

# 2019-2023 Consolidated Plan

STATE OF KANSAS

Prepared for:

Kansas Housing Resources Corp.

Kansas Department of Commerce

Kansas Department of Health and Environment

Community Development Block Grant

HOME Investment Partnerships

Emergency Solutions Grant

Housing Opportunities for Persons with AIDS

Housing Trust Fund

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# Executive Summary

## ES-05 Executive Summary- 91.300(c), 91.320(b)

### 1. Introduction

The Kansas Five-Year Consolidated Plan is a process mandated by the U.S. Department of Housing and Urban Development (HUD). The process culminates in the creation of a document that outlines the planning for use of federal funds given to the State by HUD, to implement five of HUD's programs:

1. The Community Development Block Grant (CDBG)
2. Emergency Solutions Grant (ESG)
3. HOME Investment Partnership (HOME)
4. Housing Opportunities for Persons with AIDS (HOPWA)
5. Housing Trust Fund (HTF)

Kansas anticipates receiving the following amounts in FY 2019; estimated projections for the complete five-year plan follows in parentheses:

- CDBG: \$14 million (\$70 million)
- HOME: \$6.75 million (\$26 million)
- HOPWA: \$366,000 (\$1.8 million)
- ESG: \$1.5 million (\$7.5 million)
- HTF: \$3 million (\$15 million)

The objectives of the Consolidated Plan, as identified by HUD and accepted by the Kansas Department of Commerce (Commerce), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE), include:

- Create communities of opportunity
- Foster a comprehensive vision of development
- Promote coordination of local activities
- Establish a continuum of care with homeless persons
- Support economic opportunities for target areas
- Assist low-and-moderate income persons, minority- and women-owned businesses
- Encourage innovative projects.

The Kansas Consolidated Plan affirms the three national objectives of Title I of the Housing and Community Development Act of 1974, as amended, including activities which:

- Primarily benefit low-and-moderate income persons

- Aid in the prevention of slums and blight
- Alleviate conditions which pose a serious and immediate threat to the health or welfare of a community.

The Kansas Consolidated Plan also endorses the objectives of the National Affordable Housing Act of 1990, including:

- Ensure that all residents have access to decent shelter
- Increase the supply of affordable housing
- Make neighborhoods safe and livable; expand opportunities for homeownership
- Provide a reliable supply of mortgage finance
- Reduce generational poverty in assisted housing

The Kansas Consolidated Plan also addresses the needs of persons living with HIV/AIDS through the HOPWA program. The Kansas Consolidated Plan supports the objectives of the Stewart B. McKinney Homeless Assistance Act of 1987.

Accordingly, the Kansas Consolidated Plan describes the priorities and guidelines of the five federally funded programs, including: CDBG, ESG, HOME, HOPWA, and HTF. The Department of Commerce will administer the CDBG program. Kansas Housing Resources Corporation (KHRC) will administer the HOME, HTF, and ESG programs. The Kansas Department of Health and Environment (KDHE) will administer the HOPWA program.

## **2. Summary of the objectives and outcomes identified in the Plan/Needs Assessment Overview**

The housing needs as described in the Needs Assessment portion of this document were determined through stakeholder engagements and analyses of available datasets. Stakeholder engagements were done both in-person with agency leaders as well as via online web sessions. The online sessions were made available to a wider audience, seeking input from those individuals in the field working with and for programs that receive HUD funding. The datasets used are the Comprehensive Housing Affordability Strategy (CHAS) dataset and the American Community Survey. Both datasets are developed by the United States Census Bureau, and both datasets are for years 2009-2013, the most recent data available at the time this document was developed.

Through stakeholder engagement, supported by data, it was found that cost burden and workforce housing are the key issues facing Kansans seeking housing. Generally, renter households experience cost burden and other housing problems at a higher rate, this rate increases for those households that earn less than 80% of the area median income.

To address the needs identified, the State has established the following goals and desired outcomes to be achieved in utilization of the funds provided by HUD. The “Goal Outcome” column is reflecting a five-year period of time.

Goal/Objective	Funding Source	Goal Outcome
Water and Sewer Improvements	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 126,631 Persons Assisted
Increasing the quality of housing	CDBG	New rental units: 143 Rental rehabilitation: 54
Community Facilities	CDBG	Other: 41
Economic Development	CDBG	Businesses assisted: 24
Downtown Commercial Rehabilitation	CDBG	Businesses assisted: 30
Urgent Need	CDBG	Other: 6
State Admin and Technical Assistance	CDBG	Other: 25
First-Time Homebuyers	HOME	Direct Financial Assistance to Homebuyers: 375 Households Assisted
HOME Rental Development	HOME	Rental Units Constructed: 155 Household housing unit Rental Units Rehabilitated: 20 Household housing unit
Tenant Based Rental Assistance (TBRA)	HOME	Tenant-based rental assistance / Rapid Rehousing: 3,750 Households Assisted

Emergency Solutions Grant (ESG)	ESG	Homelessness Prevention: 9,250 Persons Assisted  Housing for Homeless added: 1,500 Rapid Rehousing Household Housing Unit
Housing Opportunities for Persons with AIDS (HOPWA)	HOPWA	Homelessness Prevention: 876 Persons Assisted  Housing for People with HIV/AIDS added: 8,759 Household Housing Unit  HIV/AIDS Housing Operations: 3,258 Household Housing Unit  Other: 1,682
Housing Trust Fund (HTF)	HTF	Rental Units Constructed: 50 Household housing unit Rental Units Rehabilitated: 25 Household housing unit

The three overarching objectives guiding the proposed activities are:

- Providing decent affordable housing
- Creating suitable living environments
- Creating economic opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the five federal programs are:

- Improved availability/accessibility
- Improved affordability
- Improved sustainability

**3. Evaluation of past performance**

The State of Kansas made progress on its priority needs and objectives in FY 2017, the last complete period for which a Consolidated Annual Performance and Evaluation Report (CAPER)

was conducted. The best indicators of results are described below for the Community Development Division of the Department of Commerce (Commerce), Kansas Department of Health and Environment (KDHE) and Kansas Housing Resources Corporation (KHRC).

**Community Development Block Grant (CDBG) Program:**

The State was awarded \$13,650,232 of CDBG funds for projects in FY 2017 and also expected to generate \$600,000 in program income to be used on CDBG projects. These projects leveraged approximately \$25.4 million in other public and private funds. The State funded projects in six funding categories including housing rehab, economic development, community facilities, water/ wastewater facilities, downtown commercial revitalization, and urgent need. In total, 17,690 persons benefited from the program in 2017, including 112 households that had their houses rehabilitated.

**HOME Investment Partnerships (HOME) Program:**

The State was awarded \$4.4 million in HOME funds and expected to receive \$250,000 in program income to be utilized for HOME projects in FY 2017. These funds served 70 households through the First Time Homebuyer Program, TBRA served 760 households, and the Rental Program developed 31 new constructed and 4 rehabilitated units.

**Housing Opportunities for Persons with AIDS (HOPWA) Program:**

The State was awarded \$452,803 in HOPWA funds for FY2017. The HOPWA Program provided housing assistance to 190 clients. The program helped 57 of these client's transition from homelessness into secure housing. Overall, the program reached 270 different individuals, including the family members of the clients who Kansas Care Through Housing (KCTH) served. The HOPWA Program provided supportive services to 586 individuals, which included 414 clients and their family members. The supportive services are crucial to clients outside of just housing assistance, as many areas around the state lack the necessary resources to provide these services.

**Emergency Solutions Grant (ESG) Program:**

In FY 2017, the State received a total of \$1,564,753 in ESG funds. KHRC used ESG funds for street outreach, emergency shelters, homelessness prevention, rapid re-housing, HMIS, and administrative activities. These activities were targeted to households that were literally homeless or at imminent risk of homelessness with incomes 0-30% of Area Median Family Income (AMFI) and to individuals and families in the following at-risk homeless categories: chronically homeless, HIV/AIDS, elderly, veterans, mental health, youth, domestic violence victims and substance abuse. Funds assisted a total of 3,337 individuals. Homelessness



prevention served 173, rapid re-housing served 629, shelter services assisted 2,492, and 43 in street outreach.

**Housing Trust Fund (HTF) Program:**

The State was awarded \$3,000,000 in HTF funds in FY 2017. The HTF funds are utilized to construct new rental units and to rehabilitate existing rental units. There are units in production, however none completed by the generation of the 2017 CAPER.

**4. Summary of citizen participation process and consultation process**

The State of Kansas conducted two public hearings on housing and community development issues to allow citizens to provide input into the 2019-2023 Consolidated Plan. The Consolidated Plan is the policy framework for federally-funded community development and housing programs. The public hearings focused on housing and community development needs throughout the State and strategies to address those needs. The presentation is available via download on the Kansas Housing Resources Corporation (KHRC) website at [www.kshousingcorp.org](http://www.kshousingcorp.org).

The needs hearing was announced through an e-mail blast on August 1, 2018 and a public notice in the Kansas Register on August 2, 2018. The public hearing was held in Topeka on August 16, 2018.

The public hearing was announced by e-mail blast on September 21, 2018, and by public notice in the Kansas Register on September 27, 2018. The public hearings occurred in Topeka on October 3, 2018. The public hearing notices were also placed on the KHRC website. The public hearings were designed to encourage participation by local, regional, statewide institutions, Continuum of Care, and other public and private organizations. The public hearing notices included the amount of federal dollars the State anticipated receiving, in addition to encouraging participation by individuals with disabilities or limited English proficiency.

A series of ten web-based stakeholder meetings were held over a two-week period beginning April 16, 2018 going through April 27, 2018. The topics covered were: Housing, CDBG Recipients, Homelessness, Economic Development, and Fair Housing. Each topic was covered twice to allow options in dates of attendance for those stakeholders wishing to attend. Notes from each web session can be found at the following website: <https://kansasfairhousing.com/stakeholder-interviews/>

**5. Summary of public comments**

**6. Summary of comments or views not accepted and the reasons for not accepting them**

See above response. Comments are attached in AD-25 Administration.

**7. Summary**

The Kansas Department of Commerce, Kansas Housing Resources Corporation, and Kansas Department of Health and Environment will be the lead/partner agencies for the 2019-2023 Consolidated Plan and the 2019 Action Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies responsible for preparing the Consolidated Plan by grant program and funding source.

**Table 1 Responsible Agencies**

Agency Role	Name	Department/Agency
<b>HOME, ESG, and HTF Programs</b>	Kansas Housing Resources Corporation	Kansas Housing Resources Corporation (KHRC)
<b>CDBG Program</b>	Department of Business and Community Development	Kansas Department of Commerce (Commerce)
<b>HOPWA Program</b>	The University of Kansas, School of Medicine-Wichita, Medical Practice Association (UKSM-W MPA)-program sponsor	Kansas Department of Health and Environment (KDHE)

The Consolidated Plan was developed in partnership between the Kansas Department of Commerce (Commerce), Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE).

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## **PR-10 Consultation- 91.110, 91.300(b); 91.315(I)**

### **Summary of the State's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

Kansas Housing Resources Corporation (KHRC) consulted with local governments and State agencies on the preparation of the 2019-2023 Consolidated Plan and the 2019 Action Plan. KHRC contacted the local Consolidated Plan coordinators of entitlement areas to offer assistance on local Consolidated Plan documents and to invite recommendations on State community development and housing initiatives.

Kansas Housing Resources Corporation, Kansas Department of Commerce, and the local USDA Rural Development conduct quarterly interagency meetings to plan and review collaborative efforts related to housing. KHRC has also been placed on e-mail/ mailing lists for upcoming events held by Kansas African American Affairs Commission and Kansas Hispanic & Latino Affairs Commission.

KHRC also collaborates with the Kansas Department for Aging and Disability Services (disability services) and Kansas Department of Health & Environment (KDHE/Medicaid) to facilitate the partnerships necessary to effectively utilize the new funding opportunities created under the Frank Melville Supportive Housing Act of 2010. HUD's Section 811 program, included in the Frank Melville Supportive Housing Act, provides supportive housing opportunities for persons with disabilities. The changes affected in the 2010 reforms to the Section 811 program put added emphasis on community integration, leveraging of other project development resources (such as HOME and Low Income Housing Tax Credits) and collaboration with State social service and Medicaid agencies to provide necessary services to support disabled individuals in independent living.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The State of Kansas supports a Continuum of Care (CoC) approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC and the Johnson County CoC. All funds from the State's ESG funding are made available to the non-ESG entitlement continuums. Continuum of Care components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. In reviewing ESG applications, the State relies on local units of government to determine what their communities' unique homeless needs may

be, and how the ESG program can assist with those needs. This approach allows local jurisdictions to determine their own priorities and needs in addressing homelessness in their communities.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

See above description of the coordination and consultation efforts.

KHRC staff who manage the ESG program work closely with the continuum of care staff to administer the program statewide.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 Agencies, groups, organizations and others who participated**

Agency/Group/ Organization	Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
KS Dept. of Commerce (Commerce)	Government	CDBG (Market Analysis, Strategic Plan)	Consulted through E-mail and Phone Calls
KS Dept. of Health & Environment (KDHE)	Government	HOPWA, ESG (Needs Assessment, Strategic Plan)	Consulted through E-mail and Phone Calls
Kansas School of Medicine	University	HOPWA (Needs Assessment, Strategic Plan)	Consulted through E-mail and Phone Calls
Kansas Interagency Council on Homelessness (KICH)	Government	Homelessness (Needs Assessment, Strategic Plan)	Consulted through E-mail
Kansas Labor Information Center (Department of Labor)	Government	Market Analysis (MA-45, Non-Housing Community Development Assets)	Consulted through E-mail
Kansas Housing Resources Corporation (KHRC)	Public Corporation	All sections of the Consolidated Plan and the Annual Plan	Consulted through E-mail and Phone Calls

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not Applicable.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

**Table 3 Other local/regional/federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
State of KS Opening Doors Strategic Plan to Prevent and End Chronic Homelessness	Kansas Interagency Council on Homelessness (KICH)	Strategic Goal 13 calls for assisting 1,250 homeless persons and providing housing for 3,375 households. The “Opening Doors Report” connects with this goal as it calls for an end to chronic homelessness and a path for ending all homelessness.
Economic Development Strategic Plan	Office of the Governor	Strategic Goal 5 calls for Economic Development and the creation of 37 jobs and assistance to businesses. One of the “Economic Development Strategic Plan” goals is the provision of workforce and infrastructure resources towards faster economic growth and job creation.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

See above description of the coordination and consultation efforts. In addition, there are other entities that are partners in facilitating the development of affordable housing and in implementing portions of the Consolidated Plan. These include the following:

Kansas Development Finance Agency (KDFA)

In addition, the Kansas Development Finance Agency (KDFA) possesses multiple bond financing capabilities for multiple jurisdictions in the state.

For example, the KDFA issues revenue bonds to finance projects of the Kansas Board of Regents and State agencies. The KDFA issues bonds for public and private educational facilities and healthcare facilities. The KDFA issues tax-exempt bonds to make below market interest rate loans to farmers. The KDFA issues private activity bonds to finance agricultural and industrial enterprises, corporate and management offices.

In particular, the KDFA is empowered to exercise all powers granted to public housing authorities by the State. In the past, the KDFA has issued revenue bonds to finance numerous multifamily housing developments in Kansas.

According to KDFA’s Mission Statement, KDFA was “created and dedicated to the economic growth and prosperity of our State, KDFA works with qualifying public and private entities to

identify financial resources and appropriate financial structures. For information on capital finance mechanisms available to governmental and qualifying private enterprises, KDFA is a statewide, multipurpose financial resource.”

### Community Housing Development Organizations (CHDOs)

The State of Kansas has qualified 26 CHDOs. Since 1992, the State has allocated at least 15 percent of HOME funds to CHDO program activities and no more than five percent of HOME funds to CHDO operating expenses.

The CHDO set-aside is only a base for rental housing. CHDOs can expand their rental housing activities with Housing Tax Credits, Private Activity Bonds, and HOME Tenant Based Rental Assistance.

Further, only the CHDO set-aside is restricted to rental housing.

### Process for Local Government

An application process has been developed by the State in order for communities to access resources for financial assistance to address both housing and non-housing community development needs. In general, the Kansas Department of Commerce (Department of Commerce), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE) will approve funding for development projects which satisfy one or more of the identified need criteria. The criteria include the following: community need, community effort, resident need, resident risk, and preventive action.



## PR-15 Citizen Participation - 91.115, 91.300(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The State of Kansas conducted two public hearings on housing and community development issues to allow citizens to provide input into the 2019-2023 Kansas Consolidated Plan. The Consolidated Plan is the policy framework for federally-funded community development and housing programs. The public hearings focused on housing and community development needs throughout the State and strategies to address those needs. The presentation was available via download on the Kansas Housing Resources Corporation (KHRC) website at [www.kshousingcorp.org](http://www.kshousingcorp.org).

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**Table 4 Dates of Public Hearings**

Date	Time	Location
August 16, 2018	10:30 AM	Kansas Housing Resources Corp KHRC Main Conference Room 611 S Kansas Ave, Suite 300 Topeka, KS
October 3, 2018	10:30 AM	Kansas Housing Resources Corp KHRC Main Conference Room 611 S Kansas Ave, Suite 300 Topeka, KS

The state also conducted ten (10) 90-minute remote web sessions based on the following topics:

- Housing

- CDBG Recipients
- Homelessness
- Economic Development
- Fair Housing

Each session topic was held two times to offer two options for those individuals wishing to attend. Each session was recorded, and a summary of all topics discussed was recorded. Those recordings and the summary of each web session is available at:

<https://kansasfairhousing.com/>

**Table 5 Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted
10 Web sessions	Statewide	50+ persons	All summaries can be found at: <a href="https://kansasfairhousing.com/">https://kansasfairhousing.com/</a>	
Notice Placed on KHRC's Website: October 1, 2018	Statewide; an email and hardcopy of the notice was sent to a statewide databank	To be updated after public comment.	To be updated after public comment.	
Notice Placed in the Kansas Register: October 1, 2018	Statewide	To be updated after public comment.	To be updated after public comment.	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Based on the data and analysis included within this section of the Strategic Plan, and interviews and group discussions held with service providers, the following housing needs can be identified in the State of Kansas:

The following gives a brief overview of the Needs Assessment results, with more detailed information included in each corresponding section.

### NA-10: Housing Needs

- 40% of all Kansas households earn 80% of the Area Median Income (AMI) or less
  - 10.9% are extremely low-income (121,530 households earning 0-30% AMI)
  - 11.6% are low-income (128,305 households earning 30-50% AMI)
  - 17.4% are moderate-income (192,880 households earning 50-80% AMI)
- Of all Kansas renter households earning 80% or less of the AMI, 59.7% are cost burdened, paying more than 30% of household income for housing costs
  - 30.9% are severely cost burdened, paying more than 50% of household income for housing costs.
- Of all Kansas owner households earning 80% or less of the AMI, 46.8% are cost burdened
  - 21.7% are severely cost burdened

### NA-15: Disproportionately Greater Needs: Housing Problems

- Pacific Islander households experience housing problems at a disproportionately higher rate than the state as a whole at two income brackets: 30-50% AMI and 50-80% AMI

### NA-20: Disproportionately Greater Needs: Severe Housing Problems

- Asian households experience severe housing problems at a disproportionately higher rate than the state as a whole at the 50-80% AMI income bracket
- Pacific Islander households experience severe housing problems at a disproportionately higher rate than the state as a whole at the 0-30% AMI income bracket

### NA-25: Disproportionately Greater Needs: Housing Cost Burden

- Black/African American households and Pacific Islander households experience cost burden at a disproportionately higher rate than the state as a whole

### NA-40: Homeless Needs

- According to the 2017 Point-In-Time Count, there are as many as 1,037 individuals experiencing homelessness on any given night.
  - Of those, 895 are sheltered and 142 are unsheltered.

The following analysis will highlight these and other points relevant to the State of Kansas. When reviewing this document, please note that much of the analysis is based on HUD provided 2009-2013 CHAS data, which is the most current data available for the State.

## NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

### Summary of Housing Needs

The Housing Needs Assessment is based on data provided by HUD through the Comprehensive Affordability Strategy (CHAS) data and supplemental Census data. Although CHAS data within this Consolidated Plan is dated, it captures housing needs experienced throughout Kansas for the years in which data is provided. The most recent CHAS data made publicly available can be found on their website: <https://www.huduser.gov/portal/datasets/cp.html>. Information gathered through interviews with agencies and housing providers in the state, combined with CHAS data, provides a well-rounded view of housing needs. The following tables are accompanied with brief narrative explanations, outlining housing needs of the state.

**Table 1 – Demographics Overview, 2000-2016**

Demographics	Base Year: 2000 Inflation Adjusted	Most Recent Year: 2016	% Change
Population	2,688,418	2,898,292	7.8%
Households	1,038,940	1,115,858	7.4%
Median Household Income	57,017	53,571	-6.0%

Sources: 2000 Census (DP-3) and 2016 ACS (B01003, S1101, B19013)

The population in the state of Kansas has grown by 7.8%, or nearly 210,000 residents since 2000. This statistic indicates a pace of growth similar to other states in the region. The number of households in Kansas has grown proportionally to its residents, adding nearly 77,000 households since 2000. Over this same period, when adjusted for inflation, the median household income in Kansas has decreased by 6%, or nearly \$3,500 annually.

The following tables are automatically HUD-generated tables within the IDIS eCon Planning Suite using 2009-2013 CHAS data. HUD Area Median Family Income (HAMFI) is median family income calculated by HUD for each jurisdiction. The calculation is done by HUD to determine Fair Market Rents and income limits for HUD programs by taking into consideration all households in each geographic area. Although HUD uses HAMFI to determine eligibility for some of its programs, the CHAS dataset also uses Area Median Income (AMI). Many of the tables throughout this plan use AMI to create categories for measurement. According to the [CHAS Data Definitions](#), the AMI and HAMFI are interchangeable when derived from CHAS data.

**Table 2 - Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	121,530	128,305	192,880	118,645	549,080
Small Family Households	34,445	37,470	64,940	46,765	297,735
Large Family Households	7,185	10,645	17,580	11,500	49,505
Household contains at least one person 62-74 years of age	16,665	22,110	35,815	21,790	102,325
Household contains at least one person age 75 or older	16,430	28,505	31,555	13,695	36,365
Households with one or more children 6 years old or younger	22,555	24,290	34,965	21,395	61,770

Source: 2009-2013 CHAS

Nearly 50% of all Kansas households earn above 100% HAMFI. Of the 442,715 households earning below 80% HAMFI:

- 28% are extremely low income (<30% HAMFI)
- 29% are low income (30-50% HAMFI)
- 44% are moderate income (50-80% HAMFI)

Of all households earning below 80% HAMFI, 31% are small family households, consisting of 2-4 family members, and 19% are households with one or more children 6 years old or younger. Of all households containing at least one person age 75 years or older, 60% are low-income, earning 80% HAMFI or less.

There are four types of housing problems that HUD collects data on:

1. Lacking complete kitchen facilities
  - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities
  - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. Cost burden greater than 30% of income
4. More than one person per room (overcrowding)

The following tables look only at households in Kansas that are below 80% or 100% AMI, as indicated within the table.

