-33
2-33

FUTURE SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

12/27/96

**TESTIMONY BEFORE THE SENATE COMMERCE COMMITTEE
THE KANSAS DEPARTMENT OF COMMERCE & HOUSING
DIVISION OF HOUSING
RANDY L. SPEAKER, DIRECTOR OF HOUSING
JANUARY 22, 1997**

Madam Chairperson and members of the Committee, I am honored to be here today to provide you with an overview of past activities and accomplishments of the Division of Housing and to discuss the merits and shortcomings of Senate Bill No. 19. After my brief presentation, I would welcome any questions and/or comments you might have for me.

I. Introduction

Kansas was the 49th state to create a state housing office. Although this has limited our abilities to create state-based housing resources, we are able to learn lessons from other states as to how to effectively address housing issues on a statewide basis. Today, with the use of the Governor's Commission on Housing Report, I will outline some of these issues for you.

As evidenced by inclusion in the Kansas, Inc. document, "A Kansas Vision for the 21st Century: The Strategic Plan for Economic Development," housing is recognized as an important component of economic development. Today, more and more businesses are asking questions related to housing opportunities and options, and are showing a concern for how housing affects the quality of life for their employees. These inquiries are directed not only toward the needs of their front line workers, but toward their middle and upper management employees as well.

*Senate Commerce Committee
January 22, 1997*

Attachment 3-1 thru 3-3

II. Division of Housing

The mission of the Division of Housing is "to provide housing opportunities to Kansans through the development of resources, partnerships and technical assistance." The division carries out its activities with 22 persons and an operating budget just slightly over \$1,400,000. Perhaps one reason that housing is becoming more widely recognized as a piece to the economic development puzzle is that it has a direct impact on communities. In State Fiscal Year 1996, the Division, through its leveraging of public and private funds, was responsible for over \$140,000,000 of new economic activity. When compared to the small investment in salaries and operating expenses, this is a return seldom seen even in the private sector.

Through the Consolidated Plan and in conjunction with Community Development and Business Development, the Division has been able to enhance its effect upon communities. Introduction of comprehensive development techniques has enabled communities to view their issues in a broader, more holistic approach. This has allowed for greater efficiency in policy and funding decisions.

Accountability for the Division is based on the 1996 Strategic Plan for the Budget which spells out our goals, objectives and strategies. It identifies outcome and output measures for all of the Division's activities which form the basis for our quantifiable performance measures. To consolidate our efforts, we use this document as the basis for our budget request. A copy of the 1996 Strategic Plan is attached to this testimony for your review.

III. Governor's Commission on Housing

Governor Graves reorganized the Governor's Commission on Housing in January, 1996. Like any new organization, much of its initial effort was devoted to establishing operating procedures and identifying how to best provide feedback to the Governor's office, the Secretary of Commerce & Housing and the Director of Housing. Attached, is the Commission's report to Governor Graves outlining the first year of operation.

IV. Senate Bill No. 19

As evidenced by the Governor's Commission on Housing Report, there have been major accomplishments over the past year which address many of the housing needs of Kansans. The report also demonstrates that there are housing issues which still need attention.

As the Director of Housing, I continually search for financial resources which can address Kansas housing needs without being dependent upon State tax dollars. While the intent of Senate Bill No. 19 is sincerely appreciated, it may not be the most effective source of revenue. Specifically, the use of the Kansas Economic Opportunity Initiatives Fund (KEOIF) for housing would dilute a source of funds which is already over subscribed. Use of KEOIF would create a zero-sum scenario where one program would benefit at the expense of another. Furthermore, as a partner to economic development with my fellow Division Directors, I do not feel that enough would be gained in redirecting funds which have already been marketed to businesses for other uses. The Division has federal funds at its disposal whereas there is little or no federal assistance for business development and retention. Please let me remind you of some of the existing sources and techniques we have used to accomplish what I previously outlined - The Low Income Housing Tax Credit program, the HOME program, Weatherization, Community Service Block Grant program, Emergency Shelter Grant program and the Consolidated Plan. If the Committee desires to take positive steps toward providing more resources for housing I would suggest a couple of other sources which are worthy of discussion. First, the expansion of authorities for the Kansas Development Finance Authority to allow them to issue Mortgage Revenue Bonds on a statewide basis. Second, clarifying and providing authorization for the Kansas Housing Development Corporation to actively pursue the creation of housing resources which could supplement private sector financing.

In conclusion, as the market continues to identify the important role housing plays in economic development we will continue to aggressively pursue financing options which do not increase tax dollars or redirect funds away from other worthwhile activities. Should the Committee desire to identify alternative housing resources, I remain ready to assist.

Fred and Jane Mosteller

316-522-4032

**I am Jane Mosteller and this is my husband Fred.
We are in favor of this bill**

Why

Because as my Doctor, Darla Rivera said "People will move mountains to purchase and keep their homes.

I too, am willing to move mountains, and change laws, to build a new ergonomically appropriate home, designed with the elimination of high accident areas.

