



Building Momentum: A State Housing Update

Kansas Housing Resources Corporation



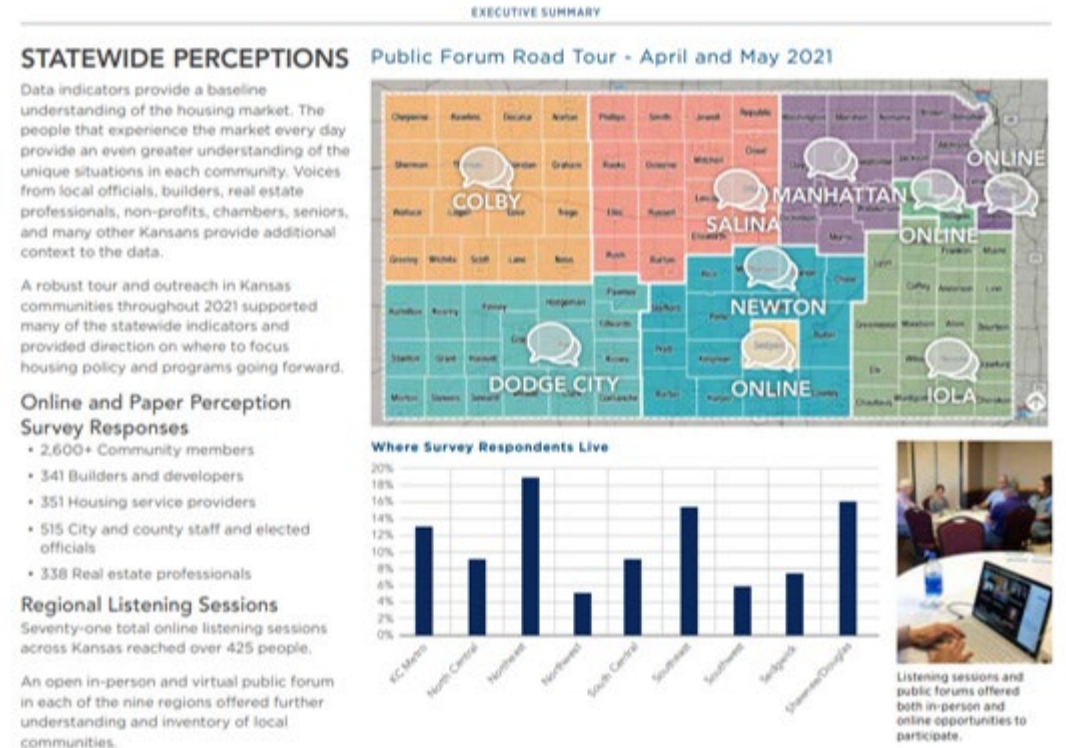
KHRC Programs

HOMELESS SERVICES	<ul style="list-style-type: none">+ Emergency Solutions Grant
COMMUNITY SOLUTIONS	<ul style="list-style-type: none">+ Community Services Block Grant+ Tenant Based Rental Assistance
HOUSING DEVELOPMENT	<ul style="list-style-type: none">+ Low Income Housing Tax Credit+ HOME+ Moderate Income Housing+ National Housing Trust Fund+ Kansas Housing Investor Tax Credit+ Kansas Affordable Housing Tax Credit
HOMEOWNERSHIP	<ul style="list-style-type: none">+ Home Loan Guarantee for Rural Kansas+ First Time Homebuyer Program+ Manufactured Housing
ENERGY EFFICIENCY	<ul style="list-style-type: none">+ Weatherization Assistance
COMPLIANCE	<ul style="list-style-type: none">+ Section 8 Contract Administration+ Housing Compliance



KS Statewide Housing Needs Assessment 2021

- First comprehensive housing study in 27 years.
- Launched 2021:
 - 71 listening sessions statewide
 - 4,400+ survey respondents
- Study Released December 2021
 - [Executive Summary](#)
 - [Regional Assessment](#)
 - [Goals and Strategies](#)



KS Statewide Housing Needs Assessment 2021

EXECUTIVE SUMMARY

HOUSING GOALS

The community engagement and market analysis presented in the previous sections brought to light several key challenges and opportunities that face the state as it considers its capacity to meet housing needs during the next 10 to 15 years. This chapter provides the goals and potential strategies for addressing the state's housing priorities.