**Table 3.1 – Renter Housing Problems**

	Renter				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Substandard Housing – Lacking complete plumbing or kitchen facilities	2,330	1,930	1,705	695	6,660
Severely Overcrowded –With >1.51 people per room (and complete kitchen and plumbing)	1,740	1,070	1,370	500	4,680
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,240	2,180	1,945	880	7,245
Housing cost burden greater than 50% of income (and none of the above problems)	48,270	14,215	2,705	480	65,670
Housing cost burden greater than 30% of income (and none of the above problems)	9,890	29,615	22,400	3,115	65,020
Zero/negative Income (and none of the above problems)	5,830	0	0	0	5,830

Source: 2009-2013 CHAS

**Table 3.2 – Owner Housing Problems**

	Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
Substandard Housing – Lacking complete plumbing or kitchen facilities	715	870	940	530	3,055
Severely Overcrowded –With >1.51 people per room (and complete kitchen and plumbing)	140	180	325	200	845
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	655	1,485	2,330	1,055	5,525
Housing cost burden greater than 50% of income (and none of the above problems)	22,625	13,390	9040	2390	47,445
Housing cost burden greater than 30% of income (and none of the above problems)	7,605	17,240	26,860	13,810	65,515
Zero/negative Income (and none of the above problems)	3,690	0	0	0	3,690

Source: 2009-2013 CHAS

**Table 4.1 – Renter Housing Problems (Severe Housing Problems)**

	Renter				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	54,580	19,390	7,730	2,560	<b>84,260</b>
Having none of four housing problems	20,565	48,035	73,680	37,675	<b>179,955</b>
Household has negative income, but none of the other housing problems	5,830	0	0	0	<b>5,830</b>

Source: 2009-2013 CHAS

**Table 4.2 – Owner Housing Problems (Severe Housing Problems)**

	Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	24,135	15,925	12,635	4,170	<b>56,865</b>
Having none of four housing problems	12,735	44,955	98,835	74,240	<b>230,765</b>
Household has negative income, but none of the other housing problems	3,690	0	0	0	<b>3,690</b>

Source: 2009-2013 CHAS

**Table 5 – Cost Burden >30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	20,155	17,310	9,455	46,920	8,875	9,465	14,900	33,240
Large Related	4,225	3,475	1,695	9,395	1,965	3,310	4,310	9,585
Elderly	9,195	9,665	5,340	24,200	13,055	13,330	10,625	37,010
Other	29,825	16,970	9,995	56,790	7,375	5,655	6,790	19,820
Total need by income	63,400	47,420	26,485	137,305	31,270	31,760	36,625	99,655

Source: 2009-2013 CHAS



**Table 6 – Cost Burden >50% (Severe cost burden)**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	17,125	5,095	485	22,705	7,320	4,675	3,515	15,510
Large Related	3,440	660	115	4,215	1,520	1,385	750	3,655
Elderly	6,340	4,490	1,455	12,285	8,560	4,600	3,000	16,160
Other	25,555	5,215	1,110	31,880	6,050	3,120	1,845	11,015
Total need by income	52,460	15,460	3,165	71,085	23,450	13,780	9,110	46,340

Source: 2009-2013 CHAS

**Table 7 – Crowding Information**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	3,105	2,540	2,595	1,150	9,390	690	1,295	2,070	955	5,010
Multiple, unrelated family households	140	450	260	170	1,020	135	350	605	340	1,430
Other, non-family households	790	285	535	185	1,795	25	40	0	0	65
Total need by income	4,035	3,275	3,390	1,505	12,205	850	1,685	2,675	1,295	6,505

Source: 2009-2013 CHAS

### **Describe the number and type of single person households in need of housing assistance.**

According to table B11016 of the 2013 5-yr estimate taken from the American Community Survey (ACS), approximately 83% of nonfamily households, classified as “Other” in the above tables, are single-person households. Using this 83% share as a comparison tool, assumptions can be made about the number of single person households in need of housing assistance.

Of the 76,610 cost burdened households earning 80% AMI or less classified as “Other” from the above tables, it can be assumed that approximately 63,586 are single person households. Of those households, renter households earning 30% AMI or less are in need of the most housing assistance; accounting for nearly 40% of all single person cost burdened households. Of all single person cost burdened households, 74% are renter households.

Looking at severely cost burdened households earning 80% AMI or less, approximately 35,603 are single person households. Of those households, renter households earning 30% AMI or less account for 60% of severely cost burdened single person households. Of all single person households that are also severely cost burdened, 74% are renter households.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

No statewide estimate of families with disabled members in need of housing is available.

According to the [Kansas Balance of State \(BoS\) Continuum of Care \(CoC\)](#), there are 16 domestic violence shelters that serve persons who are victims of domestic violence. It can be assumed that the victims of domestic violence are in need of housing assistance.

The Kansas Bureau of Investigation reports each year on reports of domestic violence, rape, and stalking. In 2016, there were 23,004 reports of domestic violence, 444 reports of stalking, and 1,146 reports of rape. Of all reported domestic violence incidents in 2016, 85% took place in a residential setting. Although the report doesn’t give any specific insights into the housing situation, because the majority of reported domestic violence incidents take place in a home, it can be assumed those fleeing domestic violence are in need of housing assistance.

### **What are the most common housing problems?**

Of the 561,360 households earning less than 100% AMI in Kansas, the most common housing problem is cost burden. This is defined as a household having housing costs equal to or greater than 30% of household income. Housing costs may include monthly payments towards rent or a mortgage, as well as any utility payments. In Kansas, 243,650 households earning 100% AMI or less are cost burdened or severely cost burdened (>50% household income towards housing costs). This represents 43% of all Kansas households earning 100% AMI or less. Households

earning 0-50% of AMI make up a majority of cost burdened or severely cost burdened households.

In addition to cost burden, there are 28,010 households earning less than 100% AMI residing in housing with substandard kitchen/plumbing or experiencing overcrowding (more than one person per room).

**Are any populations/household types more affected than others by these problems?**

Those households with less income experience housing problems at a higher rate, specifically cost burden and severe cost burden.

- 0-30% of AMI
  - Renter households at this income bracket account for 24% of all cost burdened or severely cost burdened households earning 100% of AMI or less.
  - Considering all 96,210 households earning 0-30% of AMI experiencing a housing problem, 67% are renter households.
  - Of all cost burdened households in this income bracket, a majority are single person households.

Renter households are more likely to experience housing problems than owner households.

- 58% of all cost burdened households earning 100% of AMI or less are renter households
- 60% of all severely cost burdened households earning 80% of AMI or less are renter households.
- 55% of all households experiencing a housing problem and also earning 100% of AMI or less are renter households.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The CoC is committed to creating a system that connects homeless persons and families with the appropriate services they need. Individuals with imminent risk of residing in shelters or becoming unsheltered typically have a combination of factors present in their lives: lack of a living wage job, housing costs consumes more than 30% of their income, poverty, high child care costs, high medical expenses, high transportation costs, or a criminal record. Individuals and families living with any of these factors, and especially those with more than one, are more likely to experience homelessness than those individuals and families that do not have any of

these factors present. An individual or family with any combination of the factors above may require only a reduction in work hours, a minor medical emergency, a family crisis, an illness, or a minor reduction in income to push them into an unstable housing situation.

Despite HUD ending funding for Homeless Prevention and Rapid Re-Housing (HPRP), the State of Kansas has chosen to continue to provide the assistance, with emphasis on rapid re-housing instead of homeless prevention. As a result, there is less funding for homeless prevention services such as paying utilities, rent, etc. to keep the precariously housed from homelessness.

The CoC is committed to serving the population previously served by the HPRP program. As part of assisting this population, ESG applicants were educated about applying for ESG funds. Additionally, the Kansas Statewide Homeless Coalition (KSHC) has provided numerous educational opportunities to highlight effective models of providing services to persons experiencing homelessness and those at-risk of becoming homeless. These educational opportunities include state-wide as well as regional summits.

Stakeholders in the Balance of State (BoS) CoC meet on a regular basis for strategic planning to address the needs and gaps in services in their regions and work towards developing regional plans to end homelessness. The KSHC routinely provides education about resources and funding opportunities available to CoC members, including funding available through the State, to provide assistance similar to that of the HPRP program.

For the past 10 years, the BoS CoC, has worked closely with the Veterans Administration (VA) to address the needs of homeless Veterans. The need for housing for Veterans has also been identified by the BoS CoC. Currently, there are plans for additional permanent housing, HUD Veterans Affairs Supportive Housing (VASH), and workforce development. The Kansas Statewide Homeless Coalition has had an individual from the VA on its Board of Directors for a number of years. This individual works full-time for the VA providing services to Veterans and their families affected by homelessness.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The State of Kansas does not provide estimates of its at-risk populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The housing characteristic linked with instability and an increased risk of homelessness is a lack of affordable housing made available to low-income residents. This is outlined in the tables above and was reiterated through several interviews with stakeholders from across the state. Households putting more than 30% of their household income towards housing costs are more vulnerable to acute economic and financial shifts; the loss of a job, a medical emergency, etc. These cost burdened households are also more likely to earn 80% of AMI or less, further straining economic and financial means. Although the cost of housing varies by region, the lack of affordable housing remains a key issue throughout the state.

## NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate greater than 10 percentage points above the income level as a whole. The 2009-2013 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. There are four types of housing problems that HUD collects data on:

1. Lacking complete kitchen facilities
  - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities
  - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. Cost burden greater than 30% of income
4. More than one person per room (overcrowding)

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 30%-50% AMI is low-income, 50%-80% AMI is moderate-income, and 80%-100% is middle-income.

The following racial/ethnic household groups experienced disproportionately greater need, for both renters and owners combined, as exemplified by housing problems:

- Pacific Islander: 30-50% AMI and 50-80% AMI

This information is summarized in the following table based on the HUD-generated tables in the subsequent pages.

**Table 8 – Summary Table: Population with One or More Housing Problems**

Racial/Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
White	78.7%	58.3%	32.3%	18.2%
Black/African American	79.0%	69.5%	40.5%	19.6%
Asian	76.6%	67.5%	41.7%	23.1%
American Indian, Alaska Native	82.6%	59.9%	35.7%	18.8%
Pacific Islander	77.0%	<b>77.8%</b>	<b>74.1%</b>	25.6%
Hispanic	86.3%	67.1%	35.0%	24.3%
Jurisdiction as a Whole	79.5%	60.4%	33.3%	18.7%

Source: 2009-2013 CHAS

The following tables break down each income segment by racial/ethnic category and the number of housing problems and are HUD-generated tables using 2009-2013 CHAS data.

**Table 9 – 0%-30% of Area Median Income, by Housing Problems and Race/Ethnicity**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	97,161	18,014	7,111
White	70,482	13,901	5,218
Black / African American	11,995	2,378	802
Asian	1,952	143	452
American Indian, Alaska Native	999	187	24
Pacific Islander	114	34	0
Hispanic	9,473	989	515

Source: 2009-2013 CHAS

**Table 10 – 30%-50% of Area Median Income, by Housing Problems and Race/Ethnicity**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	77,070	50,560	0
White	58,446	41,720	0
Black / African American	7,004	3,079	0
Asian	1,121	540	0
American Indian, Alaska Native	603	456	0
Pacific Islander	14	4	0
Hispanic	8,469	4,154	0

Source: 2009-2013 CHAS

**Table 11 – 50%-80% of Area Median Income, by Housing Problems and Race/Ethnicity**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	66,400	133,147	0
White	53,092	111,081	0
Black / African American	4,863	7,143	0
Asian	1,265	1,765	0
American Indian, Alaska Native	461	831	0
Pacific Islander	83	29	0
Hispanic	5,588	10,366	0

Source: 2009-2013 CHAS

**Table 12 – 80%-100% of Area Median Income, by Housing Problems and Race/Ethnicity**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,659	98,741	0
White	18,860	84,672	0
Black / African American	1,100	4,503	0
Asian	466	1,554	0
American Indian, Alaska Native	155	671	0
Pacific Islander	10	29	0
Hispanic	1,888	5,893	0

Source: 2009-2013 CHAS

**Discussion**

As noted from the tables above, the following racial/ethnic household experienced one or more housing problem disproportionately for renters and owners combined:

- Pacific Islander: 31-50% AMI and 51-80% AMI



## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate greater than 10 percentage points above the income level as a whole. The 2009-2013 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. There are four types of housing problems that HUD collects data on:

1. Lacking complete kitchen facilities
  - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities
  - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. Cost burden greater than 30% of income
4. More than one person per room (overcrowding)

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 30%-50% AMI is low-income, 50%-80% AMI is moderate-income, and 80%-100% is middle-income. The following racial/ethnic household groups experienced disproportionately greater need, for both renters and owners combined, as exemplified by housing problems:

- Asian: 50-80% AMI
- Pacific Islander: 0-30% AMI

This information is summarized in the following table based on the HUD-generated tables in the subsequent pages.

**Table 13 – Summary Table: Population with One or More Severe Housing Problems**

Racial/Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
White	61.5%	22.8%	8.0%	3.9%
Black/African American	63.5%	26.8%	9.3%	3.9%
Asian	62.3%	27.5%	<b>18.7%</b>	5.0%
American Indian, Alaska Native	61.8%	25.6%	7.6%	5.0%
Pacific Islander	<b>77.0%</b>	0.0%	3.6%	0.0%
Hispanic	70.5%	30.5%	14.0%	12.4%
Jurisdiction as a Whole	62.7%	24.0%	8.7%	4.5%

Source: 2009-2013 CHAS

The following tables are HUD-generated tables using 2009-2013 CHAS data that break down each income segment by racial/ethnic category and the number of severe problems.

**Table 14 – 0%-30% of Area Median Income, by Housing Problems and Race/Ethnicity**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	76,621	38,499	7,111
White	55,071	29,329	5,218
Black / African American	9,649	4,739	802
Asian	1,586	507	452
American Indian, Alaska Native	744	436	24
Pacific Islander	114	34	0
Hispanic	7,737	2,720	515

Source: 2009-2013 CHAS

**Table 15 – 30%-50% of Area Median Income, by Housing Problems and Race/Ethnicity**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,627	97,124	0
White	22,864	77,341	0
Black / African American	2,703	7,394	0
Asian	460	1,211	0
American Indian, Alaska Native	271	789	0
Pacific Islander	0	18	0
Hispanic	3,851	8,770	0

Source: 2009-2013 CHAS

**Table 16 – 50%-80% of Area Median Income, by Housing Problems and Race/Ethnicity**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,322	182,288	0
White	13,102	151,153	0
Black / African American	1,112	10,904	0
Asian	567	2,464	0
American Indian, Alaska Native	98	1,199	0
Pacific Islander	4	108	0
Hispanic	2,228	13,714	0

Source: 2009-2013 CHAS

**Table 17 – 80%-100% of Area Median Income, by Housing Problems and Race/Ethnicity**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,471	115,931	0
White	4,085	99,430	0
Black / African American	218	5,384	0
Asian	101	1,908	0
American Indian, Alaska Native	41	786	0
Pacific Islander	0	39	0
Hispanic	962	6,808	0

Source: 2009-2013 CHAS

## Discussion

As noted from the tables above, the following racial/ethnic household experienced severe housing problems disproportionately for renters and owners combined:

- Asian: 51-80% AMI
- Pacific Islander: 0-30% AMI

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately greater number of housing cost burden when a racial/ethnic group experiences housing cost burden at a rate greater than 10 percentage points above the income level as a whole. The table below summarizes the percentage of each racial/ethnic group experiencing housing cost burden. Racial/ethnic groups are sub-divided into the percentage of each racial/ethnic group paying less than 30% (no cost burden), between 30%-50% (cost burdened), and above 50% (severely cost burdened) of their gross income on housing costs.

This information is summarized from the HUD CHAS data in the table below.

**Table 18 – Summary Table: Housing Cost Burden by Race**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
White	76.3%	14.1%	9.5%	
Black / African American	56.2%	22.1%	<b>21.7%</b>	
Asian	73.9%	14.5%	11.7%	
American Indian, Alaska Native	70.5%	16.0%	13.5%	
Pacific Islander	55.8%	23.4%	<b>20.8%</b>	
Hispanic	65.8%	20.0%	14.2%	
Kansas as a whole	74.4%	15.0%	10.6%	<b>N/A</b>

Source: 2009-2013 CHAS

### Discussion

As noted from the tables above, the following racial/ethnic households experienced severe housing cost burden more than ten percentage points above the rate of the state as a whole:

- Black/African American
- Pacific Islander

## NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The following is an overall summary of the disproportionately greater needs:

### *Disproportionately Greater Need: Housing Problems*

- Pacific Islander: 31-50% AMI and 51-80% AMI

### *Disproportionately Greater Need: Severe Housing Problems*

- Asian: 51-80% AMI
- Pacific Islander: 0-30% AMI

### *Disproportionately Greater Need: Housing Cost Burdens*

- Black/African American
- Pacific Islander

**If they have needs not identified above, what are those needs?**

All of the known needs were identified through CHAS data, Census data, surveys, and interviews. Most of the needs were previously identified in past Strategic Plans or Analysis of Impediments (AI) to Fair Housing Choice.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

This Consolidated Plan is for a State grantee. Kansas is diverse in its racial and ethnic composition in the major cities, and less diverse in the outlying areas. There are numerous areas across Kansas with concentrated populations, including African American, Hispanic, and Asian populations.



## NA-40 Homeless Needs Assessment – 91.305(c)

### Introduction:

According to the 2017 Point-In-Time (PIT) Count for the Balance of State (BoS) Continuum of Care (CoC), there are as many as 1,037 individuals experiencing homelessness on any given night. Of those, 895 are sheltered and 142 are unsheltered. Of individuals experiencing homelessness in the Balance of State CoC, 93 are chronically homeless, 78 are veterans, 8 are persons with HIV/AIDS, 181 are severely mentally ill, and 244 are suffering from chronic substance abuse. The Homeless Management Information System (HMIS) from which this data is derived may count one person within multiple categories.

**Table 19 – Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	429	0				
Persons in Households with Only Children	4	0				
Persons in Households with Only Adults	462	142				
Chronically Homeless Individuals	65	28				
Chronically Homeless Families	42					
Veterans	64	10				

Unaccompanied Child	39	11				
Persons with HIV	8					
Severely Mentally Ill	150	31				
Chronic Substance Abuse	213	31				
Victims of Domestic Violence	173					

Source: Balance of State Continuum of Care, 2017 Point-In-Time Homeless Count, HUD Exchange

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Comparing the 2017 PIT count to the 2016 PIT count<sup>1</sup>, the number of unsheltered households has increased by nearly threefold, going from 50 homeless households in 2016 to 142 in 2017. The number of households in emergency shelters increased by 153, while the number of households in transitional shelter decreased by 29. The BoS CoC has steadily seen low numbers of unsheltered homeless persons in households with adults and children and unsheltered persons in households with only children; the 2017 PIT count found zero unsheltered persons in households with only children and zero persons in households with adults and children.

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<sup>1</sup> Sources

2016 -> [https://www.hudexchange.info/resource/reportmanagement/published/CoC\\_PopSub\\_CoC\\_KS-507-2015\\_KS\\_2016.pdf](https://www.hudexchange.info/resource/reportmanagement/published/CoC_PopSub_CoC_KS-507-2015_KS_2016.pdf)

2017->

[https://www.hudexchange.info/resource/reportmanagement/published/CoC\\_PopSub\\_CoC\\_KS-507-2017\\_KS\\_2017.pdf](https://www.hudexchange.info/resource/reportmanagement/published/CoC_PopSub_CoC_KS-507-2017_KS_2017.pdf)



Similar to other categories, unaccompanied youth (18-24) both sheltered and unsheltered increased between the 2016 and 2017 PIT counts. Veterans experiencing homelessness in 2017 increased from 2016, however those veterans experiencing homelessness are down dramatically from 2014 and 2015. The 2014 PIT count identified 213 veterans (10 unsheltered), 2015 identified 178 veterans (12 unsheltered), 2016 identified 41 veterans (1 unsheltered), and 2017 identified 74 veterans (10 unsheltered).

The BoS CoC is implementing the four Projects for Assistance in Transition for Homelessness (PATH) programs to reduce the number of individuals and families experiencing homelessness, shorten the length of time individuals experience homelessness, and reduce the number of individuals returning to homelessness. This program heavily focuses on street outreach and connecting the homeless with necessary services.

**Table 20 – Nature and Extent of Homelessness: (Optional)**

Race	Sheltered	Unsheltered (optional)
Black or African American	114	10
White	666	116
Asian	1	2
American Indian or Alaska Native	50	0
Native Hawaiian or Other Pacific Islander	2	6
Multiple Races	62	8
Ethnicity	Sheltered	Unsheltered (optional)
Hispanic / Latino	112	12
Not-Hispanic / Non-Latino	783	130

Source: Balance of State Continuum of Care, 2017 Point-In-Time Homeless Count, HUD Exchange

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

See Table 20 above.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Of all data gathered on racial and ethnic groups from the 2017 PIT count for the Kansas BoS, 75% of all persons experiencing homelessness were White, 12% were Black or African American, and 7% were multiple races.

Of the 142 unsheltered homeless persons counted in the 2017 PIT count, 82% were White and 7% were Black or African American. There were 124 Hispanic or Latino persons experiencing homelessness during the 2017 PIT count, making up 12% of all persons experiencing homelessness.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

#### **Discussion:**

In 2017, The Kansas Statewide Homeless Coalition commissioned a Needs Assessment study on the Kansas Balance of State Continuum of Care. Community engagement was done in seven regions and Douglas County. Qualitative data was gathered in each region, outlining the needs of the community in working with those experiencing homelessness. Below is an overview of those community engagement outlining community needs. Those needs identified below are those that trended across all regions:

- Additional affordable housing at varying income levels
- Additional funding for supportive services
- Community education
- Medication assistance
- Additional case management
- Additional mental health resources
- Additional shelters

For a complete assessment of each region and further community level information on the causes of homelessness, as well as regional demographic and economic indicators, the entire study can be found here: <http://kshomeless.com/uncategorized/kansas-bos-coc-needs-assessment>

## NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	0
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	833
Area Prevalence (PLWH per population)	922
Number of new HIV cases reported last year	0

**Table 1 – HOPWA Data**

Data Source: CDC HIV Surveillance

**Table 21 – Characteristics of Special Needs Populations in Kansas**

Special Needs Group	#	%
<b>Disabled Persons</b>		<b>%</b>
<i>Sensory</i>	170,219	<b>6.0%</b>
<i>Ambulatory</i>	177,425	<b>6.7%</b>
<i>Cognitive</i>	129,911	<b>4.9%</b>
<b>Persons with Illicit Drug Dependence/ Abuse</b>	56,000	<b>2.4%</b>
<b>Persons with Alcohol Dependence/ Abuse</b>	120,000	<b>5.1%<sup>2</sup></b>

Source: 2012-2016 ACS (S1810), 2016 NSDUH

### **Describe the characteristics of special needs populations in your community:**

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, persons with alcohol/other drug addictions, and public housing residents. The segments of these populations requiring special housing options have not been quantified. Many persons with such special needs also have very low incomes. Therefore, their needs may have already been considered in estimating the housing needs of persons with very low incomes. However, for some people, supportive housing

<sup>2</sup> Source <https://www.samhsa.gov/data/population-data-nsduh/reports>

– housing with supportive services – is needed, as they are unable to undertake the activities of daily living (ADL) without assistance.