Ironically this description is also called a handicap accessible home with accessibility modifications for a disable person. such as electrically adjustable sinks and cook surfaces, roll in showers and the main activity areas of the home accessible without stairs. This includes having the laundry area, bathroom and bedroom all located together on the main floor.

I have chronic fatigue and fibromyalgia as a result of post polio.

I worked hard to maintain my home ownership status. However the mortgage for our current home was based upon higher income than we presently have. Unfortunately our income has been reduced, and medical bills have increased. We are financially endanger of losing our home, and even the equity will not pay off all of our current debt.

My health and safety is constantly being jeopardized by the structural design of my existing house. Our front entry level is connected to the rest of the house by four sets of stairs.

I need a home designed to promote the conservation of personal energy. My doctor bills are higher because of my home accidents. usually involving the tub and or the stairs. National statistics show home accidents result, in increased medical cost lost wages and even additional disabilities.

Even Fred's health as my caretaker could benefit from us owning a home with accessible modifications, because I will be able to do more things for myself without fear of falling, or overexertion. And if I become permanently confined to a wheel chair, I will still be able to live in my own home instead of another more expensive facility.

It is my understanding that this committee, is looking at providing more money for housing in the State, and bring new business opportunities to Kansas

*Senate Commerce Committee
January 22, 1997*

Attachment 4-1 thru 4-26

We need more money in housing, because it can save on medical costs, and bring about a better quality of life.

Housing and Urban Development has special programs available for the homeless, the impoverished, first-time home owners, and those who wish to renovate existing homes.

HUD provides exemptions to qualify as First Time home buyers for the displaced homemaker and single parents with children. States can chose to fund these programs. The Kansas Home Consolidated Plan even lists the exceptions. However I have been told by some employees from the Kansas Housing Authority, that Kansas does not have enough money to support the required programs, let alone any new ones.

Fred and I as disabled homeowners, in need of a handicap accessible house are falling through the cracks.

Other states with the help of organizations such as the Local Initiative Support Corporation, the Housing Assistance Council and many local groups have put together Billions of dollars to assist low and moderate income person to become first time home buyers, and even build new homes with in home small business.

As a result programs in other states now far surpass the benefits offered in Kansas for first time home buyers.

THIS QUOTE FOR THE AMERICAN ASSOCIATION OF RETIRED PERSONS IN DISCUSSING HOME MODIFICATIONS SAYS

After the Wizard of Oz pulled from his bag the solutions to all her friends problems,
DOROTHY GALE FROM KANSAS looked at him with a knowing SADNESS and announced, with a tone of resignation
"I don't think there's anything in that black bag for me."

And Dorothy was right if her family would have been homeowners with a family member, with a disability, needing to build a new home with accessible modifications that will best enhance my abilities and empower my disabilities.

With a partial travel scholarship and borrowed money Fred and I attended the NATIONAL RURAL HOUSING CONFERENCE IN WASHINGTON DC.

We promoted the existing \$9000.00 tax credits for renovating existing homes for the disabled. However many were surprised because they also know Kansas is sadly trailing, in many other housing areas.

Why do we want more money to become available for housing.

Because maybe there will be a low interest loan and soft second mortgage money left over for me to build a handicap accessible home with a small home business in it.

Why should President Clinton in His Keys to Home ownership program want 8,000,000 new home owners by the years 2000, when no one is helping current homeowners with a disabled family member, to keep the home they have.

Fred is also disabled and has been unemployed for several years.

We have talked to hundreds of other families with disabled family members trying to find solutions to my housing problems and to find the type of home design that will best enhance my abilities and empower my disabilities without hiring architects and the expense of building a custom built home.

Together we have came up with several ideas that could develop into a new economic prospect for Kansas.

I don't know how the department of housing is planning to spend this money but money for housing is a good idea if it is spent with all citizens in mind.

Fred and I request to Vocational rehabilitation that they help use develop a business helping the aging baby boomers, the senior citizens and the disabled to plan renovations and new home designs more economically, with the Living Home Instead Fitting Rooms , Try your house on before you build. This would be a collection of facilities and devices to help all people better plan homes for their future.

But Vocational Rehabilitation said that their is no guarantees that Fred would be able to have an income from our project. They also said that they can not invest thousands of dollars for an unproven idea.

We have talked with numerous support groups for the disabled and most have felt we have wonderful ideas but that they are to big for a small group, so we have been carrying on as a team.

Governor Graves said he would consider putting Fitting Rooms in different parts of the state. And I have included his letter supporting housing for the disabled. But Fred and I need seed money to form a coalition, hire help to get grants and money for matching grants, and money for tax credits for businesses to invest in the future of the disabled in Kansas and a house in the country so we can qualify for 70% tax credits for our donations.

Our ideas have been called "visionary and "futuristic" by contractors.

Kansas KAN-ABLE the disabled with better housing

A few other states have a handicap accessible model home for display but several states are interested in the Living Home Instead Fitting Rooms, Try your house on before you build. We have been invited to work with some National organizations, but do not have the financial resources for the travel.