Add or free up more middle-income housing

Over the past two decades much of the new construction market has focused on units that are affordable to households making less than 80% of the area median income (AMI) or over 120% of AMI.

The need for these units continues, but the gap for the middle income ranges has only grown. Capital or incentives for these projects is often harder to find and returns on investments are seen as lower.

To address this, a mix of incentives should both improve existing housing units and generate new construction.

Diversify the state's housing stock to match local demographic and employee needs

Households have different housing needs. For many years the housing market focused on single-family detached homes with rental construction happening primarily in urban areas. The lack of varying housing types results in individuals staying in homes they do not prefer (or need), or entering homes that do not fit their stage of life or lifestyle. **A greater variety of housing products should provide options for households' needs at every stage of life.**

Extend housing security

Many communities across Kansas have existing affordable units. Some of these units are affordable because of their age. Others were specifically built to meet the needs of lower income households. **Preserving these existing units and reinvestment in the older units should ensure that the existing affordable units do not decrease.**

Increase reinvestment in older housing stock, including vacant units

Approximately 30% of Kansas' housing stock was built before 1960. Consequently, the condition of housing in many areas, especially rural, is below average. This housing is often referred to as naturally occurring affordable housing. **Continual reinvestment in this stock of housing will be important to meet existing and future housing needs. Reoccupying many of the suitable vacant units within this supply of housing is also essential to add affordable units without new construction.**

Address the building trades labor shortage

The construction of new housing and the rehabilitation of existing housing will be difficult to achieve without the workforce necessary to complete this work. Existing contractors are busier than ever and cannot keep up with the demand. **The recruitment and retention of this workforce will be necessary in all parts of the state.** Subsequently, this could also mean **investments in technological advancements and innovations** that experiment with new construction methods, faster construction processes, or other ways that help existing tradespeople be more efficient.

Extend existing human capital resources

Many communities and community leaders have identified strategies around housing development. This knowledge should be collected and shared with others around Kansas. Some of this is already done with KHRC and the Department of Commerce but **local innovations are opportunities for knowledge sharing at a broader level, even considering out-of-the box initiatives from other states.**

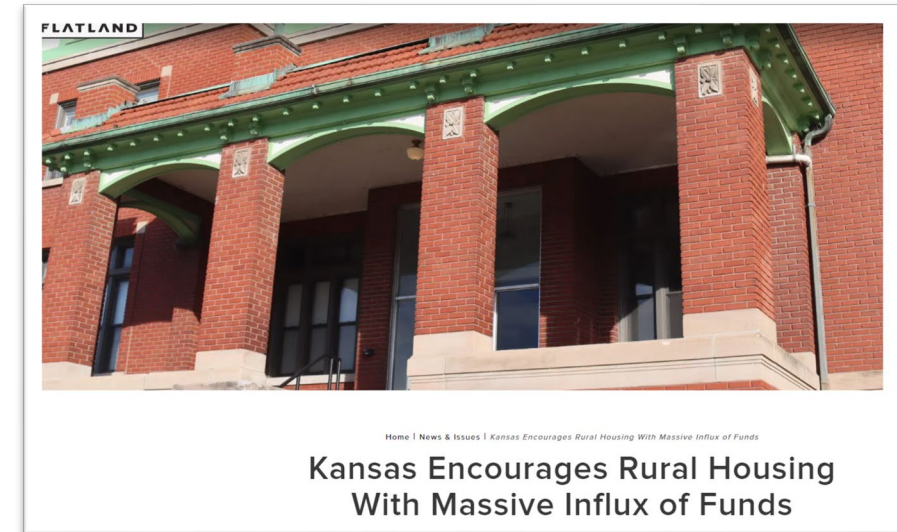
3,797 – 4,794 HOMES NEEDED ANNUALLY – RURAL AREAS