Supportive housing is defined as housing units that provide a range of services needed for the resident to achieve personal goals. Various subpopulations with special needs require supportive housing. The needs of these subpopulations are described below.

In Kansas, the number of individuals with disabilities is expected to increase due to an increase in life expectancy and aging baby boomers.

#### *Elderly and Frail Elderly*

Elderly persons may need housing assistance for two reasons – financial and supportive. When a person has one or more limitations on activities of daily living (ADL), he or she may need assistance to perform routine activities of daily living and, therefore, can be considered frail. Supportive housing is needed when an elderly person is both frail and very low income since housing assistance offers services to compensate for the frailty in addition to the financial assistance.

#### *Persons with Mental, Physical, and/or Other Developmental Disabilities*

Severe mental illness includes the diagnoses of psychoses and the major affective disorders such as bipolar and major depression. The condition must be chronic, meaning it has existed for at least one year, to meet the HUD definition for a disability.

Not all persons with disabilities require supportive housing; however, those that cannot live with supportive family or need help with basic life activities do require supportive housing and/or services. Physically disabled individuals usually require modifications to their living space including the removal of physical barriers.

In 2011, 12.2% (342,285) of the Kansas population reported a disability, 6.0% had a sensory disability, 6.4% an ambulatory disability, and 4.5% a cognitive disability. As stated above, 37.5% of persons above 65 years old had a disability, making elderly the most prevalent to have a disability.

#### *Persons with Alcohol or other Drug Addictions*

According to data provided by the Kansas Behavior Risk Factor Surveillance in 2012, 52,000 of Kansans reported illicit drug dependence/ abuse and 183,000 individuals reported alcohol dependence or abuse. This comprised approximately 1.9% and 6.5% of the population, respectively.

#### *Persons with HIV/AIDS and their families*

Persons diagnosed with HIV and AIDS represent a very small portion of the Kansas population. In 2014, the Kansas HIV/ AIDS Report System (also referred to as eHARS) reported 2,423 persons with AIDS and 2,827 persons with HIV. In both cases this represented less than 0.1% of the state's population, in other words less than 1 in 1,000 residents.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

There is a growing share of need among senior homeowners aging in place, extremely low income senior renters, and older seniors needing service enriched housing options. These seniors need home repair/improvement, rental assistance, and residential support service. Additionally, many frail seniors do not have access to appropriate housing considering their disabilities.

The previous statewide Consolidated Plan noted that there was a significant need for appropriate housing for the physically disabled. Considering disability demographics and the number of housing units available for this population has not changed since 2009, this need still remains.

According to the National Survey on Drug Use and Health (NSDUH) in 2009 there is a significant need for more treatment for persons with alcohol abuse/ dependence and illicit drug abuse/ dependence. Approximately 90% of persons with illicit drug dependence or abuse were not receiving the treatment needed. The percentage was even higher for persons with alcohol dependence or abuse at 93%.

According to the Kansas Statewide Coordinated Statement of Need, in terms of housing need, persons living with HIV/AIDS need continued assistance for housing, utilities, and rental assistance. Supportive service needs identified include: assistance with medication and paying health insurance premiums.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

This information may be found in the other parts of this section of the plan.

**Discussion:**

## NA-50 Non-Housing Community Development Needs - 91.315 (f)

The State of Kansas has not chosen to target particular geographical areas for special assistance under the CDBG Program. Rather, it permits all the non-entitlement communities to submit applications in funding categories on a competitive basis. Thus, the State has not authorized or approved any local government revitalization strategies.

The State will distribute development resources in proportion to development needs. In general, the Kansas Department of Commerce (KDOC), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE) will approve funding for development projects which satisfy one or more of the following criteria:

- **Community Need** - Comparison of development needs between cities, counties, and regions of the state. Development resources will be allocated to areas of greatest need, i.e., unmet need.
- **Community Effort** - Comparison of the shares of assisted development between cities, counties, and regions of the state. Areas with low shares of assisted development will be encouraged to seek a fair share of development resources.
- **Resident Need** - Comparison of income eligible persons within cities, counties, and regions of the state. Development resources will be allocated first to the lowest income eligible persons within an area.
- **Resident Risk** - Comparison of persons with multiple risks versus single risks, within cities, counties, and regions of the state, i.e., unemployment, cost burden, racial minority, single parent, physical disability, etc. Development resources will be allocated first to persons with multiple risks within an area.
- **Preventive Action** - Preventing shortages of development resources within cities, counties, and regions of the state. Development resources will be allocated early to areas undergoing economic development and/or deinstitutionalization of persons with disabilities.

The following three categories defined by HUD for non-housing community development needs, Public Facilities, Public Improvements, and Public Services, are outlined below. Note that information collected for economic development needs is outlined in MA-45.

### **Describe the jurisdiction's need for Public Facilities:**

The State of Kansas continues to need public facilities. Through the Department of Commerce, Community Development Block Grant (CDBG) funds will be directed towards public improvements.

Addressing the need for public facilities was one of the identified State policies. (Note: while HUD defines the activities as “public facilities,” some of the activities are defined as “community facilities” in Kansas.)

### ***Community Facilities***

Projects may consist of, but are not limited to, improvements in fire protection, bridges, community and senior centers, health facilities, streets, architectural barrier removal, natural gas systems, electrical systems, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year. Water and sewer projects are not included in this category. The project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$700,000.

It is estimated that 15% to 35% of CDBG funds will be expended on community facilities in any given year, depending on the level of need for public facilities during the five-year period.

### **How were these needs determined?**

The State of Kansas will distribute development resources in proportion to development needs. In general, the Kansas Department of Commerce (KDOC), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE) will approve funding for development projects which satisfy one or more of the following criteria: (1) Community Need, (2) Community Effort, (3) Resident Need, (4) Resident Risk, and (5) Preventive Action.

CDBG-assisted community improvement projects must be reviewed by a registered professional engineer or architect, unless the project is for a vehicle or a piece of equipment (i.e. storm siren, fire truck, etc.). The review will consist of a preliminary report sufficient in scope to analyze the need, determine the most appropriate solution alternatives, provide estimated construction and non-construction costs and recommend the required level of funds for operation and maintenance of the facility, if applicable.

The State of Kansas continues to need public improvements. Through the Department of Commerce, Community Development Block Grant (CDBG) funds will be directed towards public improvements.

Addressing the need for public improvements was one of the identified State policies.

### ***1) Water and Sewer***

The Water and Sewer annual competition will be separate from the Community Facilities annual competition, although threshold requirements apply equally to both categories.

Appearance before the interagency review committee consisting of a core group of the Kansas Department of Commerce, the Kansas Department of Health and Environment, and the U.S. Department of Agriculture, Rural Development, is part of the rating criteria of this program. The project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$600,000 for communities less than 5,000 population, and \$700,000 for communities over 5,000 population.

It is estimated that 25% to 55% of CDBG funds will be expended on water and sewer facilities in any given year, depending on the level of need for public facilities during the five-year period. The State will focus their resources in rural areas of the state and in areas that have been most effected by drought.

### **2) *Downtown Commercial Rehabilitation***

The purpose of the program is to help communities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. All projects must meet the “slum and blight” national objective. The number of application rounds and the due dates for the 2018 applications will be determined at a later date. The maximum grant award is \$250,000. A private match of at least 25% will be required.

### **3) *Urgent Need***

Project activities must address an urgent need resulting from a sudden and severe natural or other disaster that has created conditions that pose a serious and immediate threat to the health or welfare of the community. Awards will be made to address only the solution to the immediate problem and not necessarily the long-term solution. The conditions must have become urgent within six months following the event. Applications are accepted on an as-needed basis at a maximum amount of \$400,000 per grant.

These awards assist local government in meeting the community needs created by a severe natural or other disaster that pose an immediate threat to health or welfare of the community and for which no other financial resources are available. These applications are reviewed on an as-needed basis throughout the year

### **How were these needs determined?**

The State of Kansas will distribute development resources in proportion to development needs. In general, the Kansas Department of Commerce (Department of Commerce), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE) will approve funding for development projects which satisfy one or more of the



following criteria: (1) Community Need, (2) Community Effort, (3) Resident Need, (4) Resident Risk, and (5) Preventive Action.

**Describe the jurisdiction's need for Public Services:**

The State of Kansas utilizes ESG and HOPWA funds to address public service needs related to homeless persons and those with AIDS/HIV. Although much of the funding is targeted towards meeting housing needs, a portion of funds also addresses the myriad of social service needs.

**1) Emergency Solutions Grants (ESG)**

Public services for those in homeless shelters include education programs, financial literacy, and job search skills. As part of their application, local units of government allocate funds for specific activities to private nonprofit organizations that provide services to the homeless in their community. In addition, Kansas Statewide Homeless Coalition has started providing mini-summits in each of the regions to educate the public on homeless issues and services. A 211-coordinated assessment system is under development as a referral system for homeless persons seeking assistance who will be directed to appropriate services. There are five providers in the BoS CoC that have developed PATH programs, providing outreach to homeless persons in order to help identify their needs and connect them to appropriate services.

There is a need for increased coordination to offer wrap-around services for those individuals and families experiencing homelessness. In rural areas especially, there is both a need for coordination of social services in conjunction with housing, as well as an increased capacity for rural areas to offer social services.

**2) Housing Opportunities for Persons with AIDS (HOPWA)**

While much of the limited HOPWA funding that is received goes towards the Short-Term Rent, Mortgage and Utilities Program (STRMU), a small portion also goes towards housing coordination, technical assistance, nutritional supplements, mental health, drug/alcohol counseling and treatment, and transportation. Funding is also targeted towards Tenant Based Rental Assistance (TBRA) and Permanent Housing Placement.

The Kansas Care Through Housing (KCTH) program, a HOPWA-funded program that provides assistance for housing and related expenses for low income persons with HIV/AIDS and their family, will look to continue to fund supportive services through 2014 depending on available funds.

**How were these needs determined?**

ESG: The first priority of the ESG program is to fund emergency beds in an attempt to decrease the number of homeless persons in Kansas. The need for services while utilizing emergency shelter as well as wrap-around services is great and is a component of the overall ESG program.

HOPWA: Ongoing analysis of quality of life through surveys and Steering Committee recommendations indicate the highest priority of need based on reduced funding will be for short term rent, mortgage and utility payments. Services will continue to be a part of the HOPWA program, and the level of need will be determined by the number of persons requesting services.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The data used throughout the Housing Market Analysis is derived from the 2009-2013 American Community Survey (ACS). This is the data that HUD prepopulates tables with and the years also used the Needs Assessment section.

The following gives a brief overview of the Market Analysis results, with more detailed information included in each corresponding section.

### MA-10: Number of Housing Units

- 78% of all housing units in Kansas are single-family homes
  - 48% of renter households rent a single-family home in Kansas
- Unit size varies from no bedroom (studio) to 3+ bedrooms
  - 79% of owner households live in home with 3+ bedrooms
  - 63% of renter households live in units with 2-3 bedrooms
- 33% of households in Kansas rent their housing unit

### MA-15: Cost of Housing

- There has been a steady increase in median home values and median rental rates
  - Between 2000 and 2016, the median home value has risen by 19% (adjusted for inflation)
  - Between 2000 and 2016, median rental rate has risen 8% (adjusted for inflation)
- There are an estimated 130,625 housing units affordable to renter households earning 50% or less of the AMI in Kansas

### MA-20: Condition of Housing

- HUD collects data on four housing problems/conditions: Cost burden, substandard condition (lack of plumbing or kitchen facilities), and overcrowding
  - 39% of renter-occupied units have one of the four conditions
  - 18% of owner-occupied units have one of the four conditions
- 60% of the housing stock in Kansas was built before 1980
  - The median age of a housing unit in Kansas is 1972
  - There are an estimated 131,955 housing units in Kansas built before 1980 with children present

### MA-30: Homeless Facilities

- To be updated after public comment.

**MA-35: Special Needs Facilities and Services**

- To be updated after public comment.

**MA-40: Barriers to Affordable Housing**

- To be updated after public comment.

**MA-45: Non-Housing Community Development Assets**

- The three largest employment sectors are:
  1. Manufacturing – 23% of all jobs in the state
  2. Education & Healthcare Services – 16% of all jobs in the state
  3. Retail Trade – 12% of all jobs in the state
- Top industries identified for growth between 2012-2020 are:
  1. Administrative and support services
  2. Educational services
  3. Professional, scientific, and technical services
  4. Ambulatory health care services
  5. Nursing and residential care facilities

## MA-10 Number of Housing Units – 91.310(a)

### All residential properties by number of units

The State of Kansas has a varied housing stock. Single family detached structures comprise the majority of the housing stock throughout the state. Urban areas contain more of the 20+ unit multi-family structures, while rural areas are more likely to have more single family detached structures and smaller multi-family properties.

Most housing units (78%) in Kansas are single-family homes, either detached or attached units. As a share of all housing units, single family homes have increased by two percentage points between 2000 and 2013.

In 2016, the Northeast region of Kansas (the most urbanized region) contained the lowest percentage of detached single-family units and the highest percentage of multi-family units. The Northwest, Southwest, and Southeast regions of Kansas also had very high percentages of single family homes and low percentages of multi-family units. The Southeast and Southwestern regions of Kansas have the highest percentages of mobile homes, 8.7% and 11.3% respectively.

The following tables provide a breakout of unit types and number of units statewide.

**Table 2 – Residential Properties by Unit Number**

Property Type	Number	%
1-unit, detached	897,753	73%
1-unit, attached	56,853	5%
2-4 units	71,522	6%
5-19 units	91,491	7%
20 or more units	55,897	5%
Mobile Home, boat, RV, van, etc	61,969	5%
<b>Total</b>	<b>1,235,485</b>	<b>100%</b>

Source: 2009-2013 ACS (DP04)

**Table 2 – Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,102	0%	16,653	5%
1 bedroom	13,495	2%	86,539	24%
2 bedrooms	143,585	19%	140,546	39%
3 or more bedrooms	591,555	79%	116,965	32%
<b>Total</b>	<b>749,737</b>	<b>100%</b>	<b>360,703</b>	<b>100%</b>

Source: 2009-2013 ACS (DP04)

**Table 3 – Occupied Properties by Number of Units**

	Owners		Renters	
	Number	%	Number	%
1-unit, detached	684,548	96%	136,149	39%
1-unit, attached	21,518	3%	29,985	9%
2-4 units	3,976	1%	56,836	16%
5-20 units	1,814	0%	77,417	22%
More than 20 units	1,041	0%	47,048	14%
Mobile Home, Boat, RV, Van, etc	351	0%	122	0%
<b>Total</b>	<b>713,248</b>	<b>100%</b>	<b>347,557</b>	<b>100%</b>

Source: 2009-2013 ACS (B25032)

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The State of Kansas awards non-entitlement communities with grants on a competitive basis. Kansas offers a number of housing programs, with the majority of the funding coming from its HOME allocations. Kansas non-entitlement allocations for 2018 were increased by 47% compared to 2017 allocations. A full list of programs operated by the Kansas Housing Resources Corporation (KHRC), is available on their website: [www.kshousingcorp.org](http://www.kshousingcorp.org).

Within the HOME program, the *First Time Homebuyer Program* provides income-eligible households that have not owned a home in the past three years with a forgivable loan put towards a down payment or closing costs. The program is targeted towards families at or below 80% of median household income. The program is anticipated to assist 75 units in FY 2019. The *HOME Rental Development Program* focuses on the acquisition and rehabilitation of existing rental housing, and the construction of new rental units. At least 90% of rental units must be occupied by households at 60% of Area Median Income (AMI). The program anticipates 4 rehabbed units and 31 newly constructed rental units in FY2019. The *Tenant Based Rental Assistance (TBRA) Program* funded by HOME dollars assists families at 60% or below AMI. Additionally, it focuses on income eligible families, elderly, and persons with disabilities. The program is anticipated to assist 750 units. No HOME homeowner rehabilitation program will be undertaken in 2019-2023, unless funding is restored to a level feasible to fund the activity.

CDBG funds two housing programs. The first, the *Housing Rehab Grant Program*, includes both owner-occupied and rental units. Each project must construct a minimum of four units and meet either Low-Moderate or Slum and Blight National Objectives. CDBG housing programs anticipate rehabbing 8 rental properties, assisting 17 owner-occupied units, and demolishing 14 substandard units.

The Emergency Solutions Grant has a *Rapid Rehousing Program* which targets families at or below 30% of AMI. The program focuses on individuals and families in the following homeless

categories: chronically homeless, youth, veterans, domestic violence victims, substance abuse, and mental health. The program anticipates assisting 3,375 individuals through rental assistance and 1,000 individuals with homeless prevention. The State also allocates HOPWA funds through a Tenant Based Rental Assistance (TBRA) program and the Short-Term Rental, Mortgage, and Utility (STRMU) Assistance program. The TBRA anticipates assisting 250 individuals and the STRMU program anticipates preventing 150 individuals from entering homelessness.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

It is difficult to estimate the number of affordable units expected to be lost in the next five years because there is no state-wide Public Housing Authority that administers Section 8 Contracts. The State will continue to monitor affordable housing over the next five years to assess if any units will be lost. According to the National Housing Preservation Database (NHPD), there are 5,368 publicly supported rental homes at risk of loss throughout Kansas over the next five years. Of those 5,368 units, 45% (2,431) are Section 8 contracts, 44% (2,377) are Low-Income Housing Tax Credits (LIHTC), and the remaining are multiple sources, Other HUD, or United States Department of Agriculture (USDA).

**Does the availability of housing units meet the needs of the population?**

Kansas is currently experiencing a significant shortage of affordable and available rental units for many types of households, especially those households earning less than 50% of the Area Median Income (AMI). According to the National Low Income Housing Coalition, in 2016 there were 95,864 renter households earning 30% of the AMI or less, which comprise 8.5% of all households.

Statewide, there is a deficiency of approximately 52,878 affordable and available units for households earning 30% or less of the AMI. Broadening the scope, the National Low Income Housing Coalition estimates there is a deficit of 29,484 available rental units that are affordable for households earning 50% of the AMI or less.

**Describe the need for specific types of housing:**

According to a [Wichita State University study](#), despite much of the land in Kansas being classified as rural, nearly 70% of Kansans live in metropolitan areas. The need for specific types of housing varies by region in Kansas, much of this variation is attributed to the differing needs between rural and urban areas. Rural households are more likely to own their home and rural counties are more comprised of single unit structures. Urban households are more likely to rent

compared to rural households in Kansas. Urban counties also account for most multi-unit structures.

The differences between urban and rural areas dictate a need for two different kinds of housing. Metropolitan counties expecting further growth due to labor demand will need greater investment in multi-family housing units, while rural counties will need a greater focus on investing in single-family units.

HUD building permit data indicates a steady upward trend in the total number of building permits utilized within the state, however still not having reached pre-recession levels. Issuing 6,256 in 2012, with 66% of those permits being used for units in single family structures. In 2016, there were 9,802 building permits issued, 53% for single family structures, and 41% for 5+ unit multi-family structures.

**MA-15 Cost of Housing – 91.310(a)**

The table below outlines the change in the median home value and the median contract rental rate throughout Kansas. Differences exist between regions; however, the tables below reflect the data aggregated for the state. From the table below, *Cost of Housing*, it is important to note that the overall rise in both home value and contract rent is met with a 6% decrease in median household income over the same period.

**Table 4 – Cost of Housing**

	Base Year: 2000 (in 2016 dollars)	Most Recent Year: 2016	% Change
<b>Median Home Value</b>	\$113,686	\$135,300	19%
<b>Median Contract Rent</b>	\$549	\$594	8%

*Source: 2000 Census (Base Year), 2016 ACS 5-year estimate (B25077 & B25058), Bureau of Labor Statistics Inflation Calculator*

The following is a comparison of renter household rent costs between 2000, 2013, and 2016. The data reflects overall movement towards increased rent prices, with the most rapid growth coming for those households paying \$1,000-\$1,499 in rent. The lowest rental rates are most often found in rural areas of Kansas, however this upward trend in rental costs is being experienced throughout the state. This information was captured in meetings where Kansas housing stakeholders discussed housing affordability issues, identifying that the cost of housing is rising for all different housing types in mostly all regions of Kansas.



**Table 5 - Rent Paid (of those households that pay cash)**

Rent Paid	2000	%	2013	%	2016	%
<b>Less than \$500</b>	146,746	50%	63,613	19%	56,635	16%
<b>\$500-999</b>	129,720	45%	200,121	59%	205,621	58%
<b>\$1,000-1,499</b>	11,196	4%	55,517	16%	68,871	20%
<b>\$1,500-1,999</b>	2,345	1%	11,902	4%	14,761	4%
<b>\$2,000 or more</b>	1,233	0%	5,827	2%	6,923	2%
<i>Total</i>	<b>291,240</b>		<b>336,980</b>		<b>352,811</b>	

Source: 2000 Census (H062), 2009-2013 ACS 5-year estimate (B25063), 2012-2016 ACS 5-year estimate (B25063)

According to the Low Income Housing Coalition, *Out of Reach* study, the average renter wage is \$13.21/hour – assuming a forty hour work week, this generates an annual salary of \$27,477. This indicates that the average renter can afford \$687 in housing costs each month, anything more would put the household in a cost burdened situation.

In Kansas, the average Fair Market Rent (FMR) for a two-bedroom apartment is \$811 and \$1,104 for a three bedroom. Two and three-bedroom apartments combine to make up 71% of all units in Kansas. The wage required to afford a two-bedroom (assuming average FMR) unit without being cost burdened would be \$15.59, and \$21.23 for a three-bedroom – short of the \$13.21 average renter wage across the state.

**Table 6 – Housing Affordability**

% Units affordable to Households earning	Renter	Owner
<b>30% HAMFI</b>	25,525	No Data
<b>50% HAMFI</b>	105,100	74,995
<b>80% HAMFI</b>	232,915	192,365
<b>100% HAMFI</b>	No Data	276,925
<b>Total</b>	<b>363,540</b>	<b>544,285</b>

Source: 2009-2013 CHAS

According to Table 4.1 in the Needs Assessment, there are 81,245 renter households earning 30% or less of the HUD Area Median Family Income (HAMFI). The table above indicates there are 25,525 rental units affordable for households in this income brackets – creating an affordable housing gap for this income bracket of 55,720 rental units. Widening the scope, including renter households earning 30-50% of the HAMFI, the number of affordable units surpasses the number of households. There are 118,400 renter households earning 0-50% HAMFI, while there are 130,625 affordable rental units. Looking at owners within the 0-50% of HAMFI, the data is similar as compared to renters. The 101,440 owner households earning 0-50% of HAMFI have 74,995 affordable units.

It is important to note these numbers are statewide, and some regions experience tighter housing markets than others. These data points outline that lower income households experience cost burden at a higher rate.

The following table is not applicable to State grantees. The table, however is in the HUD IDIS system.