Kansas Kan-Able the Disabled, including myself, to Continue living at Home Instead of another more costly facility.

Finally, we also want to see some of this money go to help build new homes for the disabled with the accessibility modifications built in originally. These ideas will cost the state more up front because this type of housing is more expensive to build. But by building new homes with accessibility modification in them up front we will be increasing the available existing housing stock for first time home buyers while at the same time reducing medical cost from reduced home accidents and homes designed for long term home health care for

I want to conclude with a tax, money, and housing tip. The \$9000.00 tax credit is great in principal but I checked with two different tax experts who didn't know about it. And even the employees in the Kansas Revenue department say that the \$3000.00 credit wasn't used that often. We know, not many people knew about it. Fred and I will be on KAKE TV's Good Day Kansas, tomorrow just telling people that the \$9000.00 credit is available and that we are working with Revenue department and Randy Speaker, to get more information out about it.

In addition, we would like to see the \$9000.00 credit on existing houses be modified to included new construction if the house meets specified minimum accessibility standards.

Also one states provides property tax credits for handicap accessible homes.

We are here to plead this issue for ourselves. It has been suggested to us to ask the legislature to appropriate money for the Fitting Rooms.

Workers often have a spouse, parent or child with a disability. Yes, Please give Kansas more money for housing but please require part of it be used to build homes with accessibility modifications.

Thank you for this opportunity to testify.

**Kansas KAN-ABLE the
disabled with better housing,
including homes with
accessibility modifications**

Kansas Kan Able the Disabled,
including myself, to Continue
Living at Home Instead
of other more costly facilities.

Fred and Jane Mosteller
Wichita. KS
316-522-4032

LIVING HOME INSTEAD FITTING ROOMS TRY YOUR HOUSE ON BEFORE YOU BUILD

NEED: To "try on" user-friendly, personal energy efficient modifications , just like trying on clothes, shoes and automobiles before we buy.

The historical approach for handicap accessible housing has been custom design which proved very expensive. The next step was "one size fits all" which does not meet specific needs. Apartments for people with disabilities resulted in segregated housing.

The customary procedure of visiting model homes, home shows, open houses and "parades of homes" is often not realistic for the disabled. Looking at homes and home products does not allow the freedom to experience the model home for size and adaptability.

SOLUTION: The LIVING HOME INSTEAD FITTING ROOMS TRY YOUR HOUSE ON BEFORE YOU BUILD

With fitting rooms, several different model kitchens, bathrooms and laundry stations would be set up for use. Here a person could actually try out different set ups to determine the one which would most effectively enhance individual abilities and empower their disabilities. Builders, architects, manufacturers, students and families would be encouraged to experiment with the different models.

This would lessen the chance that an installation would later prove to be inadequate or in need of further modification. Builders would be able to show many types of materials to allow for variations in personal tolerance to these materials (allergic reactions) as well as variations in cost.

LIVING HOME INSTEAD TRANSITION HOUSE

NEED: for health and safety reasons many individuals would not be able to live in their home during renovations.

SOLUTIONS: to provide temporary accessible living accommodations while their home is being renovated or sold or a new unit being built.

PROPOSAL: MULTI-PURPOSE HOUSE

This house will include studio apartments to house individuals and families simultaneously as they are dislocated due to construction.

A common living-dining area with kitchen and bath facilities that can be used for conferencing.

This house should maybe attached to or in the same area as the **LIVING HOME INSTEAD FITTING ROOMS, TRY YOUR HOUSE ON BEFORE YOU BUILD**

Financing of the transition house and warehouse will be through donations, grants, foundations, builders, remodelers and building material suppliers.

Residents would be charged a daily rental fee to cover the cost of utilities and maid service for the facility. Rents would be based on a sliding scale of ability to pay.

BENEFIT AND TARGET GROUPS

FOR HOUSING RENOVATIONS OR OWNERSHIP OF A HOME WITH ACCESSIBLE MODIFICATIONS

The benefit group for LIVING HOME INSTEAD home ownership programs includes anyone whose ability to participate in the activities of daily living, safely and independently at home, is limited by the interior or exterior design of the structure.

The primary target group for LIVING HOME INSTEAD is based on those people defined by The Americans with Disabilities Act of 1990. --- Special consideration is given to the low or middle income groups who are currently home owners but who cannot afford to undertake the home modifications to achieve a safer, user-friendly, personal energy efficient home. Since some houses do not lend themselves to modification at any cost, home replacement needs to be considered as well.

The second group would include children, especially children with disabilities. Learning household skills as a child allows children be better prepared to live independently as adults.

The benefits from the LIVING HOME INSTEAD FITTING ROOMS, TRY YOUR HOUSE ON BEFORE YOU BUILD will be unique. This collections would include model kitchens, bathrooms, and laundry facilities for consumers to "try-on" to find the appropriate design for their individual needs. The emphasis in the fitting rooms would be to show how "handicap accessible" equipment and arrangements would be of benefit to all users, with or without a disability.