<https://kshousingcorp.org/kansas-statewide-housing-needs-assessment-2021/>

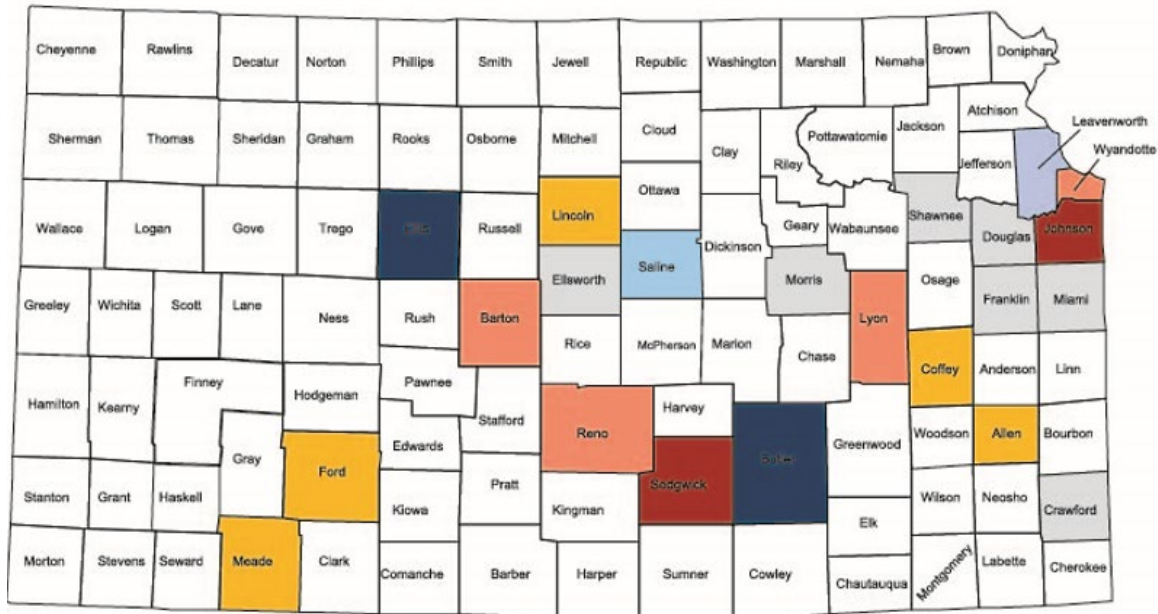
New State Development Resources

- Funding
 - \$62 million Moderate Income Housing
- Policy Pieces
 - Tax Bills
 - Affordable Housing Tax Credit
 - Housing Investor Tax Credit
 - Rural Home Loan Guarantee Program
- 2023/2024
 - Revolving Loan Funds
 - MIH