**Table 7 – Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>Fair Market Rent</b>	539	632	811	1,104	1,275
<b>High HOME Rent</b>	511	561	721	952	1,073
<b>Low HOME Rent</b>	506	552	700	824	920

Source: HUD HOME Rents (averaged at state level), National Low Income Housing Coalition

**Table 8 – Household Income by Tenure**

Renter occupied:			Owner occupied:		
Households	%		Households	%	
Less than \$5,000	22,584	6.0%	Less than \$5,000	11,980	1.6%
\$5,000 to \$9,999	25,183	6.7%	\$5,000 to \$9,999	10,803	1.5%
\$10,000 to \$14,999	33,882	9.0%	\$10,000 to \$14,999	20,501	2.8%
\$15,000 to \$19,999	29,854	8.0%	\$15,000 to \$19,999	24,711	3.3%
\$20,000 to \$24,999	30,596	8.1%	\$20,000 to \$24,999	29,082	3.9%
\$25,000 to \$34,999	55,885	14.9%	\$25,000 to \$34,999	63,012	8.5%
\$35,000 to \$49,999	64,999	17.3%	\$35,000 to \$49,999	96,628	13.1%
\$50,000 to \$74,999	61,882	16.5%	\$50,000 to \$74,999	154,057	20.8%
\$75,000 to \$99,999	27,173	7.2%	\$75,000 to \$99,999	114,069	15.4%
\$100,000 to \$149,999	16,983	4.5%	\$100,000 to \$149,999	129,564	17.5%
\$150,000 or more	6,494	1.7%	\$150,000 or more	85,936	11.6%
Total	375,515	100%	Total	740,343	100%

Source: 2012-2016 ACS (Table B25118)

**Is there sufficient housing for households at all income levels?**

Housing in Kansas is affordable for the majority of the population. The estimated median household income of \$53,571 in 2016, would allow for housing costing \$1,339/month to be affordable. 94% of Kansan households pay \$1,499/month or less for their housing, which indicates that a household with income of \$1,339/month would find affordable housing options in nearly all areas of Kansas.

However, there is a large discrepancy in household income comparing renter households to owner households. According to Census data, of all renter households in 2016, 70% earned less

than \$50,000, while 65.3% of owner households earned \$50,000 or more annually. A further breakdown comparing renter households to owner households identifies that 9% of owner households earn less than \$20,000 annually, while 30% of renter households earn less than \$20,000 annually.

As indicated in Table 6 above, there are few affordable housing options for those renter households earning 30% of HAMFI or less. Although owner households are not cost burdened at a rate as high as renter households, there are fewer affordable housing options for both renter and owner households as income decreases.

Harvard's Joint Center for Housing Studies, composed a 2017 Rental Housing profile. The study indicates that in more urbanized areas with tight housing markets driven mostly by labor demand, high-end rental units have become relatively saturated. Because private market housing has focused on this income bracket so much, lower-income rental units have increasingly failed to meet demand. Creation and preservation of rental housing for households with income at or below 80% of the AMI will need to be a focus for long-term housing stability in all areas of Kansas.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Changes in housing affordability in Kansas will vary from region to region. Metropolitan areas where growth is projected, where the demand for labor and housing will increase, will likely see affordable housing options decrease as population increases. An overall trend in the state shows an increase in both home values and contract rent prices – there is no immediate reason or data to expect that this trend will end. Without a matched increase in wages and earning, affordability of housing is expected to decrease.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

## **MA-20 Condition of Housing – 91.310(a)**

### **Definitions**

Substandard Condition: no major structural defects, adequate plumbing facilities and an appearance which does not create a blighting influence.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition is both financially and structurally feasible for rehabilitation.

The definition of substandard condition but suitable for rehabilitation may also include a quantifiable standard such as a dwelling in which the deficiencies are limited in number and magnitude such that the cost of rehabilitation would not exceed 50% of the replacement cost of the dwelling. Examples of minor repairs may include disability access, lead-based paint remediation, foundation repair, wall repair, window/ door replacements, electrical repair, and/or roof repair.

A property may be considered in “substandard condition but suitable for rehabilitation” if it is dilapidated or deteriorated beyond feasible economic repair, or rehabilitation will exceed 50% of the replacement cost of the dwelling.

### Condition of Units

The table below shows the number of housing units, by tenure, based on the number of conditions or characteristics of the unit. Selected conditions are identified as similar to housing problems as noted in the Needs Assessment, and include the following:

1. The lack of complete plumbing facilities
  - A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. The lack of complete kitchen facilities
  - Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room
4. Cost burden greater than 30%.

Renter-occupied units have a higher prevalence of substandard condition (39% for renter-occupied units versus 18% for owner-occupied units); however, the vast majority of units with a substandard condition only have one substandard condition. Only 0.47% of owner-occupied units have more than one substandard condition, and only 2.9% of renter-occupied units have more than one selected condition. The number of units for both owner-occupied and renter-occupied with three or more substandard conditions is very low.

**Table 9 – Condition of Units, 2016**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>With one selected Condition</b>	132,472	18%	147,145	39%
<b>With two selected Conditions</b>	3,196	0.43%	10,132	2.7%
<b>With three selected Conditions</b>	292	0.04%	657	0.17%
<b>With four selected Conditions</b>	13	0.00%	33	0.01%

<b>No selected Conditions</b>	604,370	82%	217,548	58%
<i>Total</i>	<b>709,343</b>	<b>100%</b>	<b>375,515</b>	<b>100%</b>

Source: 2012-2016 ACS (B25123)

**Table 10 – Year Unit Built, 2016**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>2000 or later</b>	108,113	15%	50,847	14%
<b>1980-1999</b>	189,714	26%	94,450	25%
<b>1950-1979</b>	281,363	38%	155,909	42%
<b>Before 1950</b>	161,153	22%	74,309	20%
<i>Total</i>	<b>749,737</b>	<b>101%</b>	<b>360,703</b>	<b>101%</b>

Source: 2012-2016 ACS (B25036)

The housing stock in Kansas is a mix of newly constructed units, units that are 20-40 years old, and older units built before 1950. According to 2013 ACS data, the median age of a housing unit in Kansas is 1972.

### Risk of Lead-Based Paint Hazard

HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

**Table 11 – Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<b>Total Number of Units Built Before 1980</b>	459,716	61%	228,108	63%
<b>Housing Units build before 1980 with children present</b>	77,790	10%	54,165	15%

Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Lead was banned as a construction material in 1978, due to its toxicity. Exposure to lead may cause a wide range of health problems, especially in younger children because lead exposure may inhibit developmental capacities. Lead from paint can seep into things both inside and outside of the home, leaving potential for lead mixed materials to be tracked throughout homes. Table 10, above, outlines the potential risks to lead based hazards by indicating the share of the housing market that could potentially still retain lead building materials because the ban on the material didn't occur until 1978.

There is a total of 131,955 households in Kansas that have children living in a housing unit that was constructed before 1980. The median age Kansas housing stock is 1972, six years before the lead ban as a construction material.

The Kansas Department of Health and Environment (KDHE) established the Healthy Homes and Lead Hazard Prevention Program (HHLHPP) to respond to concerns about lead and its effect on the health of Kansas, most notably our children. More information about the program is available on the Kansas Healthy Homes [website](#).

**Vacant Units**

The following table is generated in the HUD IDIS system. No data was available at a statewide level for vacant units.

**Table 12 – Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
<b>Vacant Units</b>			
<b>Abandoned Vacant Units</b>			
<b>REO Properties</b>			
<b>Abandoned REO Properties</b>			Not Available

**Need for Owner and Rental Rehabilitation**

There is no statewide data available for this prompt.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

There are no specific data points maintained by the Census, HUD, or Kansas that provide a count of the number of low- or moderate-income households living in housing units with lead based paint hazards. However, a reasonable assumption can be made and applied to the data reported above.

1. It is assumed that relatively lower home values and rental rates are more often associated with older properties, before 1980 in this case (median housing unit age in Kansas is 1972)
2. It is assumed that low- and moderate-income families represent at least half of occupied housing units built before 1980

As reported in the Needs Assessment, there 442,715 households in Kansas that earn 80% of the Area Median Income (AMI) or less and there are 687,824 housing units in Kansas built before 1980.

If it is assumed that 60% of all low- or moderate-income households reside in units built before 1980, there are 265,629 low- or moderate-income households living in units with risk of lead-based paint hazards. Applying the 60% assumption to just those units built before 1980 with children present, it could be estimated that there are 79,173 low- or moderate-income households with children living in housing units at risk for a lead based paint hazard.

Of the units at risk, those that are oldest and of substandard condition are most likely of all housing units to actually contain a lead hazard. This is most important to note because housing cost burden affects low- and moderate-income households the most, and these families are the most likely to lack financial resources or leverage over landlords to undertake the necessary housing rehabilitation projects to alleviate lead exposure risk.

## MA-30 Homeless Facilities – 91.310(b)

### Introduction

Data and information in this section was made available from the Kansas Balance of State (BoS) County Continuum of Care (CoC).

**Table 13 – Facilities Targeted to Homeless Persons**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
<b>Households with Adult(s) and Child(ren)</b>	406	73 total (not separated out by type)	339	130	
<b>Households with Only Adults</b>	474		156	227	
<b>Chronically Homeless Households</b>	N/A		N/A	46 (not separate from beds listed above)	
<b>Veterans</b>	20 (not separate from beds listed above)		N/A	241 (not separate from the beds listed above)	
<b>Unaccompanied Youth</b>	N/A		N/A	N/A	



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

There are four Projects for Assistance in Transition from Homelessness (PATH) programs engaging homeless persons (individuals and families) through street outreach to connect them to housing. The CoC's outreach plan targets those most likely to encounter unsheltered families, i.e. school homeless liaisons, domestic violence programs, emergency assistance providers, mainstream benefits offices, and community action programs. The CoC will continue efforts to work with mainstream programs that offer rental/support services to develop holistic plans to move families out of homelessness. Action steps include: working with public housing authorities and other subsidized housing programs to gain priority for homeless families on waiting lists; developing relationships with landlords and other housing providers to work with families with multiple barriers; and working with housing developers and local governments to develop additional affordable housing units.

The BoS CoC also utilizes four PATH programs with specific providers trained to engage persons through street outreach in the Lawrence, Ottawa/Paola, Manhattan, and Salina communities. Routinely, law enforcement officials partner with local advocates to assist in identifying and engaging unsheltered persons. They make referrals to shelters and service providers. Additionally, faith-based organizations associated with the BoS CoC are frequently sought out by unsheltered persons for assistance, i.e. shelter, food, and hygiene kits. During PIT counts, persons in unsheltered homeless situations are surveyed using structured interviews. County officials are asked to identify possible sites not meant for human habitation where trained volunteers might find homeless individuals and families.

To maintain or build upon its current performance, the CoC will work to increase the participation of workforce development, supported employment, and Veterans employment service providers, as well as local businesses and other diverse stakeholders in strategic planning meetings in the eight regions, and in the overall BoS CoC planning process. The CoC will also increase the participation of the Kansas Department of Children and Family Services, Vocational Rehabilitation Services specialists with projects. New projects within the CoC will be scored based on a clear demonstration of how they will assist participants to increase their employment upon program exit.

The Supported Housing Fund (SHF) is a state-funded program providing tenant based housing assistance on a temporary and limited basis. The program is aimed towards supporting individuals who are experiencing mental illness as a barrier to housing. Through offering financial support to a variety of needs, the program is able to help individuals achieve a least restrictive housing environment possible. Some allowable SHF expenditures include:

- Temporary rental payment (first/last month's rent or limited rental assistance)
- Housing and utility deposits/bills
- Moving expenses
- Minor home repair
- Application fees

For a full list of allowable expenditures and non-allowable expenditures please see the State of Kansas Community Services and Programs Commission's [website](#).

Interim Housing (IH) grants are short-term project-based housing providing immediate housing for: homeless persons living in the community, persons leaving a state hospital, persons leaving a nursing facility for mental health or any other state-funded hospital or system of care setting. As of 2014, there were ten IH providers across the state. For a list of locations please see the State of Kansas Community Services and Programs Commission's [website](#).

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

KSHC has led efforts to improve regional coordination activities and assisted with strategic planning in each of the Kansas regions. Because of increased coordination, agencies are communicating better regarding their needs and sharing programmatic information. This increased collaboration has led more homeless referrals to appropriate services. Data from the 2016 and 2017 Point in Time (PIT) Counts indicate a decrease in the number of chronically homeless persons overall and a larger portion of those chronically homeless persons are sheltered. This demonstrates that as a Continuum, agencies are identifying chronically homeless persons in unsheltered settings and helping them access appropriate services.

The Balance of State (BoS) Continuum of Care (CoC), has worked closely with the Veterans Administration (VA) to address the needs of homeless Veterans. The Kansas Statewide Homeless Coalition has an individual from the VA on its Board of Directors. This individual works full-time for the VA providing services to Veterans and their families affected by homelessness. In the last three years the VA has awarded funding from their Grant Per Diem program to the cities of Emporia and Leavenworth.

Additionally, the VA has expanded the permanent housing options available to veterans through the creation of the HUD Veterans Assisted Supported Housing (HUD VASH) vouchers. BoS service providers work with the Colmery O'Neil VA in Topeka, the Robert J. Dole VA in

Wichita, and the Dwight D. Eisenhower VA in Leavenworth to obtain supportive services for Veterans in these housing units. These activities are consistent with the CoC's goal of working with the VA to obtain the resources needed to serve this target population. CoC future efforts will be to continue to work with the VA to utilize the HUD VASH program and to obtain additional transitional and permanent housing opportunities in a number of rural communities where, historically, the VA has not provided housing services.

Outreach efforts by the CoC to connect with the Veterans Administration and VASH program have been successful. HUD VASH vouchers are now being utilized in several counties in the BoS. There is a Veterans hospital that includes a 202-bed domiciliary, and two large military bases within the BoS. The need for permanent housing for Veterans is great throughout the BoS and the Continuum will continue to advocate for additional vouchers.

No data is available for unaccompanied youth.

## MA-35 Special Needs Facilities and Services – 91.310(c)

**Table 14 – HOPWA Assistance Baseline Table**

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
<b>TBRA</b>	150
<b>PH in facilities</b>	0
<b>STRMU</b>	300
<b>ST or TH facilities</b>	150
<b>PH placement</b>	0

Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

See section SP-60 of this Consolidated Plan for details on this prompt.

In addition, the HOME Tenant Based Rental Assistance (TBRA) program funds are made available for TBRA activities to local housing authorities and other non-profit organizations for income eligible families, the elderly, and persons with disabilities.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Interim Housing (IH) program is outlined above. For more information see the State of Kansas Community Services and Programs Commission's [website](#). Also see the SP-60 Homelessness Strategy.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

CDBG:

- Urgent Needs- Provides funding for housing damage caused by disasters
- Housing Rehabilitation Program- Provides housing grants for rehabilitation of both owner-occupied and renter-occupied units

The one-year goals for CDBG housing programs includes: 10 rental units rehabilitated, 25 owner units rehabilitated, and 20 unsuitable housing units demolished.

HOME

- HOME Rental Development- Includes the acquisition of existing rental units and the construction of new rental units
- Tenant Based Rental Assistance (TBRA)- Rental assistance provided to low-income and special needs populations
- First Time Homebuyer Program- Provides down payment assistance and reduced first mortgage loans

The one-year goal for HOME housing programs includes: 750 TBRA units, 4 rental units rehabilitated, 36 new rental units constructed, and 75 households in total assisted through the First Time Homebuyer Program.

ESG

- Emergency Shelters
- Street Outreach
- Homeless Prevention
- Rapid Rehousing

The one-year goal for ESG housing programs includes: In total 3,375 Households assisted and 1,000 homeless prevention cases.

HOPWA

- Short Term Rent, Mortgage and Utilities (STRMU)
- Monitor TBRA

- Transitional Emergency Housing
- Housing Coordination
- Supportive Services: Nutritional supplements, mental health, drug/ alcohol Counseling, and transportation

The one-year goal for HOPWA housing programs includes: 250 households receiving rental assistance, 150 households prevented from homelessness. Overall, the HOPWA programs one-year goal is to provide assistance to 2,225 persons.

### HTF

- Grants to increase and preserve affordable housing

The one-year goal for the HTF program includes: 10 rental units constructed and 5 rental units rehabilitated.

## **MA-40 Barriers to Affordable Housing – 91.310(d)**

**Describe any negative effects of public policies on affordable housing and residential investment.**

The State of Kansas is in the process of updating its Analysis of Impediments to Fair Housing Choice (AI) in 2018. This will provide an update to the previous AI document, last revised in 2011.

The following is a summary of the identified barriers to affordable housing in the 2018 draft AI:

- Most housing and service providers feel that a significant share of fair housing violations in the state are unreported.
- This lack of reporting is largely due to lack of knowledge of fair housing rights and how to file complaints. Fear of retribution and apathy were also cited as reasons for not reporting. Many housing and service providers seemed to be unaware of protections by gender or family status.
- Current violations are most likely to impact persons with disabilities and, in Southwest Kansas, large Hispanic families. Violations may include refusal to make reasonable accommodations for persons with disabilities and refusal to rent on the basis of national origin or family size. Concentrated ownership of rental units in some parts of the state creates a dynamic where potential complainants are easily intimidated. Additionally, a

survey found a lack of group homes in certain areas and a lack of accessible housing for people with disabilities.

- The most common protected classes for complaints were people with physical disabilities and national origin (note: this data is statewide, including entitlement areas).
- Predatory lending was seen as a concern. The most common forms of predatory lending were reported to be lenders making unaffordable loans, repeated inducements for refinancing so that lenders could earn points on transactions, and payday/title loans. A review of the data lead to three primary conclusions:
  - Regardless of race, gender or income, the most common reason for loan denials is poor credit history, followed by debt-to-income ratios;
  - African-Americans and Hispanics have less success in applying for loans than other races. Native Americans have varying degrees of success compared to other races depending on income levels and loan types, and denial rates decline as incomes rise, but gender has no impact on loan approval or denial.

**MA-45 Non-Housing Community Development Assets -91.315(f)**

**Economic Development Market Analysis**

The following tables outline the HUD provided data points that are pertinent to the economic development in Kansas.

**Table 15 – Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
<b>Agriculture, Mining, Oil &amp; Gas Extraction</b>	20,995	20,517	4	5	1
<b>Arts, Entertainment, Accommodations</b>	55,675	44,464	10	10	0
<b>Construction</b>	33,292	27,942	6	6	0
<b>Education and Health Care Services</b>	91,805	72,207	17	16	-1
<b>Finance, Insurance, and Real Estate</b>	27,919	18,972	5	4	-1
<b>Information</b>	8,832	6,078	2	1	0

<b>Manufacturing</b>	99,341	103,482	19	23	5
<b>Other Services</b>	16,529	12,273	3	3	0
<b>Professional, Scientific, Management Services</b>	29,119	17,655	5	4	-1
<b>Public Administration</b>	0	0	0	0	0
<b>Retail Trade</b>	71,383	54,483	13	12	-1
<b>Transportation and Warehousing</b>	20,304	18,128	4	4	0
<b>Wholesale Trade</b>	29,378	26,018	5	6	0
<b>Total</b>	<b>504,572</b>	<b>422,219</b>	--	--	--

Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

**Table 16 – Labor Force**

Total Population in the Civilian Labor Force	748,137
Civilian Employed Population 16 years and over	701,608
Unemployment Rate	6.22
Unemployment Rate for Ages 16-24	17.62
Unemployment Rate for Ages 25-65	4.10

Source: 2009-2013 ACS

**Table 17 – Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	140,409
Farming, fisheries and forestry occupations	23,783
Service	76,946
Sales and office	156,079
Construction, extraction, maintenance and repair	83,647
Production, transportation and material moving	52,470

Source: 2009-2013 ACS

**Table 18 – Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	521,629	78%
30-59 Minutes	121,151	18%
60 or More Minutes	25,972	4%
<i>Total</i>	<b>668,752</b>	<b>100%</b>

Source: 2009-2013 ACS

**Education:**

**Table 19 – Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	42,160	4,843	22,977
High school graduate (includes equivalency)	153,620	10,964	48,380
Some college or Associate's degree	211,192	10,941	47,987
Bachelor's degree or higher	153,942	3,491	21,032

Source: 2009-2013 ACS

**Table 20 – Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,345	6,304	6,648	12,284	17,182
9th to 12th grade, no diploma	18,917	13,855	10,470	20,497	17,647
High school graduate, GED, or alternative	42,511	43,815	44,572	125,861	96,698
Some college, no degree	55,019	48,260	44,858	108,020	50,541
Associate's degree	9,719	19,624	18,143	34,930	8,467
Bachelor's degree	8,085	32,853	30,188	61,929	22,270
Graduate or professional degree	472	9,743	13,071	32,293	15,803

Source: 2009-2013 ACS

**Table 21 – Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Source: 2009-2013 ACS

**Based on the Business Activity table above, what are the major employment sectors within the state?**

Accounting for 49% of employed workers, the three largest employment sectors within the state are: Manufacturing, Education & healthcare services, and Retail trade. Manufacturing is



centered around the aviation industry, namely Spirit Aerosystems and Cessna Aviation both headquartered in Wichita. The education & healthcare sector is anchored by Via Christi Health and Kansas University Medical Center, headquartered in Wichita and Kansas City, respectively.

**Describe the workforce and infrastructure needs of business in the state.**

The Kansas Department of Labor developed a ten-year occupational outlook for years 2012-2022. The top five industries identified expected to see the most absolute growth are:

1. Administrative and support services
2. Educational services
3. Professional, scientific, and technical services
4. Ambulatory health care services
5. Nursing and residential care facilities

Much of the employment within these industries will require certifications of varying degrees. Businesses will need to have a workforce that already have the certifications required, or a workforce that satisfies the education and work experience requirements in order to become certified at the needed level.

**Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

See text below.

**How do the skills and education of the current workforce correspond to employment opportunities in the state?**

Midwestern values beat in the “Heart of America.” Honest, generous and hard-working Kansas workers are a driving factor in the expansion of our state’s economy. With outstanding schools and good partnerships between industry and education, Kansas businesses have access to a workforce that is prepared to meet the needs of companies in a highly competitive global economy. Though much of the state’s population is concentrated in metropolitan areas, firms locating in any region of the state will find motivated and skilled workers ready to put their talent to work.

According to the Kansas Department of Commerce, the State’s education system is a powerful factor contributing to the success of Kansas business. Kansas has a long history of investing in the education of our youth to provide a quality workforce for the jobs created by firms choosing to do business in this state.

Both the public high school graduation rate and the percentage of the population with a bachelor's degree are above the national average. Kansas offers outstanding options for higher education, one municipal university and 26 community and technical colleges. We invest in Kansas business by ensuring excellence in education and opportunity for all. The progressive business climate, coupled with a top-notch educational system, has resulted in an adept, well-skilled workforce.

Never before has postsecondary workforce development been more important. Kansas technical and community colleges provide the skills necessary for today's businesses. Technical and community colleges focus efforts and resources to prepare workers for careers in Kansas' highest-priority fields, including health care, advanced manufacturing/aviation, energy, biosciences and value-added agriculture.

The Kansas Postsecondary Technical Education Authority, a group of appointed business leaders, has been charged with aligning technical education more closely with business needs. Technical programs are responding with training which leads to industry credentials selected by business members.

**Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.**

The Kansas Department of Commerce administers the KANSASWORKS workforce system, which links businesses, job seekers, educational institutions and training providers to ensure the state's workforce is equipped to meet industry needs.