Everyone ages, and that in itself can bring on a variety of mobility limitations. Being able to live in a home from birth to death is one goal of LIVING HOME INSTEAD.

Everyone is one heart-beat away from disability. In less time than I can take here to tell you this, someone somewhere has been disabled for life by accident or disease. It could be you or a member of your family.

COMMUNITY GOALS

LIVING HOME INSTEAD

To disseminate information concerning accessible housing

To involve businesses and potential customers in understanding each others needs.

To educate architects, builders and manufactures about design of materials and products which can be easily and universally used by both able-bodied and the physically disabled

To devise ways for builders and manufacturers to adapt materials and mass produced items to be "handicap accessible" as a standard

To allow builders and designers to become recognized experts in disability awareness and adaptations

To inform people with disabilities about available modifications and housing designs

To develop a feedback system to continually refine the materials and designs to benefit the largest number of consumers

To demonstrate that design that works for the disabled works just as well for the general population: ramps, wide doors, safety bars in bathrooms, roll-in showers, varied height kitchen work areas, curb cuts, automatic doors, etc. These designs are still adaptable to short, medium or tall toilets, knobs or handles on doors and other items of personal preference

To work for a sense of community in which caring and involvement cross lines of cultural, racial and ability differences

Statement of Belief for LIVING HOME INSTEAD

1. Everyone needs user-friendly, personal energy efficient housing at some time in life. Personal energy efficiency requires houses to be designed to have maximum use and comfort with minimum expenditure of personal energy. This type of housing is suitable for all citizens: children, elderly, disabled as well as able-bodied adults.
2. The physically disabled have the right and obligation to provide themselves with the safest more independent living style possible. Eliminating the environmental barriers and redesigning the high accident areas in housing plans allows people to continue to live in the same residence regardless of age or physical change.
3. Housing with safety and accessibility features will help the community as a whole by reducing rising medical costs which result from home accidents.
4. What is good for the disabled in home design is good for everybody. Notice how able-bodied people use the automatic doors, ramps and curb cuts. These conveniences which were designed for the disabled make everyday life easier for everyone.

Education**Programs for the Disabled**

outline

Source: Office of Special Educ. and Rehabilitative Services, U.S. Dept. of Education

Number of children 3 to 21 years old served annually in educational programs for the disabled.

Type of Handicapped	1982-83	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90
	Number Served, in Thousands							
All disabilities	4,255	4,298	4,315	4,317	4,374	4,446	4,544	4,252
Learning disabilities	1,741	1,806	1,832	1,862	1,914	1,928	1,987	2,060
Speech impairments	1,131	1,128	1,126	1,125	1,136	953	967	974
Mental retardation	757	727	694	660	643	582	564	565
Serious emotional disturbance	352	361	372	375	383	373	376	382
Hearing impairments	73	72	69	66	65	56	56	58
Orthopedic impairments	57	56	56	57	57	47	47	48
Visual impairments	28	29	28	27	26	22	23	23
Deaf-blindness	2	2	2	2	2	12	2	2

Note: Counts are based on reports from the 50 States, District of Columbia and Puerto Rico (i.e., figures from U.S. territories are not included). Details may not add to totals because of rounding.

(1997)

The 1982-83 age group is presently 18-36 years old.

4,255,000 is only child onset disabilities

It will not include adult onset medical problems, and accidents.

4-11

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Vital Statistics

Accidental Deaths and Injuries by Severity of Injury

outline

Source: National Safety Council

In 1990 accidental deaths were estimated to number 93,500, a decrease of 2 percent from the 1989 total. This was the ninth consecutive year that accidental deaths were estimated at less than 100,000. The death rate per 100,000 population was 37.5, down from 39.8 in 1988. The rates for work, home, and motor vehicle deaths in 1990 were the lowest on record.

1990 Severity of injury	Total*	Motor vehicle	Work	Home	Public
Deaths*	93,500	46,300	10,500	21,500	19,000
Disabling injuries*	9,000,000	1,700,000	1,700,000	3,200,000	2,400,000
Permanent impairments	340,000	140,000	60,000	90,000	60,000
Temporary total disabilities	8,600,000	1,600,000	1,700,000	3,100,000	2,300,000

Certain Costs of Accidental Deaths or Injuries, 1990 (billions)

	Total*	Motor vehicle	Work	Home	Public
Total*	\$173.8	\$89.0	\$63.8	\$23.5	\$13.4
Wage loss	48.2	25.2	10.2	7.9	7.2
Medical expense	28.4	6.2	8.7	10.0	4.1
Insurance administration	30.1	22.3	10.3	1.0	0.7

First Union's Housing Programs for Homeless, Poor and Disabled Earn Award from Virginia Governor

RICHMOND — Virginia Governor George Allen has presented the 1994 "Governor's Housing Achievement Award" to First Union National Bank of Virginia for its housing programs targeted at homeless families, mentally and physically challenged individuals, and low-income citizens seeking to buy their first homes or secure affordable rental housing.