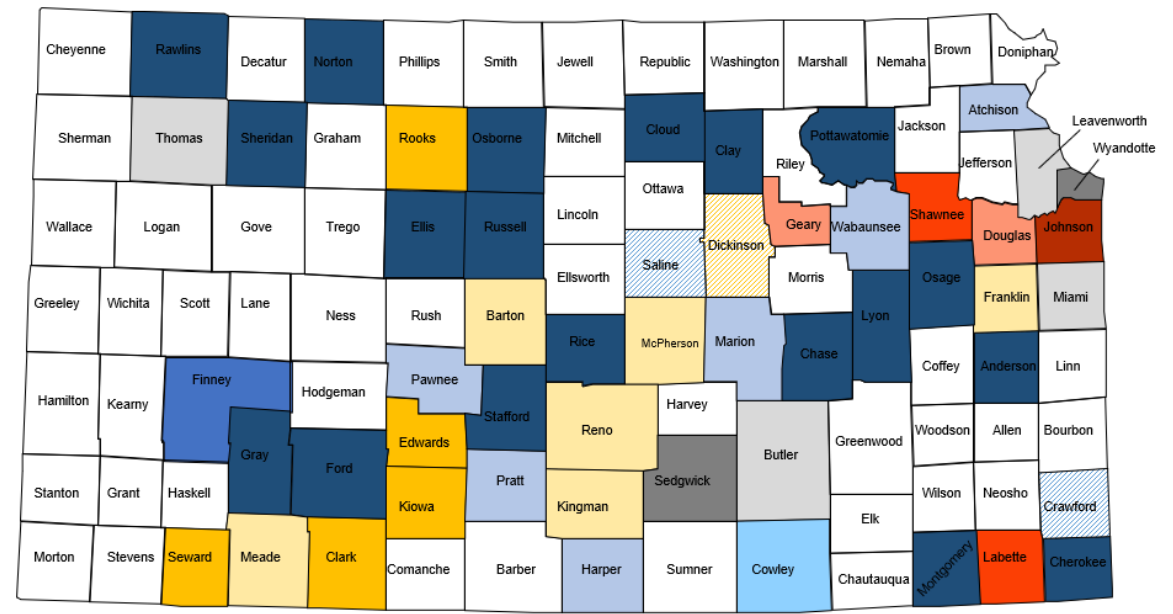


Then and Now

2021 Housing Development Awards



Housing Development Awards 2022 - Present



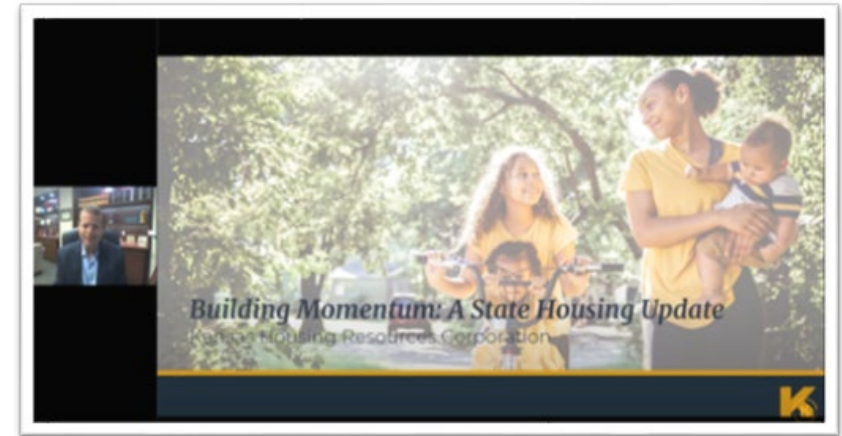
Where are we now?

Moderate Income Housing (MIH) Metrics:

- Of the \$22M in 2022 MIH Funding:
 - 100% Awarded
 - 74% of Projects Construction Under Way
- Of the \$20M in 2022 MIH-ARPA Funding:
 - 100% Awarded
 - 64% of Projects Construction Under Way
- For \$12M Awarded by Legislature in 2024:
 - First Round in Fall 2024

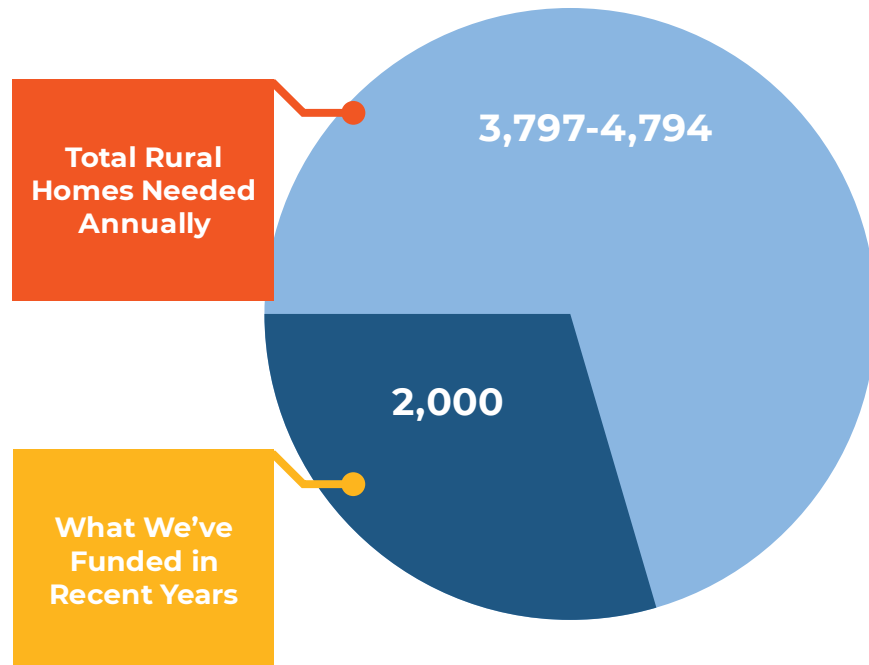
Kansas Housing Investor Tax Credit (KHITC)

- Awarded \$31M in Credits Since Inception



[KHRC Webinar Updating Stakeholders
on State Housing Development
Progress Available Online](#)

Where are we now?