The KANSASWORKS On-the-Job Training program (OJT) supports local businesses needing to train and retain skilled, productive workers. Companies train promising candidates with the necessary skills for the position. For qualifying positions, OJT contracts can reimburse up to 50% of the wages to compensate employers for the cost associated with training and loss of production for a newly hired employee. OJT is a cost-effective strategy for employers needing to expand or whose openings require specialized or technical skills. The OJT program also gives unemployed workers valuable skills and permanent, full-time employment. Job seekers earn while they learn and begin a path toward a new career.

Companies new to Kansas or Kansas businesses needing to expand or restructure may qualify for assistance under one of the workforce training programs. These programs offer:

- Services customized to specific training needs so employees develop better skills faster.
- A collaborative effort between companies, the Department of Commerce and training providers to train for the right employee knowledge, skills and abilities.

- Consulting and assistance in workforce training as companies develop employees' competencies.
- A streamlined process to apply for and access workforce development programs.
- Personalized assistance with the reimbursement processes.
- The support of KANSASWORKS workforce services in recruiting and screening skilled employees.

Other incentives and training programs provided by Commerce include [Kansas Industrial Training \(KIT\)](#) and [Kansas Industrial Retraining \(KIR\)](#).

These programs will support the State's Consolidated Plan through greater economic development growth and job creation, resulting in fewer demands on social services.

**Describe any other state efforts to support economic growth.**

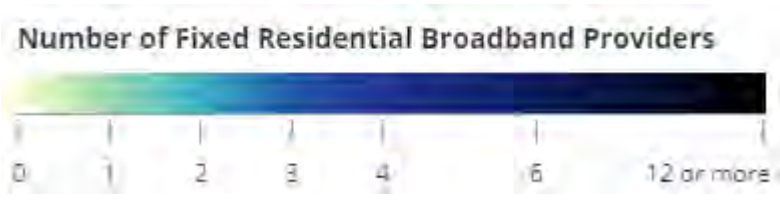
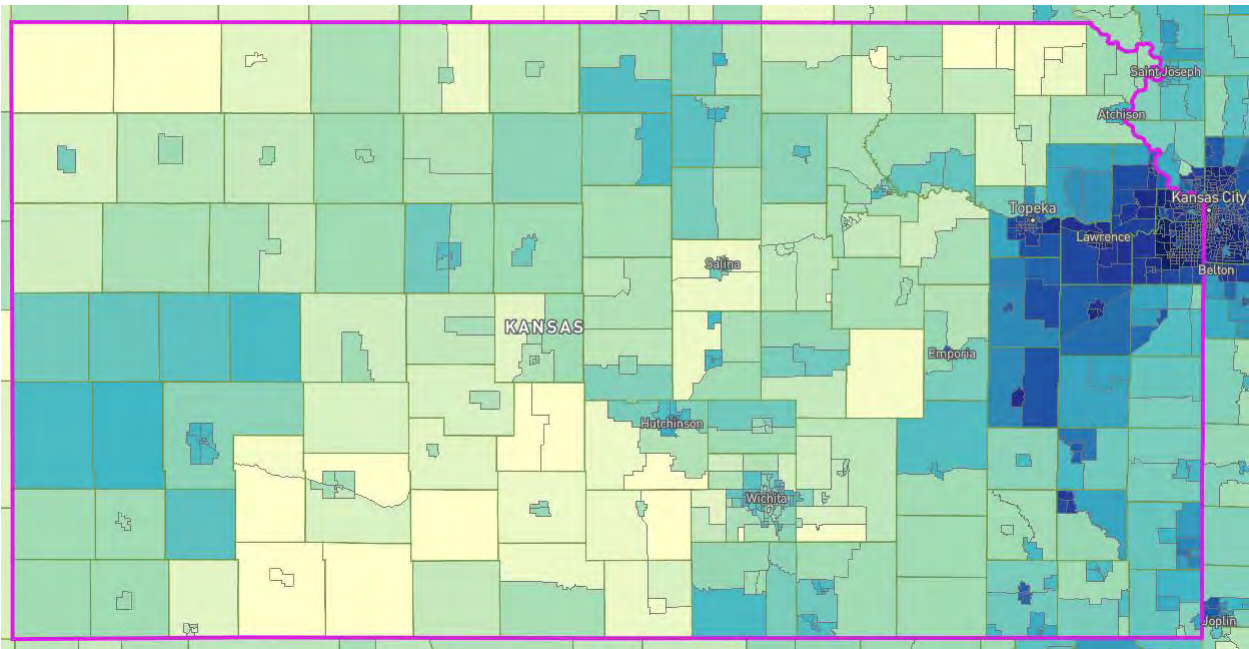
Economic Development grants to cities or counties are loaned to provide gap financing for private businesses that create or retain permanent jobs. Eligible activities include infrastructure, land acquisition, fixed assets and working capital. At least 51 percent of the jobs created or retained by the for-profit entity must meet HUD's low- and moderate-income standard.

Some repayment is required for all economic development categories . Grants are made to cities and counties, which then loan funds to developing businesses. Repaid funds are returned to the state revolving loan fund. Funds may also be used for infrastructure on a loan/grant basis. The funding ceiling is \$35,000 per job created or retained with a maximum of \$750,000. Matching funds are required.

**Discussion**

According to HUD policy, each grantee submitting a Consolidated Plan after January 1, 2018 must address broadband needs within the jurisdiction.

Below is a map outlining Kansans access to high-speed internet. The map below displays access to internet speed that is 25 Mbps download and 3 Mbps upload, the minimum speeds to be considered broadband. The Northwest corner and South-Central region of Kansas have areas with no broadband access. It is also important to consider the cost of the equipment needed to access the opportunities broadband may bring. Despite some areas having access to multiple broadband providers, there is still need for support in acquiring access to the machines and equipment that broadband functions upon.



Source: FCC Broadband Map ([broadband.fcc.gov](http://broadband.fcc.gov))

According to the table below, Kansas is slightly behind the national averages, but is outperforming its immediate neighbors when comparing each state’s population and their access to broadband providers. Lack of broadband provider competition leaves room for market rigidity – allowing providers to not offer affordable options for low or moderate-income families. Ultimately, the lack of market options when considering broadband access disproportionately impacts low- and moderate-income households because they often have few financial resources to spend on what may be deemed non-essentials, such as broadband services.

**Table 22 – Percent of Population with Broadband Providers**

	Kansas	Nebraska	Missouri	Oklahoma	National
<b>No providers</b>	7.78%	11.03%	3.83%	8.91%	4.54%
<b>1 or more providers</b>	92.22%	88.97%	96.17%	91.09%	95.46%
<b>2 or more providers</b>	65.16%	63.09%	77.06%	58.59%	76.10%

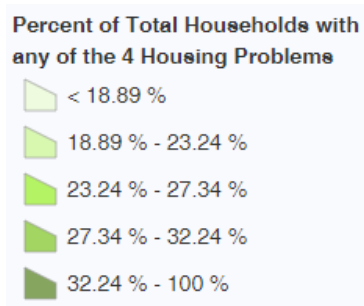
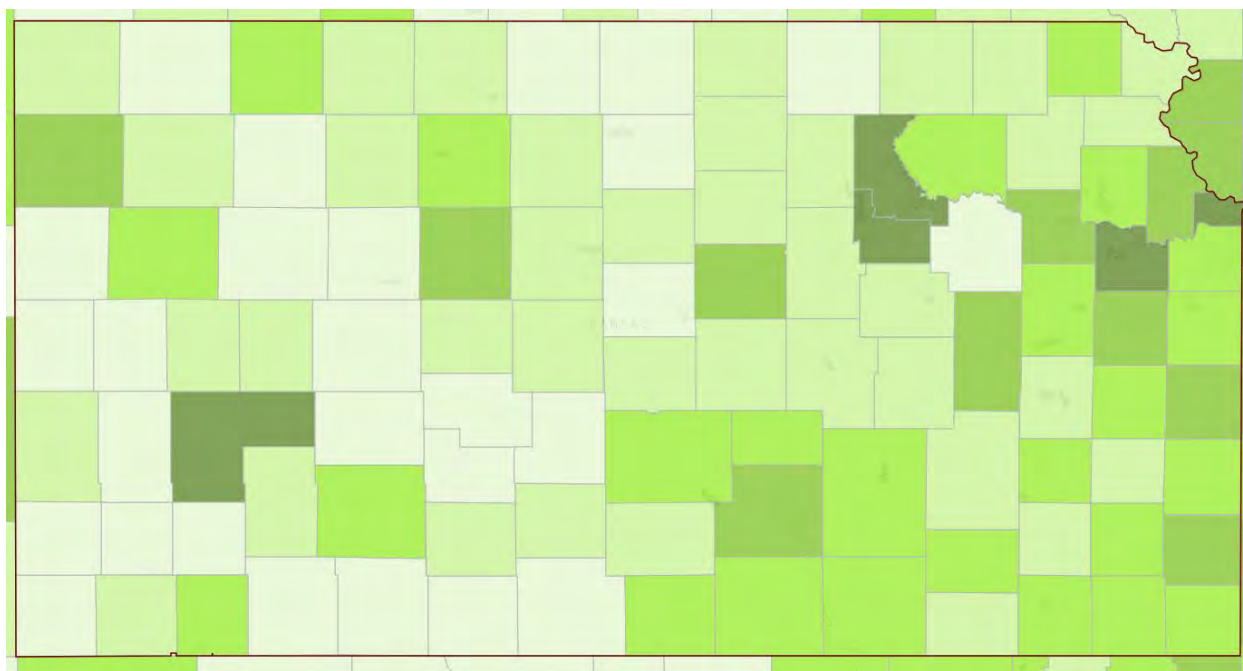
<b>3 or more providers</b>	42.75%	29.56%	42.76%	27.36%	45.33%
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Source: FCC Broadband Map (broadband.fcc.gov)

## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There is no data collected on geographic location of those households with multiple housing problems. Below is a map identifying the counties and their percentage of households with any of the four housing problems HUD records. The highest concentrations of households living with housing problems are in urban areas, but are not confined to those locations. There are rural counties that have 27% or greater of all households living with at least one housing problem.



Source: AFFH Mapping Tool

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Kansas is a state with a large rural population, however the greatest population concentration is in the Northeast part of the state. Racially/Ethnically-Concentrated Areas of Poverty (R/ECAP) are census tracts where more than half the population is non-White and 40% or more of the population is in poverty, or where the poverty rate is greater than three times the average poverty rate in the area. There are three counties in Kansas that contain Racial/Ethnic-Concentrated Areas of Poverty (R/ECAP); Wyandotte County (Kansas City), Shawnee County (Topeka), and Sedgwick County (Wichita).

**What are the characteristics of the market in these areas/neighborhoods?**

This Consolidated Plan is for a State grantee. As communities submit their respective applications for funds from the State, community applicants will define the characteristics of the market in their respective area.

**Are there any community assets in these areas/neighborhoods?**

This Consolidated Plan is for a State grantee and therefore this question is not applicable.

**Are there other strategic opportunities in any of these areas?**

This Consolidated Plan is for a State grantee and therefore this question is not applicable.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

#### SP-10 – Geographic Priorities:

Funds are distributed on a competitive basis rather than on a geographic or entitlement/formulaic basis.

#### SP-25 – Priority Needs:

The State of Kansas has identified seven (7) priority needs for the five-year Consolidated Plan, they are as follows:

- Water and sewer improvements
- Affordable housing
- Economic development
- Homeless prevention and housing
- Community facility improvements
- Downtown commercial rehabilitation
- Housing opportunities for persons with AIDS

All priority needs are addressed at the statewide level and are identified as “High” priorities.

#### SP-30 – Influence of Market Conditions

Preservation of affordable housing is the most pressing issue facing the housing market in Kansas. The most impacted households are those with an income that is 80% or less of the Area Median Income (AMI). As market conditions yield higher rates for housing, those households unable to increase their income at the same rate have fallen into positions of unstable housing. This issue is seen in both urban and rural areas of the state.

#### SP-35 – Anticipated Resources

Program	2019 Annual Allocation + Program Income (Estimated)	Dollars remaining for Years 2-5 of Consolidated Plan (Estimated)
<b>CDBG</b>	\$15,500,000	\$59,750,000
<b>HOME</b>	\$6,750,000	\$26,000,000

<b>HOPWA</b>	\$515,000	\$2,000,000
<b>ESG</b>	\$1,500,000	\$6,000,000
<b>HTF</b>	\$3,000,000	\$12,000,000

#### **SP-40 – Institutional Delivery Structure**

The Kansas Department of Commerce (Commerce), Kansas Housing Resources Corporation (KHRC), and Kansas Department of Health and Environment (KDHE) will manage the service delivery of the State's federally funded community development and housing programs. With limited exceptions, the State's investment plans and development goals cover only areas where the State controls the use of funds.

#### **SP-45 – Goals**

Over the next five years, the State plans to provide funding to work towards the following goals:

- Water and sewer improvements
- Increase quality of affordable housing
- Community facilities
- Economic development
- Downtown commercial rehabilitation
- Urgent Need
- State administration and technical assistance
- First-time homebuyers
- HOME rental development
- Tenant-Based rental assistance
- Emergency solutions grant (ESG) program
- Housing opportunities for persons with AIDS (HOPWA)

Each goal is associated with specific outcome indicators, selected from twenty (20) options provided by HUD.

#### **SP-50 – Barriers to Affordable Housing**

To be updated after public comment.

#### **SP-60 – Homelessness Strategy**



To be updated after public comment.

**SP-65 – Lead-Based Paint Hazards**

To be updated after public comment.

**SP-70 – Anti-Poverty Strategy**

To be updated after public comment.

**SP-80 – Monitoring**

To be updated after public comment.

## **SP-10 Geographic Priorities – 91.315(a)(1)**

### **General Allocation Priorities**

The State of Kansas distributes HUD dollars on a competitive basis rather than on an entitlement/formulaic basis. HOME and HTF funding for rental development is available statewide, in both entitlement and non-entitlement areas. The State of Kansas only makes HOME Tenant-Based Rental Assistance (TBRA) funds available to entities providing assistance to low-income households in non-entitlement communities. However, TBRA funds are made available to entities serving special needs populations within entitlement communities. The HOME First-Time Homebuyer Program does not operate in entitlement communities within the state.

## SP-25 Priority Needs – 91.315(a)(2)

### Priority Needs

**Table 1 – Priority Needs Summary**

<b>1</b>	Priority Need Name	Water and Sewer Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Statewide
	Associated Goals	Water and Sewer Improvements State Administration and Technical Assistance
	Description	The Water and Sewer annual competition will be separate from the Community Facilities annual competition, although threshold requirements apply equally to both categories. More specific award criteria for this program will be discussed in the annual application packet for this category. Appearance before the interagency review committee consisting of a core group of the Kansas Department of Commerce, the Kansas Department of Health and Environment, and the U.S. Department of Agriculture, Rural Development, is part of the rating criteria of this program. The project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$500,000.  It is estimated that from 25% to 55% of CDBG funds will be expended on water and sewer facilities in any given year, depending on the level of need for public facilities during the five-year period.
	Basis for Relative Priority	Water and sewer projects are consistently the most frequently requested projects for funding assistance due to rural characteristics. Water improvement projects are the highest need category due to the highest rate of violations (health, safety, etc.). The western portion of Kansas has been especially hard-hit due to the drought, so the request for water-related projects is high.
<b>2</b>	Priority Need Name	Affordable Housing
	Priority Level	High

Population	Low Moderate HOME: Low and Very-Low income HTF: Extremely-Low Income
Geographic Areas Affected	Statewide
Associated Goals	Increase the quality of affordable housing: CDBG Urgent Need State Administration and Technical Assistance First-Time Homebuyers HOME Rental Development HTF Tenant Based Rental Assistance (TBRA)
Description	Housing rehabilitation was consistently identified by communities as a key need within the respective regions of Kansas. CDBG: CDBG housing grants are awarded on a competitive basis annually. All CDBG housing rehabilitation grants include both owner-occupied and renter-occupied units. It may include demolition of substandard structures. The maximum grant is \$400,000. Housing Assessment Tool (HAT) is required.
Basis for Relative Priority	A State Housing Strategy outlined a list of the customer priorities to address housing issues in Kansas: 1) Owners 2) Renters 3) Vulnerable populations as described in 92.253(d)(3) 4) Homeless persons The Strategy stated that Kansas views affordable single-family housing as a priority activity/goal. The following are the priorities: First Time Homebuyers, Existing Homeowners, and Renters (unit shortage). The following are the housing programs under both the CDBG and HOME programs: CDBG: housing rehabilitation, both owner-occupied and renter-occupied. HOME: First Time Homebuyer Program, Rental Development, Tenant Based Rental Assistance (TBRA) HTF & HOME: These programs address affordable housing with a focus on multi-family housing developments
<b>3</b> Priority Need Name	Economic Development
Priority Level	High
Population	Low Moderate
Geographic Areas Affected	Statewide
Associated Goals	Economic Development Urgent Need State Administration and Technical Assistance
Description	Economic Development funds may be used by a local unit of government to provide infrastructure or business financing assistance for a new business locating in or an existing business expanding in, a community. The local government may choose to

	<p>offer assistance to an existing local firm by attempting to remain in business. Technical assistance is available from the State during the preparation of the application to ensure that the application will meet threshold requirements.</p> <p>Funds are available through an ‘open window process’ starting on January 1 and closing on December 10. The maximum amount that can be applied for is \$750,000, and the minimum amount is \$100,000. Projects must meet the public benefit test of at least 1 full-time job per \$35,000 of assistance. All projects must meet the “low-and-moderate income” national objective.</p>
	<p><b>Basis for Relative Priority</b> Economic development and job creation was identified as a key part of the identified goals and objectives for Kansas.</p>
<b>4</b>	<p><b>Priority Need Name</b> Homeless Prevention and Housing</p>
	<p><b>Priority Level</b> High</p>
	<p><b>Population</b> Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth</p>
	<p><b>Geographic Areas Affected</b> Statewide</p>
	<p><b>Associated Goals</b> Emergency Solutions Grant (ESG) Program</p>
	<p><b>Description</b> The Kansas Balance of State (BoS) Continuum of Care (CoC) covers a diverse area with a range of homeless housing issues from lack of affordable units to issues of housing quality.</p>
	<p><b>Basis for Relative Priority</b> Addressing homelessness in Kansas is a critical issue. Kansas Housing Resources Corporation (KHRC) will use ESG funds for Street Outreach, Emergency Shelters, Homelessness Prevention, Rapid Re-Housing, HMIS, and administrative activities. These activities will be targeted to households that are homeless or at imminent risk of homelessness whose income is 0-30% of Area Median Family Income and to individuals and families that are in the following at risk homeless categories: Chronically homeless, HIV/AIDS, Elderly, Veterans, Mental Health, Youth, Domestic Violence Victims and Substance abuse.</p>

		<p>KHRC will emphasize objectives by prioritizing applicants whose projects propose to achieve the following outcomes: exiting to permanent housing destination, diverting shelter enrollments, receiving case management, maintaining permanent housing, persons with higher incomes at program exit, persons with more non-cash benefits at program exit, and increased employment rates upon service exits. Applications whose proposed projects meet these objectives will rank more competitively.</p> <p>KHRC's ESG Programs collaborate, leverage, and partner with other homeless assistance programs including, but not limited to: CoC, PATH, SSVF, etc. Partnering with these programs will ensure that all consumers receive the services and support necessary to end their current homelessness experience and/or prevent the next one.</p> <p>Kansas is a state with many rural areas which have limited service providers addressing the needs of homeless persons and those at-risk of homelessness. To address this need, KHRC's ESG scoring criteria will provide preference for applicants serving persons in rural counties.</p> <p>The first priority of the KESG is to fund emergency solutions beds in an attempt to decrease the homeless street population.</p>
5	Priority Need Name	Community Facility Improvements
	Priority Level	High
	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	Statewide
	Associated Goals	Community Facilities Urgent Need State Administration and Technical Assistance
	Description	Projects may consist of, but are not limited to, improvements in fire protection, bridges, community and senior centers, health facilities, streets, architectural barrier removal, natural gas systems, electrical systems, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year. Water and sewer projects are not included in this category. The project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$400,000. It is estimated that from 15% to 35% of CDBG funds will be expended on community facilities in any given year, depending on the level of need for public facilities during the five-year period.
	Basis for Relative Priority	Community facility improvements, with projects ranging from improving bridges and streets to public facilities or gathering places, especially in low-moderate income and rural areas, were identified as a high priority during community meetings and feedback from stakeholders.
6	Priority Need Name	Downtown Commercial Rehabilitation
	Priority Level	High

	Population	Non-housing Community Development
	Geographic Areas Affected	Statewide
	Associated Goals	Downtown Commercial Rehabilitation State Administration and Technical Assistance
	Description	The purpose of the program is to help communities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. All projects must meet the “slum and blight” national objective. The number of application rounds and the due dates for the 2019 applications will be determined at a later date. The maximum grant award is \$250,000. A private match of at least 25% will be required.
	Basis for Relative Priority	Creating communities of opportunity and supporting economic opportunities for target areas is the basis for the high priority given to downtown commercial rehabilitation. Addressing downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings is one method of addressing downtown redevelopment. All projects must meet the “slum and blight” national objective.
7	Priority Need Name	Housing Opportunities for Persons with AIDS
	Priority Level	High
	Population	Low Moderate Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Statewide
	Associated Goals	Housing Opportunities for Persons with AIDS (HOPWA)
	Description	Ongoing analysis of quality of life through surveys and Steering Committee recommendations indicate the highest priority of need based on reduced funding will be for short term rent, mortgage and utility payments. While long-term housing solutions are critical to the stability of HIV clients, regions will have to rely more on Section 8, Shelter-Plus Care and self-sufficiency as housing plans for long-term solutions.
	Basis for Relative Priority	HOPWA formula and competitive funding has provided statewide housing resources for persons living with HIV/AIDS in Kansas and has been an ongoing priority throughout the state.