"First Union National Bank has demonstrated a real, private-sector commitment to the citizens of Virginia and to the revitalization of our inner-city and rural communities," Allen said.

First Union, Virginia's third-largest bank, led all banks in the state in 1993-94 by committing more than \$6 million to nonprofit community housing groups through the Federal Home Loan Bank's Affordable Housing Program.

The funds helped provide nearly 850 affordable apartments and houses in cities and towns across the state, ranging from large metropolitan areas to small farming communities.

Among the beneficiaries of First Union's affordable housing programs were more than 125 homeless citizens and more than 150 mentally or physically challenged individuals.

First Union's housing programs include down-payment subsidies, reduced home-purchase closing costs, grants for

the creation or renovation of affordable apartment buildings, and financial assistance for self-help homeownership programs such as Habitat for Humanity.

"Our ongoing goal is to increase loan and grant funding to nonprofit groups which, in turn, develop housing opportunities for Virginians who historically have lacked the access and means to secure decent housing," said First Union's Jane Henderson, who heads the bank's community reinvestment programs in Virginia, Maryland and Washington, D.C.

"We seek ways to creatively blend First Union funds with grant funds from the Federal Home Loan Bank's Affordable Housing Program in an effort to reach the state's under-served citizens," Henderson said.

"We're very grateful for the governor's award, yet we know we have a lot more work to do," added Ben Jenkins, president and chief executive officer of First Union of Virginia.

"Despite the relative economic recovery of the past few years, many Virginians have been left behind. One of our top priorities at First Union is to help those individuals and families get on their feet, obtain affordable quality housing, and begin to better themselves economically. That's important to their respective individual futures — and important to the economic and social future of Virginia," Jenkins said.



(from left to right) Alan A. Diamonstein, Chairman, Virginia Housing Study Commission and Virginia House of Delegates Representative; Jane N. Henderson, Vice President, Community Reinvestment Manager, FUNS-VA; Benjamin P. Jenkins, III, President and Chief Operating Officer, FUNS-VA; Dee Gross, Senior Community Investment Specialist, Federal Home Loan Bank of Atlanta; and Robert T. Skunda, Secretary of Commerce and Trade, Commonwealth of Virginia.

ROBERT S. WARWICK
Vice President
Community Investment Services

FEDERAL HOME LOAN BANK OF ATLANTA
1475 Peachtree Street, N.E. Atlanta, Georgia 30309 (404) 888-8435

4-13

Frank Akerman
3321 E. Osie
Wichita, Kansas 67218

(316)652-9400

08 September 1996

Mr. Bill Graves
Governor of Kansas
3601 SW Twentyninth
Topeka, Kansas 66614

Dear Mr. Graves:

This is to tell you of my concern of people who become disabled after they have bought a home. I became disabled after the purchase of my home I have mortgage insurance good for the term of the loan, but when you get ill you find the insurance only covers so long for one illness. I began to try to find help, from other local, state, or federal programs. All the programs can't seem to help till after I lose my home. They offer me section 8, Wichita Housing Authority at a rate of my disability income, but they can't help to lower my housepayment to leave me in an environment I can be healthier and happier in. (which would be less medical expense)./////

We need some programs that help people to not be displaced because of their health.

I am a 47 year old I am single and still have a minor child in my home and soon we will be forced to leave our home. People need your help.

It would be to the benefit of the system to help fund a little of the house payment or write new loans with less interest to keep us in our homes.

Yours very truly,



Frank Akerman



U.S. Department of Housing and Urban Development

Kansas/Missouri State Office
Room 200
Gateway Tower II
400 State Avenue
Kansas City, KS 66101-2406

August 16, 1996

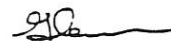
Mr. and Mrs. Fred Mosteller
4222 Laura Circle
Wichita, KS 67216

Dear Mr. and Mrs. Mosteller:

I enjoyed meeting you at the Homeowner's Summit on August 14, 1996, and wanted to thank you again for your help in packing the equipment. It was appreciated.

Good luck in your new home construction. We are agreed that too many plans are not accessible. And, the idea of having some center where persons with disabilities can come, and can try different types of cabinets, and design features would certainly meet a need of many people.

Sincerely,



W. Glenn Dooley
Community Planning and
Development Representative

4-14



WICHITA STATE UNIVERSITY

Department of Curriculum and Instruction

September 9, 1996

To Whom it May Concern:

I am writing this letter in support of the adaptive housing model. The educational potential of an adaptive home for both families with a child with a disability and the elderly are unlimited. As people tour, basic accommodations can be seen to allow these adaptations to be duplicated by others.