Statewide:

- Total development budget: \$1.2 Billion
- Total homes funded: **4,826**

**In past 18 months since funding was expanded*

Celebrating Successes

Stafford County Economic Development
May 2 · 🌐

Ground Break event happened yesterday to commemorate the start of the Prairie Vista housing project.

Thank you to all who attended the event. We have representatives from Kansas Housing Resources Corp., Stafford County Commissioners, City of Stafford, City of St. John, Eco Devo Board of Directors, Senator Moran's office, Senator Marshall's office and SJN Bank of Kansas.




Kansas Housing
@Kansas_Housing

So pleased to partner on this important project to bring 18 new homes to Colby!

Excel Development Group @excel_dg · May 23

Yesterday, with our partners, we celebrated the Willow Estates Groundbreaking in Colby, KS. The new affordable housing project will provide 9 high-quality affordable duplexes (18 units) to families in Colby.



Kansas hospital converted to apartments-open-house-set/

Free Sacred Sheet... Tecumseh, Atlas: Sh... Create a map or sto... Adobe Acrobat

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WORKING FOR YOU

France 2024 Community Watch FOX 43

New Card. New Benefits.
Upgrade your Card today so you can go further tomorrow.
Learn More For eligible Card Members only. Terms Apply.

LOCAL NEWS

Wamego hospital converted to apartments, open house set

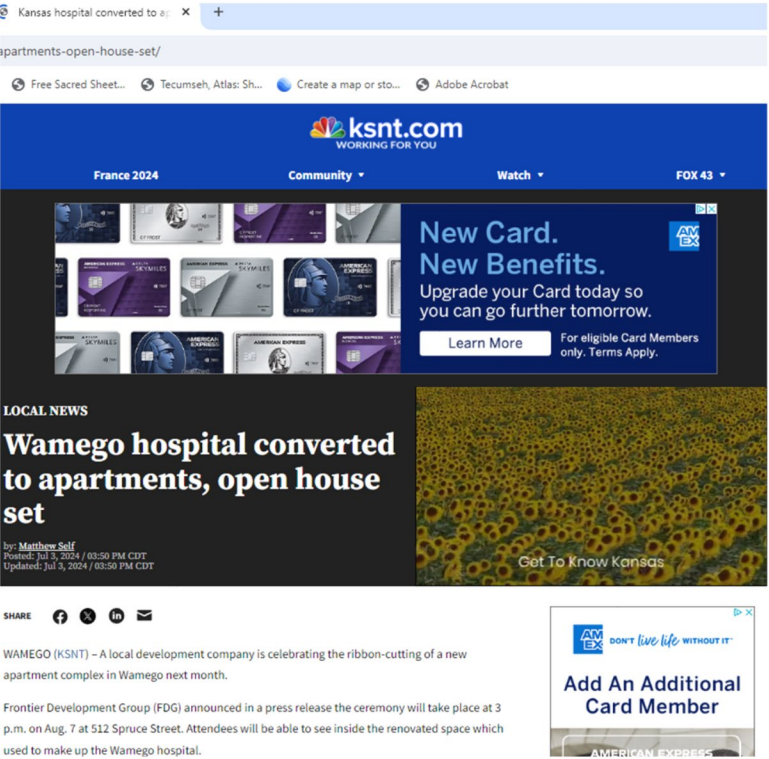
by: Matthew Self
Posted: Jul 3, 2024 / 01:50 PM CDT
Updated: Jul 3, 2024 / 03:50 PM CDT