\*The “Associated Goals” column refers to the specific CDBG programs listed in SP-45





## **SP-30 Influence of Market Conditions – 91.315(b)**

### **Influence of Market Conditions**

#### **Table 2 – Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>Preservation of affordable housing will be most important to the Kansas City Metro Area which has the highest market rental rates in the state and HOME rents/ FMRs more or less equal to the median rental rates in the area. Preservation of affordable housing will also be very important in the Northeast and South Central regions which have the second and third highest market rental rates by region in the state.</p> <p>Although in general, nation-wide at 37th, Kansas has a relatively affordable rental housing stock, but regional and urban vs. rural variability can be problematic. According to the National Low Income Housing Coalition’s (NLHC) annual report “Out of Reach” for 2017, the income needed to afford a 2-BR unit in Kansas is \$15.59, but the average renter’s wage is \$13.21 (using a \$811/mo. 2-BR Fair Market Rent (FMR)). It should also be noted that the state-wide FMR in 2014 was \$712. These figures are on a state-wide basis, but some regions have a more acute affordability issue.</p> <p>For example, a 2-BR unit FMR in rural western counties such as Gove and Kearney is \$681, but a 2-BR unit in Wichita is \$764, and Lawrence is \$845. Only 63 miles from Kansas City (FMR \$946), the 2-BR FMR in Topeka is \$746</p> <p>The State has established criteria for funding an activity based on project need related to special populations addressed in the application, such as the homeless, involuntarily displaced, etc. Points are awarded for those paying more than 30% of income for rent, more than 50% of income for rent, the number of homeless persons identified in the application, the number of identified single parent households, poverty levels to be targeted, length of the agency’s waiting list, special population needs, and overall community need.</p> <p>Program funds are made available for TBRA activities to local housing authorities and other non-profit organizations throughout the state.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>TBRA also serves non-homeless special needs, including the elderly and the disabled.</p>

<p><b>New Unit Production</b></p>	<p>Simply put, the production of new rental units is the most effective method to address the state-wide shortage of affordable units defined earlier in this Consolidated Plan. The issue is particularly problematic in the Northeast, (the Kansas City MSA), and the Lawrence MSA.</p> <p>Through partnership with non-profit housing organizations, funding will support the objective of the HOME and HTF programs to provide affordable housing to lower income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing, expanding the capacity of non-profit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private sector participation. Development utilizing HOME funds requires the participation of a Community Housing Development Organization (CHDO), while development utilizing HTF funds does not have such a requirement.</p> <p>Eligible activities under the HOME Rental Development Program (HOME Rental) and the HTF will be acquisition and rehabilitation of existing rental housing, rehabilitation of existing rental housing, and new construction of rental housing.</p>
<p><b>Rehabilitation</b></p>	<p>Approximately 65% of all housing units (owner-occupied and rental) in Kansas were constructed prior to 1979. CDBG housing grants are awarded on a competitive basis annually. All CDBG housing rehabilitation grants include both owner-occupied and renter-occupied units. It may include demolition of substandard structures. The maximum grant is \$400,000 (or \$20,000 per unit). A Housing Assessment Tool (HAT) is required to define the housing market characteristics.</p>
<p><b>Acquisition, including preservation</b></p>	<p>Eligible activities under the HOME Rental Development Program (HOME Rental) and Housing Trust Fund (HTF) include acquisition and preservation of housing.</p>

## SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

The following table displays the anticipated resources to be allocated to non-entitlement areas of Kansas broken down by program type. The 2019 HUD allocations were released on [Fill in Date] and are reflected in the “Annual Allocation” column below. The “Expected Amount Available Remainder of Con Plan” column is a projection of funds to be available for program years 2020-2023. As with previous Consolidated Plans for the State of Kansas, the “Expected Amount Available Remainder of Con Plan” column is generated by multiplying the annual allocation by four, representing years 2-5 of the Consolidated Plan cycle. The relevant years will be adjusted as allocations are made and more precise assumptions can be made on program income.

**Anticipated Resources**

**Table 3 – Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	Public - Federal	- Acquisition - Admin & Planning - Economic Development - Housing - Public Improvements - Public Services	14,946,612	600,000	0	15,546,612	59,786,448	Kansas requires all CDBG funds to be matched by receiving communities. While not federally required, leveraging CDBG dollars maximizes the benefit to LMI persons.
<b>HOME</b>	Public – Federal	- Homebuyer assistance - Multifamily rental new construction - Multifamily rental rehab - TBRA	\$6,477,943	100,000	0	6,577,943	26,311,772	The First Time Homebuyers Program and the HOME Rental Program both require a local match.
<b>HOPWA</b>	Public – Federal	- Permanent housing placement - Short term or transitional housing facilities - STRMU - Supportive services - TBRA	512,927	0	0	512,927	2,051,708	Kansas HOPWA funds to be matched by receiving communities, especially through paring funding with local non-profits. While not required by HUD, leveraging HOPWA funds maximizes benefits for persons with aids.

<b>ESG</b>	Public - Federal	<ul style="list-style-type: none"> <li>- Conversion and rehab for transitional housing</li> <li>- Financial Assistance</li> <li>- Overnight shelter</li> <li>- Rapid re-housing (rental assistance)</li> <li>- Rental Assistance Services</li> <li>- Transitional housing</li> </ul>	1,500,000	0	0	1,500,000	6,000,000	Kansas ESG funds must be matched dollar-for-dollar by the local recipient. KHRC is awarded these funds annually and makes them available to local units of government of non ESG entitlement communities in Kansas.
<b>HTF</b>	Public - Federal	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Multifamily rental new construction</li> <li>- Multifamily rental rehab</li> </ul>	3,000,000	0	0	3,000,000	12,000,000	The Housing Trust Fund does not require matching funds.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The State of Kansas makes every attempt to leverage CDBG, HOME, ESG, and HOPWA funds with additional non-federal funding resources. In the past CDBG funds have typically seen a greater than 50% match on most projects, bringing in other federal dollars, state funds, or local government/private funds.

HOME funds leverage private mortgages, grants, other federal programs, bond financing, and tax credits. Match for the HOME Program will be met through a combination of cash from non-federal sources, foregone fees, bond financing, and donated land and labor.

For the Low-Income Housing Tax Credit (LIHTC) program KHRC will collaborate with cities, counties, and regions of the state to determine high need areas for rental housing. The HOME staff and Low-Income Housing Tax Credit staff works closely together to ensure the most efficient use of rental housing funding.

KCTH uses HOPWA funds to collaborate with Shelter Plus Care, Section 8 Housing, LIEAP, and other food pantry resources. KCTH also closely collaborates with the Kansas STI/HIV Care Program, which has provided Ryan White Part B rebate funding to KCTH in 2017 and 2018.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

Not applicable to State Grantee



## SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table 4 – Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Kansas Housing Resources Corporation (KHRC)	Governmental	<ul style="list-style-type: none"> <li>Conduct quarterly meetings to plan and collaborate statewide housing efforts</li> <li>Collaborate with KS Department of Aging and Disability Services and KDHE to support opportunities under 2011 Frank Melville Supportive Housing Act of 2010</li> </ul>	Statewide
Kansas Department of Health and Environment (KDHE)	Governmental	<ul style="list-style-type: none"> <li>Coordinate with entitlement areas on development planning</li> </ul>	Statewide
Kansas Department of Commerce	Governmental	<ul style="list-style-type: none"> <li>Coordinate with entitlement areas on development planning</li> <li>Conduct quarterly meetings to plan and collaborate statewide housing efforts</li> </ul>	Statewide
<b>Kansas Statewide Homeless Coalition</b>	Non-Profit	<ul style="list-style-type: none"> <li>CoC Lead for the Kansas Balance of State Continuum of Care (CoC) Program.</li> </ul>	Statewide expect Shawnee, Sedwig, Wyandotte and Johnson Counties
<b>United Way of the Plains</b>	Non-Profit	<ul style="list-style-type: none"> <li>CoC Lead for the Sedgwick County CoC</li> </ul>	Sedgwick County
<b>United Community Services of Johnson County</b>	Non-Profit	<ul style="list-style-type: none"> <li>CoC Lead for the Johnson County CoC</li> </ul>	Johnson County
<b>Greater Kansas City Coalition to End Homelessness</b>	Non-Profit	<ul style="list-style-type: none"> <li>CoC Lead for the Wyandotte CoC</li> </ul>	Wyandotte
<b>City of Topeka</b>	Governmental	<ul style="list-style-type: none"> <li>CoC Lead for the Shawnee County CoC</li> </ul>	Shawnee County

## **Assess of Strengths and Gaps in the Institutional Delivery System**

The Kansas Department of Commerce (Commerce), Kansas Housing Resources Corporation (KHRC), and Kansas Department of Health and Environment (KDHE) will manage the service delivery of the State's federally funded community development and housing programs. With limited exceptions, the State's investment plans and development goals cover only areas where the State controls the use of funds. Johnson County (outside Overland Park), Kansas City, Lawrence, Leavenworth, Manhattan, Overland Park, Shawnee, Topeka, and Wichita are entitlement areas for the Community Development Block Grant (CDBG) program. Johnson County (including Overland Park), Kansas City, Lawrence, Topeka, and Wichita are entitlement areas for the HOME Investment Partnerships (HOME) program. Kansas City, Topeka, and Wichita are entitlement areas for the Emergency Solutions Grant (ESG) program. Kansas City, Missouri, is an entitlement area for the Housing Opportunities for Persons with AIDS (HOPWA) program. Kansas City, Missouri, will receive approximately \$1,419,900 in HOPWA funds for federal fiscal year 2018. Under rules of the HOPWA program, the entitlement city serves its entire metropolitan area, including in this instance, Leavenworth, Wyandotte, Johnson, Miami, Franklin, and Linn counties in Kansas.

The CDBG, HOME, ESG, and HOPWA entitlement areas receive direct allocations of funds from the Federal Government. KHRC and KDHE will coordinate with the entitlement areas on development planning.

Kansas Housing Resources Corporation and the local USDA Rural Development conduct quarterly interagency meetings to plan and review collaborative efforts related to housing. KHRC has also been placed on e-mail/ mailing lists for upcoming events held by Kansas African American Affairs Commission and Kansas Hispanic & Latino Affairs Commission.

KHRC will collaborate with the Kansas Department for Aging and Disability Services (disability services) and KDHE (Medicaid) to facilitate the partnerships necessary to effectively utilize the new funding opportunities created under the 2010 Frank Melville Supportive Housing Act. HUD's Section 811 program, reformed last year by that legislation, creates supportive housing opportunities for persons with disabilities. The changes effected in the 2010 reforms put added emphasis on community integration, the leveraging of other project development resources (such as HOME and Housing Tax Credits) and collaboration with State social service and Medicaid agencies to provide necessary services to support disabled individuals in independent living.

Commerce consults with the Water Office, KDHE and the Division of Water Resources on water issues.

The greatest obstacle to meeting the underserved needs in the State of Kansas, aside from lack of funding, is the lack of professional organizations and private providers of grant-writing and administrative capabilities in the areas needed. The majority of the 637 communities eligible for applying for funding in the CDBG program have under 1,000 residents and lack the local capacity not only to administer the programs but also to seek out the available services and funds with which to address their problems.

Western Kansas is the area most underserved, and yet the fewest number of applications is received from this region. Technical assistance and monitoring in the western part of the state is carried out by one field area representative of the Division. Of the 104 eligible counties in the State of Kansas, this one employee is responsible for 57 of these counties. Population in the majority of these counties totals less than 5,000 persons each and the distance and time required to travel makes it a difficult situation. In addition, the regional diversity and range of problems encountered throughout the state make it difficult to develop a comprehensive understanding of statewide need. This is probably the biggest gap in the institutional delivery system.

The State of Kansas has qualified 26 CHDOs that are part of the institutional delivery system for affordable housing. Since 1992, the State has allocated at least 15 percent of HOME funds to CHDO program activities and up to five percent of HOME funds to CHDO operating expenses.

The CHDO set-aside is only a base for rental housing. CHDOs can expand their rental housing activities with Low Income Housing Tax Credits, Private Activity Bonds, and HOME Tenant Based Rental Assistance.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

The CoC created an Action Plan as a result of the CoC Check-up report. The Action Plan steps have been developed to make the BoS CoC an effective network and will lead to preventing homelessness in the CoC. The four main goals of this Action Plan are as follows:

1. Increase participation and representation of agencies in the Balance of State CoC which will help enhance education and outreach to all areas of the BoS. This goal will lead to better regional coordination which will improve the region's ability to identify needs and gaps as well as help the regions access appropriate resources;
2. Improve organizational capacity to manage CoC administrative tasks. Increasing the organizational capacity will improve the CoC's ability to monitor funded projects. This will also

improve the CoC's ability to collaborate with the ESG Program Manager to monitor the ESG providers in the CoC;

3. Increase access to services in rural/ frontier areas. This goal includes steps to involve stakeholders in each region to identify current services and to discuss gaps. This goal also includes enhancing the educational opportunities in the regions to provide information about effective service models and to share information on funding opportunities; and

4. Develop a strategic plan to end homelessness in each region and the entire CoC. This goal includes an action step to conduct regional needs assessments which will lead to the development of a needs assessment for the entire CoC.

**Table 5 – Homeless Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X

Other			
Other			

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction**

The KSHC represents the BoS CoC on a number of statewide committees looking at issues of homelessness at a state level. These committees include the Kansas Interagency Council on Homelessness and the Governor’s Planning Council’s Subcommittee on Housing and Homelessness. Both committees include membership from the Veteran’s Administration and Kansas Housing Resources Corporation. Last year, a new Supportive Services for Veteran Families (SSVF) program began in Kansas. The ESG Program Manager is very involved with the BoS CoC by attending the BoS membership committee meetings.

The CoC will review and evaluate current project performance through the monitoring activities as the Collaborative Applicant. Projects performing below the 80% threshold will be provided technical assistance. Through regular regional coordinator contact, and educational opportunities offered during the annual statewide summit and regional mini-summits, the CoC will encourage best practices including strength-based case management, housing first/rapid rehousing, and other evidence-based models for improving housing stability for participants. KSHC is an active participant on statewide committees examining housing and homelessness issues. Through this partnership, providers in the BoS Continuum will be afforded educational opportunities for assisting their participants with housing stability, such as tenant education. KSHC will conduct annual project monitoring that will include a review of project performance to track outcomes.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

One of the founding tenets of KSHC is to provide education regarding homeless issues and resources to the members of the BoS CoC, including persons experiencing homelessness and those at risk of becoming homeless.

Since its inception, the KSHC has provided an annual Summit on Housing and Homelessness. Through these summits, providers are educated on the highly effective models for providing

housing and services including models for providing effective outreach to persons not likely to seek services on their own. Additionally, KSHC has started providing mini-summits in each of the regions to educate the public on homeless issues and services. With the development of the 211 coordinated assessment system, homeless persons seeking assistance will be directed to appropriate services. There are five providers in the BoS CoC that have developed PATH programs, providing outreach to homeless persons in order to help identify their needs and connect them to appropriate services.

As discussed in NA-40, Homeless Needs Assessment, the BoS CoC is complex due to geographic differences among the counties; ranging from rural/frontier to urban. Subsequently, the needs and gaps in housing vary depending on the community. In many of the frontier and rural counties service providers must refer persons experiencing homelessness to other counties for housing. Another gap is the availability of affordable, quality permanent housing. Some rural and frontier counties have limited units available for persons experiencing homelessness. Often the available units in rural areas are in poor condition in need of repairs. In the urban counties, there are housing units available, however, they are often not affordable without a housing subsidy. This is especially true in the neighborhoods that have access to quality schools, employment, and desirable amenities.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Kansas Balance of State Continuum of Care (BoS CoC) is divided into eight regions, covering 101 of the 105 counties (the four metropolitan counties have their own CoC). Each has elected a Regional Coordinator to facilitate strategic planning efforts. Regional coordinators work toward maintaining and building regional planning committees. The KSHC Coordinator participates in regional planning meetings and hosts regional workshops focusing on raising awareness of homelessness and providing education about the Continuum of Care process. Through these efforts, new members of the Continuum are recruited. The Board of Directors of the KSHC are nominated during the annual meeting of the Coalition and voted on by the membership. The BoS CoC committee meetings are posted on KSHC's website and are open to the public.

The BoS CoC has implemented a Coordinated Entry system. The Kansas Statewide Homeless Coalition will coordinate with the ESG Program Manager at Kansas Housing Resources Corporation to develop a plan for ensuring that ESG subrecipients develop projects that will target the gaps and needs of the BoS CoC.

## SP-45 Goals Summary – 91.315(a)(4)

### Goals Summary Information

#### Table 6 – Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Water and Sewer Improvements	2019	2023	Water and Sewer Improvements	Community Development Water and Sewer Improvements	CDBG: \$25,326,128	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 126,631 Persons Assisted
2	Increase the quality of affordable housing: CDBG	2019	2023	Affordable Housing	Affordable Housing	CDBG: \$8,340,372	New rental units: 143 Rental rehabilitation: 54
3	Community Facilities	2019	2023	Community Facility Improvements	Community Development	CDBG: \$17,711,824	Other: 41
4	Economic Development	2019	2023	Economic Development	Community Development	CDBG: \$6,876,083	Businesses assisted: 24
5	Downtown Commercial Rehabilitation	2019	2023	Non-Housing Community Development	Community Development	CDBG: \$5,997,509	Businesses assisted: 30
6	Urgent Need	2019	2023	- Affordable Housing - Non-Housing Community Development	Community Development Affordable Housing	CDBG: \$2,483,215	Other: 6
7	State Administration and Technical Assistance	2019	2023	- Affordable Housing - Non-Housing Community Development		CDBG: \$2,600,358	Other: 25
8	First-Time Homebuyers	2019	2023	Affordable Housing	Affordable Housing	HOME: \$5,889,715	Direct Financial Assistance to Homebuyers: 375 Households Assisted
9	HOME Rental Development	2019	2023	Affordable Housing	Affordable Housing	HOME: \$14,500,000	Rental units rehabilitated: 86 Household Housing Unit 311 Rental Units
10	Tenant Based Rental Assistance (TBRA)	2019	2023	- Affordable Housing - Public Housing	Affordable Housing	HOME: \$12,500,000	Tenant-based rental assistance / Rapid Rehousing: 3,750 Households Assisted



11	Emergency Solutions Grant (ESG) Program	2019	2023	Homelessness	Homelessness	ESG: \$7,500,000	Homelessness Prevention: 9,250 Persons Assisted  Housing for Homeless added: 1,500 Rapid Rehousing Household Housing Unit
12	Housing Opportunities for Persons with AIDS (HOPWA)	2019	2023	Persons with HIV	Homeless and Special Needs	HOPWA: \$2,564,635	Homelessness Prevention: 876 Persons Assisted  Housing for People with HIV/AIDS added: 8,759 Household Housing Unit  HIV/AIDS Housing Operations: 3,258 Household Housing Unit  Other: 1,682
13	Housing Trust Fund (HTF)	2019	2023	Affordable Housing	Affordable Housing	HTF: \$15,000,000	Rental Units Constructed: 50 household housing unit Rental Units Rehabilitated: 25 household housing unit

## Goal Descriptions

- 1. Water and Sewer Improvements:** The Water and Sewer annual competition will be separate from the Community Facilities annual competition, although threshold requirements apply equally to both categories. More specific award criteria for this program will be discussed in the application packet for this category. Appearance before the interagency review committee consisting of a core group of the Kansas Department of Commerce, the Kansas Department of Health and Environment, and the U.S. Department of Agriculture, Rural Development, is part of the rating criteria of this program. The project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$500,000. It is estimated that from 25% to 55% of CDBG funds will be expended on water and sewer facilities in any given year, depending on the level of need for public facilities during the five-year period.

**2. Increase the Quality of Affordable Housing:** A State Housing Strategy outlined a list of the customer priorities to address housing issues in Kansas:

- Owners
- Renters
- Vulnerable populations
- Homeless persons

The Strategy stated that Kansas view affordable single-family housing as a priority activity and goal. Top priorities include: First Time Homebuyers, Existing Homeowners, and Renters (unit shortage). CDBG programs include housing rehabilitation, both owner-occupied and renter-occupied.

**3. Community Facilities:** Projects may consist of, but are not limited to, improvements in fire protection, bridges, community and senior centers, health facilities, streets, architectural barrier removal, natural gas systems, electrical systems, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year. Water and sewer projects are not included in this category. This project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$400,000.

**4. Economic Development:** Funds may be used by a local unit of government to provide infrastructure or business financing assistance for a new business locating in or an existing business expanding in, a community. The local government may choose to offer assistance to an existing local firm attempting to remain in business. Technical assistance is available from the State during preparation of the application to ensure that the application will meet threshold requirements. Funds are available for PY2019 through an “open window process” starting on January 1<sup>st</sup> and closing on December 10<sup>th</sup>. The maximum amount that can be applied for is \$750,000, and the minimum amount is \$100,000. Projects must meet the public benefit of at least 1 full-time job per \$35,000 of assistance. All projects must meet the “law-and-moderate income” national objective.

**5. Downtown Commercial Rehabilitation:** The purpose of the program is to help communities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. All projects must meet the “slum and blight” national objective. There will be two application rounds for PY2019. The deadlines will be

on February 1<sup>st</sup> and August 1<sup>st</sup> each year. The maximum grant award is \$250,000. A private match of at least 25% will be required.

- 6. Urgent Need:** Project activities must address an urgent need resulting from a sudden and severe natural disaster that has created conditions that pose a serious and immediate threat to the health or welfare of the community. Awards will be made to address only the solution to the immediate problem and not necessarily the long-term solution. The conditions must have become urgent within six months following the event. Applications are accepted on an as-needed basis at a maximum amount of \$400,000 per grant.
- 7. State Administration and Technical Assistance:** The State will use no more than \$100,000 plus 3% of the total CDBG grant amount, program income, and revolving loan funds for State administration and technical assistance of the program. Not more than 20% of the total CDBG grant may be used for administrative, planning, and/or technical assistance combined costs from both state and local levels. Technical assistance is available to businesses and communities from the State during preparation of the business financing/infrastructure loan application process to ensure that the application will meet threshold requirements. In addition, the State provides or will provide technical assistance to units of local government in connection with community development programs.
- 8. First-Time Homebuyers:** The First-Time Homebuyers program will be administered in partnership with approved lending institutions. The State will enter into written agreements with lenders to provide leveraging of the funds allotted to the program. Assisted households must meet HUD's definition of low-income, with household income at or below 80% of an area median gross income (AMGI) as published annually by HID. They must qualify as first-time homebuyers as defined in 24 CFR Part 92 and agree to occupy the home purchased as their principal residence for the required affordability period.
- 9. HOME Rental Development:** Eligible activities under the HOME Rental Development Program (HOME Rental) will be acquisition and rehabilitation of existing rental housing, and new construction of rental housing. Through partnership with non-profit housing organizations, funding will support the objective of the HOME program to provide affordable housing to lower income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental

housing, expanding the capacity of non-profit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private sector participation. To satisfy the Community Housing Development Organization (CHDO) set-aside requirements of the HOME program, the KHRC shall reserve at least 15 %, per program year, of the total HOME allocation for CHDOs acting as owner, developer, or sponsor of a housing development.

- 10. Tenant Based Rental Assistance (TBRA):** Tenant Based Rental Assistance (TBRA) funding will be allocated under written agreement to local jurisdictions and non-profits that apply as third-party program administrators, referred to as subrecipients, on a competitive basis, after meeting organizational capacity and threshold requirements for administering a rental assistance program in their communities. Funding is distributed monthly through direct deposit to subrecipient agencies. Rental assistance is paid month by month by the recipient directly to the landlord and/or the local utility (electric, gas, water) provider. Program funds are made available for TBRA activities to local housing authorities and other non-profit organizations, throughout the state. Scoring criteria will reflect a preference for activities outside local HOME jurisdictions.
- 11. Emergency Solutions Grant (ESG) Program:** The Kansas Housing Resources Corporation (KHRC) administers the Emergency Solutions Grant (ESG) for the State. ESG is allocated to the state through a formula-funded program by the Department of Housing and Urban Development. KHRC is awarded these funds annually and makes them available for application to local units of government of non-ESG entitlement communities of Kansas. The State of Kansas supports a Continuum of Care (CoC) approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC and the Johnson County CoC. All funds from the State’s ESG funding are made available to the non-ESG entitlement continuums. CoC components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. ESG funds must be matched dollar-for-dollar by the local recipient. KHRC will require all sub-recipients to make matching contributions to supplement the ESG program in an amount that equals the amount of ESG funds provided by KHRC. The subrecipient must identify the source of match at the time of applying for ESG. Matching contributions may be obtained from any source, including any Federal source other than the ESG program, as well as state, local, and private sources.
- 12. Housing Opportunities for Persons with AIDS (HOPWA):** The State’s primary housing activities under HOPWA will consists of:

- Tenant-based rental assistance
- Short-term rent, mortgage, and utilities assistance
- Transitional/emergency housing
- Housing coordination
- Technical assistance

The supportive service that will be available include:

- Nutritional supplements
- Mental health, drug and alcohol counseling and treatment
- Transportation

**13. Housing Trust Fund (HTF):** The Housing Trust Fund program will provide grants to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Activities in both the HOME and CDBG program will provide extremely low-income, low-income, and moderate-income families affordable housing as defined by HOME 91.315 (b) (2), paying no more than 30 percent of their income on housing.