Sincerely,

Dr. Diana Rogers-Adkinson
Wichita State University

STATE OF KANSAS

BILL GRAVES, Governor
State Capitol, 2nd Floor
Topeka, Kansas 66612-1590



(913) 296-3232
1-800-748-4408
FAX: (913) 296-7973

OFFICE OF THE GOVERNOR

October 29, 1996

Fred and Jane Mosteller
4222 Laura Circle
Wichita, KS 67216

Dear Fred and Jane:

Thank you for your recent letter regarding Living Home Instead. I found the information you provided interesting. Home ownership is the dream of many Kansans, and persons with disabilities should not be excluded.

As with all worthwhile projects, it will take people working together to accomplish the task. I am encouraged to see that you have sought the assistance of other agencies dedicated to serving the needs of the disabled community. The expertise these agencies bring to the table will be invaluable.

I strongly support the concept of making accessible and affordable housing available to persons with disabilities. I wish you continued success.

Sincerely,

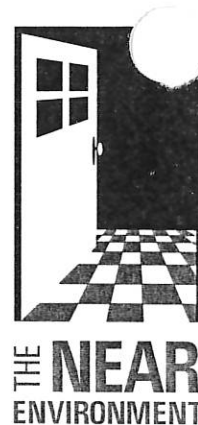
A handwritten signature in cursive script, appearing to read "Bill Graves".

BILL GRAVES
Governor

BG:rp

4-16

CREATING ACCESSIBLE HOMES



The following features will make a home accessible to all who live there or who come to visit, no matter what their age or ability is. All persons do not need all features.

This checklist is designed to aid persons who are building or remodeling a home to think about accessibility features. Incorporating these features into your house design may mean that modifications will not be necessary should a household member become ill or disabled.

General Features throughout the House

- ___ Activity areas for eating, sleeping, and bathing should be on one floor that is reached without using stairs. Additions to the house should not require going up or down a step.
- ___ Doorways to most rooms should be at least 32 inches wide (have a 32-inch clear passage), preferably 36 inches wide.
- ___ A lever-style door handle is easier to use than a round knob.
- ___ Hallways at least 36 inches wide (preferably 48 inches wide) allow access to bedrooms and bathrooms by persons using mobility devices.
- ___ Light switches should be located within easy reach at the entrance of each room and should be reachable from a seated position (36 to 42 inches from the floor).
- ___ Electrical outlets should be located at a height reachable from a seated position (15 or more inches from the floor) and in enough locations to eliminate the need for extension cords.
- ___ At least one telephone should be located where it will be accessible to a person who is unable to stand. Telephone jacks in the kitchen, living area, and bedroom allow residents to install telephones in accessible locations that meet their health needs.
- ___ Sills of windows in the living, dining, and bedroom areas should be no higher than 30 inches so

that a person seated or lying in bed can see outdoors. Windows should be easy to open.

- ___ There should be good even lighting throughout the house. Light fixtures, lamps, and window treatments should be selected and placed to avoid glare on smooth surfaces.
- ___ Smoke detectors should be located on each floor of the house, especially near the bedrooms.
- ___ Thermostats with readable numbers, large print, and good contrast should be located so a seated person can adjust them (no higher than 48 inches from the floor)
- ___ Flooring materials should be hard, even surfaces or tightly woven, low pile carpeting over a thin pad.

Entrances

- ___ At least one entrance to the home should be usable without going up or down steps. For some residents, a ramp may be needed with a pitch of no greater than 1 to 12 (for every 1 foot in rise, 12 feet in length) and preferably 1 to 20.
- ___ Entryways should be protected from rain, snow, and ice. An attached garage with automatic door opener is ideal. The entrance between the garage and the house should not require going up steps.
- ___ Thresholds should be level or beveled and no more than ½ inch higher than the floor.
- ___ The doorway should have a clear, unobstructed opening at least 32 inches in width and preferably 36 inches wide.
- ___ The door should have a secure lock that can be reached by a seated person.

Kitchen

- ___ Features that make sinks more accessible include single lever controls and a sprayer with a flexible hose. Also, controls and faucets mounted on the

4-17



Cooperative Extension Service
Kansas State University
Manhattan, Kansas

MF-2213

June 1996

Issued in furtherance of Cooperative Extension Work, acts of May 8 and June 30, 1914, as amended. Kansas State University, County Extension Councils, Extension Districts, and United States Department of Agriculture Cooperating, Richard D. Wootton, Associate Director. All educational programs and materials available without discrimination on the basis of race, color, national origin, sex, age, or disability.

JR 6-96—5M

File Code: Health (Human)—2

H-18



to: Joint Committee on Economic Development
re: Amendment to Senate Bill No. 19
date: January 21, 1997
page: 4, including this sheet

As the Home of Your Own (HOYO) Coordinator, I am in support of the amendment to the Senate Bill No. 19. I understand that this amendment purposes to include wording which would allow Kansas economic opportunity funds to be expended for housing needs. The HOYO project of Sedgwick County Area Non-profit Community Housing Organization (SANCHO) has assisted one individual with home ownership who was a resident of Topeka State Hospital in 1994. This amendment purposes a unique opportunity for other residents of Topeka State Hospital and Winfield State Hospital and Training Center who might become home owners in Kansas neighborhoods near community facilities and programs rather than being transferred to other state hospitals.