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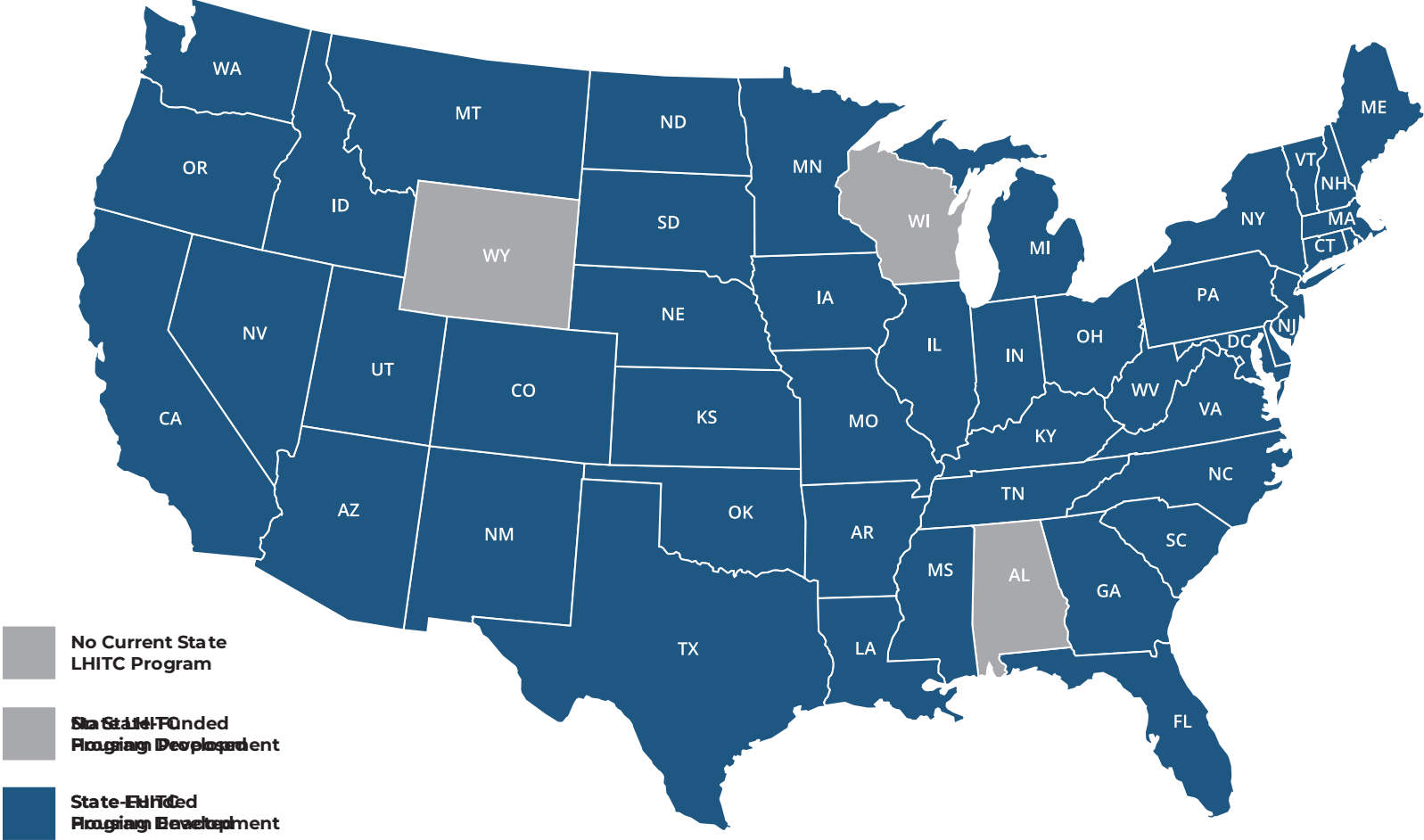
WAMEGO (KSNT) - A local development company is celebrating the ribbon-cutting of a new apartment complex in Wamego next month.

Frontier Development Group (FDG) announced in a press release the ceremony will take place at 3 p.m. on Aug. 7 at 512 Spruce Street. Attendees will be able to see inside the renovated space which used to make up the Wamego hospital.

AM EX DON'T live life WITHOUT IT.
Add An Additional Card Member



State Housing Development Incentives



*National Council of State Housing Agencies 2024 State Factbook

*State LIHTC Program Descriptions, Novogradac, <https://www.novoco.com/resource-centers/affordable-housing-tax-credits/state-lihtc-program-descriptions>

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