The following is an estimate of the number of affordable units that will be provided by program:

CDBG:

- *Urgent Needs*- Provides funding for housing damage caused by disasters
- *Housing Rehabilitation Program*- Provides housing grants for rehabilitation of both owner-occupied and renter-occupied units

The one-year goals for CDBG housing programs includes: 24 new rental units and 17 homeowner rehabs

### HOME

- *HOME Rental Development*- Includes the acquisition of existing rental units and the construction of new rental units
- *Tenant Based Rental Assistance (TBRA)*- Rental assistance provided to low-income and special needs populations
- *First Time homebuyer Program*- provides down payment assistance and reduced first mortgage loans

The one-year goal for HOME housing programs includes: 750 TBRA units, 31 new rental units constructed, 4 rental units rehabilitated, and 75 households to receive direct financial assistance.

### ESG

- *Emergency Shelters*
- *Street Outreach*
- *Homeless Prevention*
- *Rapid Rehousing*

The one-year goal for ESG housing programs includes: In total 1,500 Households assisted with emergency shelter, 50 households with homeless prevention, and 300 households assisted with rapid rehousing.

### HOPWA

- *Short Term Rent, Mortgage and Utilities (STRMU)*
- *Monitor TBRA*
- *Transitional Emergency Housing*
- *Housing Coordination*
- *Supportive Services include:* Nutritional Supplements, Mental Health, Drug/ Alcohol Counseling, and Transportation

The one-year goal for HOPWA Housing programs includes: 150 persons prevented from homelessness, 1,350 persons with HIV/AIDS provided housing, and HIV/AIDS housing operations for 500 households units.

## SP-50 Public Housing Accessibility and Involvement – 91.315(c)

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

N/A

### **Activities to Increase Resident Involvements**

N/A

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

### **Plan to remove the ‘troubled’ designation**

The State will from time to time provide support and technical assistance to PHAs upon local request.

Specific financial assistance to PHAs under any of the Consolidated Plan formula grant programs will be considered as any other application competing for those funds, unless the administering State agency determines that both cause and authority exist to prioritize such funding under the current Consolidated Plan and the program's guidelines.

## SP-55 Barriers to affordable housing – 91.315(h)

### Barriers to Affordable Housing

The following are strategies for removing or ameliorating any negative effects of public policies that serve as barriers to affordable housing:

### Fair Housing Action Plan

The State's current Fair Housing Action Plan emphasizes activities that will increase knowledge of fair housing rights and reporting mechanisms among the general public, key service providers and policy makers. These include informing housing providers and consumers about fair housing rights and responsibilities, mandating State funded housing providers to promote fair housing choice and enlisting decision makers to advance the cause of fair housing.

For the most part, these actions address the impediments identified in the state's Analysis of Impediments to Fair Housing Choice (AI), including a lack of knowledge about fair housing among residents, service providers and policy makers. However, there is some



disagreement about the best method for bridging the information gap in fair housing. Some focus group and public forum participants felt that high profile enforcement of fair housing rights would be the most effective public strategy.

Regardless of the method chosen to publicize fair housing rights, enforcement is required to protect a number of groups. Persons with disabilities and minorities, particularly African Americans in urban areas and large Hispanic families in Southwest Kansas, were identified as facing more severe fair housing challenges than other households. In addition, predatory lending was a concern.

### **Fair Housing**

Kansas Housing Resources Corporation (KHRC) coordinates and chairs the Kansas Fair Housing Taskforce. The Taskforce seeks to inform housing providers and consumers about fair housing rights and responsibilities, encourage State-funded housing providers to promote fair housing choice, and enlist decision-makers to advance the cause of fair housing.

This helps all Kansans to exercise the right to housing of choice and to raise a family or own a home in dignity and without fear of discrimination. Apartment dwellers and homeowners, property managers, real estate agents, interest groups, and individuals all benefit from the educational information and training workshops offered.

The Taskforce consists of representatives from Commerce, KHRC, KDHE and representatives from fair housing organizations across the state. The team generally meets on a quarterly basis to coordinate activities that will further fair housing choice in Kansas.

The activities of the Fair Housing Taskforce and its partners are split between those in which the Taskforce has a direct role, an indirect role, and a collaborative role.

#### Direct Role:

- Post the fair housing logo and message on agency websites. Include the Governor’s Proclamation, Impediments to Fair Housing, Action Plan, and Fair Housing Team.
- Adopt architectural standards that promote accessible, adaptable, and universal design of housing. Encourage architects, builders, and developers to apply these standards to new construction Housing Tax Credit, Private Activity Bond, and HOME Rental Development projects, and encourage use where practical in housing rehabilitation and home ownership projects. Conduct rental housing seminars, including fair housing components, through partnership with a statewide rental initiative. Recruit landlords, tenants, property managers, and realtors of private and public-sector rental housing. Cover rental applications, screening, leases, security deposits, maintenance, crime prevention, and eviction.
- Include a fair housing component in all grantee, developer and property manager training.
- Use data from the U.S. Census and other sources to identify areas of minority concentration. Promote developments and activities that a) provide housing and services to those communities, b) provide opportunities for ‘housing choice’ to those communities, and c) affirmatively market programs and services to those communities.

#### Indirect Role

- Funding agencies are encouraged to require that grantees (local governments, private developers or owners, and nonprofit organizations receiving housing funds) create and maintain an Affirmative Fair Housing Marketing Plan identifying potentially underserved local populations and efforts to market to those constituencies; require that entities document a process to inform potential program participants of their fair housing rights, and of their avenues for appeal; and request that the entities complete and verify a minimum of one fair housing activity per year per loan or grant. Categories of fair housing

activities include: Planning, Research, and Development; Business and Finance; Information and Education; Complaints and Remedies.

- Provide regular training, technical assistance, and monitoring for housing grantees, developers and managers to ensure compliance with fair housing requirements. Incorporate fair housing information into grant management and program compliance training. Staff will complete, and submit, Fair Housing Tracking reports on all housing projects monitored.
- Provide homebuyer training and counseling through partnership with a statewide homeownership initiative, contingent on available funding. Emphasize underserved rural areas and minority/ immigrant populations. Include fair housing components in all classes and counseling sessions.

Collaborative Role:

- Request the Governor, city mayors, and county commissioners to issue fair housing month proclamations for each April (Fair Housing Month).
- Distribute fair housing information at professional and trade conferences. Attend events of local government officials, banking executives, real estate agents, landlord associations, community action agencies, independent living centers, or others.

Present fair housing training and workshops, including educational courses or modules, to encourage proactive use of housing resources. Reach out to consumer and grass roots organizations, such as domestic violence shelters, job training centers, student associations, support groups, etc. Address topics of accessibility, predatory lending, local/state equivalency to federal enforcement, hate crimes and other issues.

## SP-60 Homelessness Strategy – 91.315(d)

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Within the Continuum of Care, there are providers who specialize in providing outreach to homeless individuals and families including: PATH (Projects to Assist in the Transition from Homelessness), HUD-Veterans Affairs Supportive Housing (HUD-VASH), and Supportive Services for Veteran Families (SSVF). These providers work with agencies within their communities to provide outreach and service to homeless individuals and families. Education about effective ways to reach out to homeless individuals and families are available during the KSHC's Annual Summit on Homelessness and during the regional mini summits. The Summit on Homelessness is a two-day conference hosting workshops that cover a wide range of issues intersecting on homelessness with the goal of leaving attendees with new skills and knowledge to best serve the homeless population.

Providers also share best practices for homelessness outreach during the regional committee meetings and during the monthly CoC Committee meetings. With the implementation of the 211 Coordinated Assessment System, the CoC will improve its ability to link homeless individuals and families with the services they need.

As stated earlier, there are Projects for Assistance in Transition from Homelessness (PATH)

programs engaging families through street outreach to connect them to housing, 2 in the BoS CoC and 1 each in Topeka, Wyandotte, Wichita. The CoC's outreach plan targets those most likely to encounter unsheltered families, i.e. school homeless liaisons, domestic violence programs, emergency assistance providers, mainstream benefits offices, and community action programs. The CoC will continue efforts to work with mainstream programs that offer rental/support services to develop holistic plans to move families out of homelessness. Action steps include: working with public housing authorities and other subsidized housing programs to gain priority for homeless families on waiting lists; developing relationships with landlords and other housing providers to work with families with multiple barriers; and working with housing developers and local governments to develop additional affordable housing units.

Each CoC's Coordinated Entry System has a Street Outreach component that supplements the PATH programs in the area. While localized to each specific area, this part of the system was developed to reach and serve the families and individuals least likely to seek out and connect to services.

### **Addressing the emergency and transitional housing needs of homeless persons**

The Kansas Balance of State Continuum of Care (BoS CoC) will continue to utilize Homeless Prevention Rapid Rehousing through the ESG Program and existing BoS CoC HUD funded projects to move individuals and families from homelessness to permanent housing. In 2016, seventeen BoS CoC grantees applied for renewal and there were three new applications (only one was awarded). The final award for the BoS CoC competition was \$2,594,677. The BoS CoC has a total of 911 emergency shelter beds. In the 2017 Point-In-Time Homeless (PIT) count a total of 1,037 people reported being literally homeless: Sheltered in Emergency Shelter Total Persons - 504, Sheltered in Transitional Housing Total Persons - 391, Unsheltered Total Persons - 142.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The Kansas Balance of State CoC Coordinated Entry Committee (CEC) oversees the Coordinated Entry process to ensure that those who request or need assistance in all eight regions are matched with appropriate housing and services. To standardize the process, the CEC developed and implemented policies and procedures including a policy for the eight Regional Coordinated Entry Teams (RCET) to use the Vulnerability Index – Service Prioritization Assistance Tool (VI-SPDAT) along with policies that focus on client choice and safety. To date, all RCETs have been trained on the policies and procedures as well as on the VI-SPDAT. The RCETs include Continuum of Care (CoC), Emergency Solutions Grant (ESG), Projects for Assistance in Transition from Homelessness (PATH), and Supportive Services for Veterans Families (SSVF) funded organizations. This also includes community-based organizations that serve at risk populations. The RCETs meet monthly as does the CEC to review the regional and BoS CoC master lists to ensure that clients are receiving the resources they need. Apart from Domestic Violence providers, the shared Homeless Management Information System is used to enter the VI-SPDAT data and generate the by-name master list for the BoS CoC, that can be sorted by region.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

#### Foster Care

Foster Care's Independent Living Coordinators have been educated on the CoC system and are now getting involved with Kansas' five CoC communities. Youths who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services through the Chafee Foster Care Independence Program. This is a voluntary program and at age 18 young adults may choose not to participate. The program offers funds to help pay the costs of setting up a household, such as rent and utility deposits, buying household goods, etc.

#### Health Care

The State of Kansas is still in the development phase of establishing a protocol/policy preventing health care institutions from discharging patients into homelessness. The Kansas Department Health and Environment and its providers follow state and federal

regulations in relation to discharge planning; however, neither state nor federal regulations address the assurance that hospital patients will not be discharged into homelessness.

### Mental Health

The Kansas Department for Aging and Disability Services, which includes mental health and substance use disorder services, enacted a policy in 2006 that ensures to the maximum extent possible that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent their being discharged into homelessness. However, an individual can exercise his/her right to refuse treatment and/or aid with placement, therefore becoming homeless upon discharge.

### Corrections

Each prison under the Kansas Department of Corrections (KDOC) system has “release planners” that coordinate with inmates and parole officers to determine the most successful post-release residence for each individual. There are several determining factors and individuals involved in the re-entry process taking a multi-disciplinary approach. The release planning process begins sixteen months before the inmate releases from prison.

## **SP-65 Lead based paint Hazards – 91.315(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The State will follow and monitor grantees to ensure compliance with the HUD lead-based paint regulations implementing Title X of the Housing and Community Development Act of 1992. These regulations cover the CDBG, HOME, ESG, and HOPWA programs, and identify the appropriate type of activity to control lead paint hazards, in projects using federal funds. The \$25,000 abatement threshold in Title X has not been adjusted since it was established, while construction/ rehabilitation costs have escalated. This precludes a number of homes from being rehabilitated because abatement costs make it financially unfeasible. The State will further comply with LBP regulations of the EPA and those enacted by the State of Kansas, including KDHE’s licensing requirements for rehabilitation contractors. In 2010 the Kansas Healthy Homes and Lead Hazard Prevention Program officially implemented the Environmental Protection Agency’s Renovation, Repair and Painting (RRP) rules. These rules dictate certifications among those responsible for rehabilitating housing units.

KHRC will coordinate with KDHE for training, education and other resources related to lead based paint hazards and will require that grantees and sub grantees utilize staff and contractors that have the appropriate training and certification. KHRC is represented on the Healthy Homes Advisory Committee, a body organized and coordinated by KDHE and which meets quarterly to review current issues related to LBP.

### **How are the actions listed above integrated into housing policies and procedures?**

Kansas requires all projects as they relate to construction or rehabilitation of housing to be compliant with federal and state laws and regulations described above.



## SP-70 Anti-Poverty Strategy – 91.315(j)

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the 2012-2016 Five-Year American Community Survey (ACS) estimate, 13.3% of the state's population lived the poverty threshold, compared to 9.9% in 2000.

Poverty is a function of income, which is related to education, job training, and employment opportunities. Federal and state policies on welfare, health care, and the minimum wage are crucial to addressing and reducing poverty. In addition, the recession of 2007-2009 contributed to a 3.9 percentage point increase in the poverty rate between 2000 and 2011.

The State developed an Economic Development Strategic Plan, released in 2011, to facilitate statewide economic development. The plan is based on a belief that State government has two fundamental roles to play in the process of economic development. First, it must establish a business environment that motivates as much risk-taking and competition as possible in the context of a level playing field. Second, it must steward taxpayer resources in the most effective manner possible; when the government strives to do its job well with as few resources as possible, it leaves more resources available for risk-taking and competition.

The State, in partnership with non-profit agencies and businesses, can influence the chances of moving families and individuals to move up and out of poverty by supporting local and regional efforts to improve family incomes.

A good example of these partnerships is the Kansas Agricultural Growth Strategy project, which is a direct result of a 2015 Governor's Economic Council discussion focused on the development of a statewide strategic growth plan for agriculture. Since

early 2016, hundreds of meetings have been held among agriculture industry leaders to discuss the opportunities in and the barriers to economic growth, and to identify the outcomes desired for each agricultural sector. In August 2017, the second Kansas Governor’s Summit on Agricultural Growth was held in Manhattan, Kansas, bringing together nearly 400 leaders from across industry sectors under one roof to outline specific action items to achieve those outcomes. Leaders within each of the 19 agricultural sectors are working together in collaborative efforts to address the action items which were identified during the 2017 Kansas Governor's Summit on Agricultural Growth.

The action plans for growth in the agricultural sectors are dynamic documents that will be updated continuously and used to hold team members accountable when appropriate and to track industry activity when needed. Progress on the outcomes will be shared as necessary, including at the 2018 Ag Growth Summit.

State and regional projects and initiatives that will impact the employment and economic levels of employees and residents, such as infrastructure improvements to water and sewer systems, community facilities, and downtown commercial rehabilitation, will create a positive economic environment. See MA-45, Non-Housing Community Development Assets, for other State programs to enhance economic development and in turn reduce poverty.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

## **SP-80 Monitoring – 91.330**

**Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

CDBG Program Monitoring:

From the time of grant award to project closeout, the grant recipients are being continually reviewed for compliance with program regulations. At the time of award, each project is assigned a specific CDBG staff member to serve as a field representative for the project. While projects are open, the grantee is required to submit quarterly progress reports. These are reviewed by the appropriate field representative. Projects usually have two on-site monitoring reviews. These reviews include the following compliance areas: national objective, project eligibility, financial management, environmental review, procurement, labor standards, acquisition and relocation, civil rights, fair housing, Section 3, and property management. In addition to the common compliance areas, housing rehabilitation projects are also reviewed for lead base paint issues and to ensure that repairs meet the appropriate housing standards. Similarly, economic development projects are also reviewed to ensure that job targets are met and that loan payments are being made as set forth in the various loan documents.

After each on-site monitoring review, the field representative writes a letter to the Chief Elected Official outlining the project's progress and compliance with the relevant CDBG regulations. If there are any deficiencies or findings, the grantee has thirty days to resolve the deficiencies or findings. At the completion of the project, the field representative and the audit/closeout officer review the grant file prior to issuing a certificate of completion.

### HOME Program

#### *First-Time Homebuyer Program*

The First Time Homebuyer Program accepts applications and performs a detailed review on each potential homebuyer. Reviews include income eligibility, property eligibility, program thresholds, environmental standards, and the Uniform Relocation Act. Compliance with all local program standards and federal regulations are met prior to funds being expended. To ensure compliance with the affordability period, a certification letter is mailed annually. The homeowner returns a signed statement certifying that they are residing at the address, and that the property is maintained in good condition.

#### *Rental Development Program*

The Kansas Housing Resources Corporation (KHRC) monitors HOME Rental Development compliance throughout the duration of affordability period, through periodic site visits, desk audits, review of annual report submissions, and frequent communication with owners and managers.

Prior to project approval, KHRC reviews each proposed HOME Rental project through site reviews, project underwriting, and evaluation of subsidy layering. Once approved, KHRC provides guidance and monitors for compliance with HOME program requirements during the development process. There are generally several benchmarks for evaluation, including submission of payment requests, periodic construction progress meetings, quarterly development progress reports, interim and final project inspections. Enhanced monitoring, including more frequent inspections, will occur if risk factors are identified (such as developer inexperience, excessive errors, non-compliance with procedures or documentation, etc.).

Ongoing compliance monitoring of completed projects consists of regular physical, property management and tenant file inspections according to the requirements of 24 CFR Part 92 and related publications; annual compliance reports filed by the owner/developer; and provision of technical assistance on procedures, rules and regulations. A risk-based process identifies distressed or troubled projects, with more frequent and intensive monitoring of those properties.

*Tenant Based Rental Assistance (TBRA) Program Monitoring.* The Kansas Housing Resources Corporation (KHRC) monitors HOME TBRA compliance through review of quarterly reports, grant completion reports, and tenant eligibility data submitted on a continuous basis.

On site compliance reviews or desk monitorings take place annually. Additional KHRC visits take place based on a KHRC assessment of subrecipient needs and performance. Written reports are provided to the subrecipient, with corrective actions if indicated.

The following are included in the annual review: Administrative policies and procedures; financial records; participant selection policies; marketing plan and procedures; compliance with Lead Based Paint regulations; tenant file reviews for eligibility; property standards inspections.

### ESG Program Monitoring:

Sub recipients are monitored to ensure compliance with ESG regulations and program requirements.

KHRC will utilize the following monitoring process for the ESG program.

#### Annual Risk Assessment

Each subrecipient is assessed annually for risk of noncompliance with Federal statutes, regulations and the terms and conditions of the sub-award for the purpose of determining the appropriate subrecipient monitoring level. KHRC utilizes a “Risk Evaluation Matrix” that evaluates several criteria and scores each to determine the risk level and frequency of monitoring including:

- ✓ Low Risk - On-site comprehensive monitoring completed at least every 2 years
- ✓ Moderate Risk - On-site monitoring completed at least every 2 years, desk review quarterly
- ✓ High Risk - Consider moving sub recipient to High Risk Status, on-site monitoring at least annually, desk review quarterly

#### *Desk monitoring:*

Desk monitoring includes ongoing tracking and monitoring of monthly reporting including all requests for reimbursement-financial status reports submitted by the ESG Sub Recipients. ESG desk monitoring includes the documentation review of financial transaction records and receipts, the documentation of program eligibility certification and telephone consultations with sub recipient program staff and administrators.

#### *On-site visits:*

All ESG Sub Recipients will be monitored at least once every two years unless the risk assessment determines more frequent level of monitoring. The on-site monitoring process will include on-site visits with the Sub Recipient (City or County) and the sub recipient agencies. The categories monitored will include a review of financial policies and procedures, ESG written policies and procedures, shelter inspections and program participant files.

### HOPWA Program Monitoring:

The Kansas Department of Health and Environment (KDHE) continually monitors Kansas Care Through Housing (KCTH) through monthly financial data, including reimbursement spreadsheets, quarterly reports and yearly reports. Required submissions to the Grantee are outlined within the yearly agreements between KDHE and KCTH.

On site monitoring occurs annually. The goal of this formal annual compliance review is to ensure compliance with and provide technical assistance relating to federal regulations, State policies and program procedures.

# Action Plan

## AP-15 Expected Resources – 91.320(c)(1,2)

### Introduction

The 2019 Annual Action Plan outlines resources expected to be made available that will be used to address the priority needs and specific objectives identified in the Strategic Plan and the Annual Action Plan. The State anticipates a total appropriation of \$ The following table displays resources to be allocated to non-entitlement areas of Kansas. Below are allocations for 2019:

- CDBG: \$14 million
- HOME: \$6.75 million
- HOPWA: \$366,000
- ESG: \$1.5 million
- HTF: \$3 million

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	14,199,281	600,000	0	14,799,281	50,043,681	The expected amount of CDBG funds made available for the remainder of the ConPlan reflects a 5% deduction from the previous year's allocation, summed for years 2020-2023.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	6,477,943	100,000	0	6,577,943	26,311,772	The expected amount of HOME funds made available for the remainder of the ConPlan reflects a 5% deduction from the previous year's allocation, summed for years 2020-2023.



HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	487,281	0	0	487,281	1,717,363	The expected amount of HOPWA funds made available for the remainder of the ConPlan reflects a 5% deduction from the previous year's allocation, summed for years 2020-2023.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,500,000	0	0	1,500,000	6,000,000	The expected amount of ESG funds made available for the remainder of the ConPlan reflects an assumed flat \$1,500,000 annual allocation summed for years 2020-2023.
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,000,000	0	0	3,000,000	12,000,000	HTF is expected to remain at \$3,000,000 annual allocation

**Table 3 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**CDBG** - A minimum of 25% matching funds is required on all CDBG projects except for Urgent need. Adding to the 2019 HUD CDBG allocation, there are \$18 to \$20 million in combined rollover funds and State Revolving Loan Funds. These projects leveraged approximately \$16,549,533 in other public and private funds. This leveraging will continue in FY 2020-2023.

**HOME** - The First Time Homebuyers Program and the HOME Rental Program both require a local match. Match for the HOME Program will be met through a combination of cash from non-federal sources, foregone fees, bond financing, and donated land and labor.

**HOPWA** - Kansas HOPWA funds can be matched by receiving communities, especially through pairing funding with local non-profits. While not required, matching HOPWA dollars is encouraged as it better utilizes HOPWA funds.