At present, the HOYO project has assisted 17 individuals with disabilities and low incomes with home ownership. The HOYO project is funded by a grant from the Kansas Planning Council on Developmental Disabilities. In 1994, the first year of the grant, the HOYO project research staff conducted a state wide survey of individuals with disabilities, 64% said that they want to own homes of their own and another 17% said they would consider home ownership. About one-half of those surveyed individuals stated that lack of money was the major reason they could not purchase a home. These individuals live in many Kansas communities -- both urban and rural. Some of these Kansas constituents who were among those individuals surveyed will benefit from funding purposed to be expended for housing needs with the amendment to the Senate Bill No. 19

SANCHO is incorporated in the State of Kansas as a nonprofit community housing development organization and a community development corporation whose mission is to create safe, decent, affordable, accessible housing of choice, and increase economic opportunities for persons with disabilities who have low incomes. SANCHO activities are guided by a board of directors, of which at least 33 percent of the board of directors are person with disabilities who also have low or moderate incomes (see attached list of board members).

In Kansas, SANCHO is the only Community Development Corporation (CDC) and Community Housing Development Organization (CHDO) focusing on the housing and employment needs of persons with disabilities who have low to moderate incomes. Our organization serves a different population than other nonprofit housing developers in Wichita. The cooperating agencies of SANCHO are committed to providing the necessary ongoing supports while SANCHO focuses on development of safe, decent, affordable, accessible housing and economic opportunities.

All SANCHO housing projects and economic development activities are supported by committees composed of consumers and other community members with expert knowledge and experience in accessibility design, real estate development, financing, and business (see attached list of committee members).

The HOYO project of SANCHO has successfully completed its second year and begun its third year of the Home of Your Own project, which has been funded by the Kansas Planning Council on Developmental Disabilities. Funding of this project is also provided by Comprehensive Community Care of Sedgwick County (COMCARE) Community Support Services (CSS) and the Independent Living Center of Southcentral Kansas. During the third year, the HOYO Coordinator will provide technical assistance to four other Kansas communities who will assist individuals with disabilities and low incomes in the home ownership process. Therefore, the HOYO project initiative will continue to seek solutions to the barriers of home ownership so that individuals with disabilities and low incomes can become home owners not only in Wichita but throughout Kansas. Therefore, I am in support of this amendment as it will provide a solution to barriers for some of the individuals who come to us for assistance from across the state.

When you consider the amendment to the Senate Bill No. 19., I encourage you to please remember the Kansans who will be seeking housing and perhaps home ownership because of the closure of Topeka State Hospital and Winfield State Hospital and Training Center.

Thank you,



Pat Rhea
HOYO Coordinator
SANCHO
3340 West Douglas
Wichita, KS 67203

4-20

1997 SANCHO BOARD OF DIRECTORS

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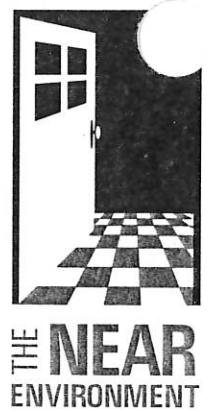
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Independent Living Center
3330 W. Douglas, Ste. 101
Wichita, KS 67203-5415

07-02-96

4-23

CREATING ACCESSIBLE HOMES



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- ___ Light switches should be located within easy reach at the entrance of each room and should be reachable from a seated position (36 to 42 inches from the floor).
- ___ Electrical outlets should be located at a height reachable from a seated position (15 or more inches from the floor) and in enough locations to eliminate the need for extension cords.
- ___ At least one telephone should be located where it will be accessible to a person who is unable to stand. Telephone jacks in the kitchen, living area, and bedroom allow residents to install telephones in accessible locations that meet their health needs.
- ___ Sills of windows in the living, dining, and bedroom areas should be no higher than 30 inches so that a person seated or lying in bed can see outdoors. Windows should be easy to open.
- ___ There should be good even lighting throughout the house. Light fixtures, lamps, and window treatments should be selected and placed to avoid glare on smooth surfaces.
- ___ Smoke detectors should be located on each floor of the house, especially near the bedrooms.
- ___ Thermostats with readable numbers, large print, and good contrast should be located so a seated person can adjust them (no higher than 48 inches from the floor)
- ___ Flooring materials should be hard, even surfaces or tightly woven, low pile carpeting over a thin pad.

Entrances

- ___ At least one entrance to the home should be usable without going up or down steps. For some residents, a ramp may be needed with a pitch of no greater than 1 to 12 (for every 1 foot in rise, 12 feet in length) and preferably 1 to 20.
- ___ Entryways should be protected from rain, snow, and ice. An attached garage with automatic door opener is ideal. The entrance between the garage and the house should not require going up steps.
- ___ Thresholds should be level or beveled and no more than 1/2 inch higher than the floor.
- ___ The doorway should have a clear, unobstructed opening at least 32 inches in width and preferably 36 inches wide.
- ___ The door should have a secure lock that can be reached by a seated person.

Kitchen

- ___ Features that make sinks more accessible include single lever controls and a sprayer with a flexible hose. Also, controls and faucets mounted on the

side of the sink rather than the back are easier for seated persons to reach.

- Cabinet doors and drawers should be easy to open. D-shaped handles or magnetic closures are easier to use.
- Storage that includes pullout shelves, baskets, and lazy susans makes items more accessible.
- Wall-hung cabinets should be at the appropriate height for the user. If they are too high, much of the space will not be usable by persons who are small, seated, or have limited reach. Consider having them installed 15 inches above the counter top rather than 18 inches.
- Cooktops should be at the appropriate height for the user. Drop-in ranges or cooktops can be installed at the desired height. For short or seated users, the most convenient height may be 30 to 32 inches.
- Wall-mounted ovens can be installed at any height to meet the user's needs, and wall ovens with side-opening doors are ideal. Self-cleaning ovens aid persons with limited strength.
- Microwave ovens with side-opening doors are safe and easy for most people to use.
- Control knobs on the range and oven should be front-mounted or side-mounted to eliminate the need to reach over hot burners. Appliance dials 1½ inches or greater in diameter are easier to turn. Controls should have readable settings and directions with large print and good contrast.
- Counter space should be located near all ovens for placing hot dishes.
- Side-by-side refrigerator/freezers have accessible space in both the refrigerator and freezer sections for persons with limited reach. Self-defrosting units are easier for persons with limited strength to maintain.
- Kitchens may have some low work surfaces for preparing a meal while seated. For example, a pull-out work surface, such as a cutting board, located 24 to 30 inches above the floor can serve this purpose.
- Floors and walls under the sink and cooktop should be finished in the event that any base cabinets need to be removed at a later time to lower the work surfaces or create knee space for seated users.
- Below a sink or cooktop, base cabinets with no shelves or a center stile can be used by a seated person when the cabinet doors are open.

- Color contrasts at the front and back edges of counter tops serve as visual cues to persons with impaired vision. Light-colored counter tops reflect available light and are desirable for persons with limited vision.
- Adequate task lighting is needed in the kitchen. Fluorescent lighting installed underneath wall-hung cupboards provides light for working at the counter top.
- A fire extinguisher should be located in an easy-to-reach place in the kitchen.

Bathroom

- A bathroom should be located near a bedroom.
- Bathroom doors should be at least 32 inches wide and open out so that if a person falls in the bathroom, they do not block the door.
- Bathrooms with clear floor space, at least 5 feet by 5 feet, can be easier for persons in wheelchairs to use.
- Grab bars should be considered a safety feature to prevent falls. Reinforcements in the walls around the tub, toilet, and shower allow grab bars to be installed. Grab bars should be able to support 250 pounds. Towel bars are not usually safe to be used as grab bars.
- Handles on faucets should have levers rather than knobs for easier use.
- A shower or tub should have a seat, either built-in or set-in, the tub/shower.
- Hose-type detachable, hand-held shower heads are convenient for either a standing or seated person to use.
- Bathroom sinks and vanities that are open underneath allow seated persons to use them easily.
- The mirror and medicine cabinet can be hung low enough to be used from a seated position.
- Bathtub water controls and faucets are sometimes easier to reach if they are located off center, near the entry side of the tub.
- Non-slip surfaces and flooring in the bathroom helps prevent falls.
- Turning the water heater down to 120 degrees prevents burns.

Bedroom

- A telephone and light switch should be within easy reach of the bed.
- Some closet rods should be adjustable or positioned low enough to be reached from a sitting position (no higher than 48 inches from the floor).
- There should be an uninterrupted path from the bed to the bathroom, free from throw rugs, cords, and other obstacles. A night light in this area is a safety feature.

Laundry

- Laundry areas located on the main floor help to avoid trips to the basement.
- Front-loading washers and dryers may be easier for a seated person to use, although top-loading models are easier for a person who is standing. Front loading appliances can be mounted on risers for easier use by a standing person. Front or side controls on the washer and dryer are more accessible to a seated person than controls mounted at the back of the appliance.
- A table or counter located near the washer and dryer at a height usable by a seated person (28 to 30 inches) is useful for sorting or folding clothes.

Stairs

- All stairs should have sturdy handrails the entire length of both sides. If the rails extend beyond both top and bottom of the stairs, they provide more security to the user.
- Light switches should be located at both the top and bottom of the stairs, and the stairway should be adequately lit.
- Steps should have rounded nosings (edges) with sloping risers. Step height (risers) should be no greater than 7 inches high (preferably 6 inches) and steps should be at least 10 inches deep to fit most shoe sizes.

The features listed here are called universal design or lifetime design features. Universal design accommodates varying needs throughout a person's life. These features are safe and easy for all residents to operate and maintain.

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