**ESG** - Kansas ESG funds must be matched dollar-for dollar by the local recipient. KHRC is awarded these funds annually and makes them available to local units of government of non ESG entitlement communities.

**HTF** - The Housing Trust Fund does not require matching funds, however HTF funds leverage private mortgages, grants, other federal programs, bond financing, and tax credits.

For the Low Income Housing Tax Credit (LIHTC) program KHRC will collaborate with cities, counties, and regions of the state to determine high need areas for rental housing. The HOME, HTF, and Low Income Housing Tax Credit staff works closely together to ensure the most efficient use of rental housing funding.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

### **Discussion**

Leveraged funds and financial support from outside partners both broaden and deepen the impacts of accomplishments from each program. Despite a substantial increase in funding between 2017 and 2018, the historical trend shows funding reductions among the CDBG and HOME programs. Reduced federal funding makes it more difficult to leverage supplemental resources and provide technical assistance on other resource opportunities. Therefore, federal reductions reduce the amounts that can be leveraged.

## AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Water and Sewer Improvements	2019	2023	Non-Housing Community Development		Community Development Water and Sewer Improvements	CDBG: \$7,099,641	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21,500 Persons Assisted
	Goal Description:	The Water and Sewer annual competition will be separate from the Community Facilities annual competition, although threshold requirements apply equally to both categories. More specific award criteria for this program will be discussed in the application packet for this category. Appearance before the interagency review committee consisting of a core group of the Kansas Department of Commerce, the Kansas Department of Health and Environment, and the U.S. Department of Agriculture, Rural Development, is part of the rating criteria of this program. The project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$500,000. It is estimated that from 25% to 55% of CDBG funds will be expended on water and sewer facilities in any given year, depending on the level of need for public facilities during the five-year period.						
2	Increase the quality of affordable housing: CDBG	2019	2023	Affordable Housing		Affordable Housing	CDBG: \$1,178,540	Rental units rehabilitated: 10 Household Housing Unit

	Goal Description:	<p>A State Housing Strategy outlined a list of the customer priorities to address housing issues in Kansas:</p> <ul style="list-style-type: none"> <li>• Owners</li> <li>• Renters</li> <li>• Vulnerable populations</li> <li>• Homeless persons</li> </ul> <p>The Strategy stated that Kansas view affordable single-family housing as a priority activity and goal. Top priorities include: First Time Homebuyers, Existing Homeowners, and Renters (unit shortage). CDBG programs include housing rehabilitation, both owner-occupied and renter-occupied.</p>					<p>Homeowner Housing Rehabilitated: 17 Household Housing Unit</p> <p>Buildings Demolished: 14 Buildings</p>	
3	Community Facilities	2019	2023	Non-Housing Community Development		Community Development	CDBG: \$4,969,748	Other: 15 Other
	Goal Description:	<p>Projects may consist of, but are not limited to, improvements in fire protection, bridges, community and senior centers, health facilities, streets, architectural barrier removal, natural gas systems, electrical systems, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year. Water and sewer projects are not included in this category. This project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$400,000.</p>						
4	Economic Development	2019	2023	Economic Development		Community Development	CDBG: \$1,126,083	Businesses assisted: 5

	Goal Description:	Funds may be used by a local unit of government to provide infrastructure or business financing assistance for a new business locating in or an existing business expanding in, a community. The local government may choose to offer assistance to an existing local firm attempting to remain in business. Technical assistance is available from the State during preparation of the application to ensure that the application will meet threshold requirements. Funds are available for PY2019 through an “open window process” starting on January 1 <sup>st</sup> and closing on December 10 <sup>th</sup> . The maximum amount that can be applied for is \$750,000, and the minimum amount is \$100,000. Projects must meet the public benefit of at least 1 full-time job per \$35,000 of assistance. All projects must meet the “law-and-moderate income” national objective.						
5	Downtown Commercial Rehab	2019	2023	Non-Housing Community Development		Community Development	CDBG: \$997,509	Businesses assisted: 6
	Goal Description:	The purpose of the program is to help communities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. All projects must meet the “slum and blight” national objective. There will be two application rounds for PY2019. The deadlines will be on February 1 <sup>st</sup> and August 1 <sup>st</sup> each year. The maximum grant award is \$250,000. A private match of at least 25% will be required.						
6	Urgent Need	2019	2023	Affordable Housing Non-Housing Community Development		Affordable Housing	CDBG: \$425,978	Other: 1 Other

	Goal Description:	Projects may consist of, but are not limited to, improvements in fire protection, bridges, community and senior centers, health facilities, streets, architectural barrier removal, natural gas systems, electrical systems, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year. Water and sewer projects are not included in this category. This project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$400,000.						
7	State Administration and Technical Assistance	2019	2023	Affordable Housing Non-Housing Community Development		Affordable Housing	CDBG: \$525,373	
	Goal Description:	The State will use no more than \$100,000 plus 3% of the total CDBG grant amount, program income, and revolving loan funds for State administration and technical assistance of the program. Not more than 20% of the total CDBG grant may be used for administrative, planning, and/or technical assistance combined costs from both state and local levels. Technical assistance is available to businesses and communities from the State during preparation of the business financing/infrastructure loan application process to ensure that the application will meet threshold requirements. In addition, the State provides or will provide technical assistance to units of local government in connection with community development programs.						
8	First-Time Homebuyers	2019	2023	Affordable Housing		Affordable Housing	HOME: \$1,177,943	Direct Financial Assistance to Homebuyers: 75



	Goal Description	The First-Time Homebuyers program will be administered in partnership with approved lending institutions. The State will enter into written agreements with lenders to provide leveraging of the funds allotted to the program. Assisted households must meet HUD's definition of low-income, with household income at or below 80% of an area median gross income (AMGI) as published annually by HUD. They must qualify as first-time homebuyers as defined in 24 CFR Part 92 and agree to occupy the home purchased as their principal residence for the required affordability period.						Households Assisted
9	Tenant Based Rental Assistance (TBRA)	2019	2023	Affordable Housing Public Housing		Affordable Housing	HOME: \$2,500,000	Tenant-based rental assistance / Rapid Rehousing: 750 Households Assisted
	Goal Description:	Tenant Based Rental Assistance (TBRA) funding will be allocated under written agreement to local jurisdictions and non-profits that apply as third-party program administrators, referred to as subrecipients, on a competitive basis, after meeting organizational capacity and threshold requirements for administering a rental assistance program in their communities. Funding is distributed monthly through direct deposit to subrecipient agencies. Rental assistance is paid month by month by the recipient directly to the landlord and/or the local utility (electric, gas, water) provider. Program funds are made available for TBRA activities to local housing authorities and other non-profit organizations, throughout the state. Scoring criteria will reflect a preference for activities outside local HOME jurisdictions.						
10	HOME Rental Development	2019	2023	Affordable Housing		Affordable Housing	HOME: \$2,900,000	Rental units constructed: 31 Household Housing

	Goal Description:	Eligible activities under the HOME Rental Development Program (HOME Rental) will be acquisition and rehabilitation of existing rental housing, and new construction of rental housing. Through partnership with non-profit housing organizations, funding will support the objective of the HOME program to provide affordable housing to lower income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing, expanding the capacity of non-profit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private sector participation. To satisfy the Community Housing Development Organization (CHDO) set-aside requirements of the HOME program, the KHRC shall reserve at least 15 %, per program year, of the total HOME allocation for CHDOs acting as owner, developer, or sponsor of a housing development.						Unit  Rental units rehabilitated: 4 Household Housing Unit
11	Housing Trust Fund	2019	2023	Affordable Housing		Affordable Housing	HTF: \$3,000,000	Rental units constructed: 10 Household Housing Unit  Rental units rehabilitated: 5 Household Housing Unit
	Goal Description:	The Housing Trust Fund program will provide grants to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families.						
12	Emergency Solutions Grant (ESG) Program	2019	2023	Homelessness		Homeless Prevention and Housing	ESG: \$1,500,000	Homelessness Prevention: 200 Persons Assisted

	Goal Description:	<p>The Kansas Housing Resources Corporation (KHRC) administers the Emergency Solutions Grant (ESG) for the State. ESG is allocated to the state through a formula-funded program by the Department of Housing and Urban Development. KHRC is awarded these funds annually and makes them available for application to local units of government of non-ESG entitlement communities of Kansas. The State of Kansas supports a Continuum of Care (CoC) approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC and the Johnson County CoC.</p> <p>All funds from the State's ESG funding are made available to the non-ESG entitlement continuums. CoC components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. ESG funds must be matched dollar-for-dollar by the local recipient. KHRC will require all sub-recipients to make matching contributions to supplement the ESG program in an amount that equals the amount of ESG funds provided by KHRC. The subrecipient must identify the source of match at the time of applying for ESG. Matching contributions may be obtained from any source, including any Federal source other than the ESG program, as well as state, local, and private sources.</p>					Housing for Homeless added: 3,375 Household Housing Unit	
13	Housing Opportunities for Persons with AIDS(HOPWA)	2019	2023	Persons with HIV		Housing Opportunities for Persons with AIDS	HOPWA: \$487,281	Homelessness Prevention: 150 Persons Assisted  Housing for People with

	<p>Goal Description:</p>	<p>The State’s primary housing activities under HOPWA will consists of:</p> <ul style="list-style-type: none"> <li>• Tenant-based rental assistance</li> <li>• Short-term rent, mortgage, and utilities assistance</li> <li>• Transitional/emergency housing</li> <li>• Housing coordination</li> <li>• Technical assistance</li> </ul> <p>The supportive service that will be available include:</p> <ul style="list-style-type: none"> <li>• Nutritional supplements</li> <li>• Mental health, drug and alcohol counseling and treatment</li> <li>• Transportation</li> </ul>	<p>HIV/AIDS added: 1,350 Household Housing Unit</p> <p>HIV/AIDS Housing Operations: 500 Household Housing Unit</p> <p>Other: 250 Other</p>
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**Table 4 – Goals Summary**

## AP-25 Allocation Priorities – 91.320(d)

### Introduction:

The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce (Commerce), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE) will approve funding for development projects which satisfy one or more of the following criteria:

- **Community Need** - Comparison of development needs between cities, counties, and regions of the state. Development resources will be allocated to areas of greatest need, i.e., unmet need.
- **Community Effort** - Comparison of the shares of assisted development between cities, counties, and regions of the state. Areas with low shares of assisted development will be encouraged to seek a fair share of development resources.
- **Resident Need** - Comparison of income eligible persons within cities, counties, and regions of the state. Development resources will be allocated first to the lowest income eligible persons within an area.
- **Resident Risk** - Comparison of persons with multiple risks versus single risks, within cities, counties, and regions of the state, i.e., unemployment, cost burden, racial minority, single parent, physical disability, etc. Development resources will be allocated first to persons with multiple risks within an area.
- **Preventive Action** - Preventing shortages of development resources within cities, counties, and regions of the state. Development resources will be allocated early to areas undergoing economic development and/or deinstitutionalization of persons with disabilities.

Note that in the table below the amount for Participating Jurisdiction Administrative Reserve and CHDO Operating Reserve Set-aside is not in the table. Both of these are funded under the HOME program. The percentage for the Participating Jurisdiction Administrative Reserve is 10% and the CHDO Operating Reserve Set-aside is 3%. This would equal 100% of HOME funds. For HTF, the 10% allowed for administration is not in the table, and when added to the 90% for rental development, equals 100%.

**Funding Allocation Priorities (%)**

Program	Water and Sewer Improvements	Increase the quality of affordable housing: CDBG	Community Facilities	Urgent Need	State Administration and Technical Assistance	First-Time Homebuyers	Tenant Based Rental Assistance (TBRA)	HOME Rental Development	Housing Trust Fund	Emergency Solutions Grant (ESG) Program	Housing Opportunity for Persons with AIDS(HOPWA)
<b>CDBG</b>	50.0	8.3	35.0	3.0	3.7						
<b>HOME</b>						16.3	37.3	46.4			
<b>HOPWA</b>											100
<b>ESG</b>										100	
<b>HTF</b>									100		

**Table 5 – Funding Allocation Priorities**

**Reason for Allocation Priorities**

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

## AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

### Distribution Methods

Table 6 - Distribution Methods by State Program

<b>1</b>	<b>State Program Name:</b>	Water and Sewer Improvements
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The Water and Sewer annual competition will be separate from the Community Facilities annual competition, although threshold requirements apply equally to both categories. More specific award criteria for this program will be discussed in the application packet for this category. Appearance before the interagency review committee consisting of a core group of the Kansas Department of Commerce, the Kansas Department of Health and Environment, and the U.S. Department of Agriculture, Rural Development, is part of the rating criteria of this program.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce (Commerce), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE) will approve funding for development projects which satisfy one or more of the following criteria: 1. Community Need, 2. Community Effort, 3. Resident Need, 4. Resident Risk, 5. Preventive Action.</p> <p>For the General Application Requirements, see:  <a href="http://kansascommerce.gov/DocumentCenter/View/8527/2019-General-Application-Requirements?bidId=">http://kansascommerce.gov/DocumentCenter/View/8527/2019-General-Application-Requirements?bidId=</a></p> <p>Requirements and criteria are further outlined in each application: Water and Sewer Application and the Regional Water Project Application. Both applications can be found at:  <a href="http://kansascommerce.gov/979/Water-and-Sewer">http://kansascommerce.gov/979/Water-and-Sewer</a></p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce (Commerce) will approve funding for development projects which satisfy one or more of the following criteria: 1. Community Need, 2. Community Effort, 3. Resident Need, 4. Resident Risk, 5. Preventive Action. Applicants can access application manuals and other resources at: <a href="http://www.kansascommerce.com/index.aspx?NID=127">http://www.kansascommerce.com/index.aspx?NID=127</a></p>



<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>The University of Kansas, School of Medicine-Wichita, Medical Practice Association (UKSM-W MPA) has been the only project sponsor for Kansas HOPWA funds since 2009. As this is a formula grant, the contract with UKSM-W MPA is renewed on an annual basis without an application process. If KDHE ever received a larger amount HOPWA funding that more than one project sponsor could be supported, all applicants would be given equal consideration.</p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>It is estimated that from 25% to 55% of CDBG funds will be expended on water and sewer facilities in any given year, depending on the level of need for public facilities during the five-year period.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$700,000.</p>

	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>Under the Consolidated Plan, the State will fund single activity projects that address community and business needs in Kansas. These projects are separated into single activity or purpose projects that attempt to address the needs of the communities in Kansas. The CDBG program is divided into seven single activity programs. The programs are: Housing, Economic Development, Kan Step, Community Facilities, Water/Wastewater, Downtown Commercial Rehabilitation, and Urgent Need. Each program has its own application and application due date.</p> <p>The Business and Community Development Division continually reviews its operations to best serve the needs of Kansas communities. In cooperation with other funding agencies, the Kansas Interagency Advisory Committee (KIAC) was established to provide better guidance and direction for communities seeking funding for water and sewer projects. The committee includes representatives from the CDBG Program, Kansas Department of Health &amp; Environment, and USDA Rural Development. The committee holds meetings six times per year to hear presentations from communities and their engineering consultants concerning their proposed water or sewer projects. This allows the agencies to ask questions and make recommendations before the applications are formulated and submitted.</p> <p>CDBG Staff also participates in the Public Water Supply Coordinating Committee, which seeks to promote more efficient use of funding dollars by encouraging regional solutions to water issues rather than having each small community operate their own treatment and supply system. In addition to the funding agencies that comprise KIAC, it also includes the Kansas Department of Agriculture, the Kansas Rural Water Association, the Kansas Water Office, the Kansas Municipal Utilities Association, and WSU Environmental Finance Center.</p>
2	<p><b>State Program Name:</b></p>	<p>Housing Rehabilitation</p>
	<p><b>Funding Sources:</b></p>	<p>CDBG</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Local units of government may apply for funds for Homeowner Rehabilitation, Rental Rehabilitation, Reconstruction, Relocation, and/or demolition. The maximum grants are \$400,000, and before a community considers a grant they are required to complete a Housing Assessment Tool (HAT) to determine their needs and are encouraged to attend a Housing Interagency Advisory Committee meeting.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce will approve funding for development projects which satisfy one or more of the following criteria: 1. Community Need, 2. Community Effort, 3. Resident Need, 4. Resident Risk, 5. Preventive Action, 6. Target Area Impact. Applicants can access application manuals and other resources at: <a href="http://kansascommerce.gov/757/Housing-Rehabilitation">http://kansascommerce.gov/757/Housing-Rehabilitation</a></p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Applicants can access application manuals and other resources at: <a href="http://kansascommerce.gov/757/Housing-Rehabilitation">http://kansascommerce.gov/757/Housing-Rehabilitation</a></p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>See above.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The maximum grant is \$400,000. Application with threshold factors can be found at: <a href="http://kansascommerce.gov/757/Housing-Rehabilitation">http://kansascommerce.gov/757/Housing-Rehabilitation</a></p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	To increase the quality of affordable housing.
3	<b>State Program Name:</b>	Community Facilities
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	Projects may consist of, but are not limited to, improvements in fire protection, bridges, community and senior centers, health facilities, streets, architectural barrier removal, natural gas systems, electrical systems, public service activities, and nonprofit entities. These grants are awarded on a competitive basis once per year.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>For the General Application Requirements, see:  <a href="http://kansascommerce.gov/DocumentCenter/View/8527/2019-General-Application-Requirements?bidId=">http://kansascommerce.gov/DocumentCenter/View/8527/2019-General-Application-Requirements?bidId=</a></p> <p>Requirements and criteria are further outlined in the Community Facilities application:  <a href="http://www.kansascommerce.com/1018/Community-Facilities">http://www.kansascommerce.com/1018/Community-Facilities</a></p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Application packets with the full rating and ranking criteria can be found at:  <a href="http://www.kansascommerce.com/cdbg">www.kansascommerce.com/cdbg</a></p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>It is estimated that from 15% to 45% of CDBG funds will be expended on community facilities in any given year, depending on the level of need for public facilities during the five-year period.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The project grant amount is limited to \$2,000 per beneficiary up to a maximum of \$700,000.</p>



	<b>What are the outcome measures expected as a result of the method of distribution?</b>	To provide CDBG funds for improvements in fire protection, bridges, community and senior centers, health facilities, streets, architectural barrier removal, natural gas systems, electrical systems, public service activities, and nonprofit entities.
4	<b>State Program Name:</b>	Urgent Need
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	Project activities must address an urgent need resulting from a sudden and severe natural or other disaster that has created conditions that pose a serious and immediate threat to the health or welfare of the community. Awards will be made to address only the solution to the immediate problem and not necessarily the long-term solution. The conditions must have become urgent within six months following the event. Applications are accepted on an as-needed basis at a maximum amount of \$400,000 per grant. CDBG Staff attends Kansas Hazard Mitigation Team meetings on a quarterly basis in which team members discuss hazard mitigation coordination and available resources, including any recent state disasters.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applications are accepted on an as-needed basis at a maximum amount of \$400,000 per grant.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>See above. For application packet see: <a href="http://www.kansascommerce.com/132/Urgent-Need">http://www.kansascommerce.com/132/Urgent-Need</a></p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>CDBG Staff attends Kansas Hazard Mitigation Team meetings on a quarterly basis in which team members discuss hazard mitigation coordination and available resources, including any recent state disasters. Applications are accepted and awarded on an a first-come/first-serve basis at a maximum amount of \$400,000 per grant.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Awards will be made to address only the solution to the immediate problem and not necessarily the long-term solution. The conditions must have become urgent within six months following the event. The maximum grant amount is \$400,000.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	To address an urgent need resulting from a sudden and severe natural or other disaster that has created conditions that pose a serious and immediate threat to the health or welfare of the community.
5	<b>State Program Name:</b>	State Administration and Technical Assistance
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The State will use no more than \$100,000 plus three percent of the total CDBG grant amount, program income, and revolving loan funds for State administration and technical assistance of the program. Not more than 20 percent of the total CDBG grant may be used for administrative, planning, and/or technical assistance combined costs from both state and local levels.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	

<b>Describe how resources will be allocated among funding categories.</b>	
<b>Describe threshold factors and grant size limits.</b>	

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	
6	<b>State Program Name:</b>	Economic Development
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	Economic Development funds may be used by a local unit of government to provide infrastructure or business financing assistance for a new business locating in or an existing business expanding in, a community. The local government may choose to offer assistance to an existing local firm attempting to remain in business.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Economic development application and all guidelines can be found at:  <a href="http://www.kansascommerce.com/129/Economic-Development">http://www.kansascommerce.com/129/Economic-Development</a></p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Technical assistance is available from the State during preparation of the application to ensure that the application will meet threshold requirements.  <a href="http://www.kansascommerce.com/129/Economic-Development">http://www.kansascommerce.com/129/Economic-Development</a></p>



<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>See below. Funds for Economic Development projects will come from Program Income.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Funds are available for FY 2019 and FY 2020 through an open window process starting on January 1 and closing on December 10. The maximum amount that can be applied for is \$750,000, and the minimum amount is \$25,000. Projects must meet the public benefit test of at least 1 full-time job for up to \$35,000 of assistance. All projects must meet the low-and-moderate income job creation/job retention national objective. Funds for Economic Development will come from Program Income.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	Projects must meet the public benefit test of at least 1 full-time job per \$35,000 of assistance.
7	<b>State Program Name:</b>	Downtown Commercial Rehabilitation
	<b>Funding Sources:</b>	CDBG
	<b>Describe the state program addressed by the Method of Distribution.</b>	The purpose of the program is to help communities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. All projects must meet the slum and blight national objective.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The State of Kansas will distribute development resources in proportion to development needs in the state. In general, the Kansas Department of Commerce will approve funding for development projects which satisfy one or more of the following criteria: 1. Community Need, 2. Community Effort, 3. Resident Need, 4. Resident Risk, 5. Preventive Action. Applicants can access application manuals and other resources at: <a href="http://www.kansascommerce.com/710/Commercial-Rehabilitation">http://www.kansascommerce.com/710/Commercial-Rehabilitation</a></p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>Applicants can access application manuals and other resources at: <a href="http://www.kansascommerce.com/710/Commercial-Rehabilitation">http://www.kansascommerce.com/710/Commercial-Rehabilitation</a></p>

<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>There is one competitive round per year. This will change for FY 2018 to an open window from January 1st to December 10th. Funds for Downtown Commercial Rehabilitation will come from Program Income.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The maximum amount of CDBG funds that can be applied for is \$250,000. Applicants can access application manuals and other resources at: <a href="http://www.kansascommerce.com/710/Commercial-Rehabilitation">http://www.kansascommerce.com/710/Commercial-Rehabilitation</a></p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	The CDBG program hopes to rehabilitate five downtown buildings that will house five viable businesses in the downtown district.
8	<b>State Program Name:</b>	First Time Homebuyers
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	The First Time Homebuyers (FTHB) program will be administered in partnership with approved lending institutions. The State will enter into written agreements with lenders to provide leveraging of the funds allotted to the program. The State has established a lender’s consortium that will provide first mortgage home loans to leverage First Time Homebuyers down payment assistance. The applicants can find a list of lenders by county served on our website: <a href="http://www.kshousingcorp.org">www.kshousingcorp.org</a> .

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Assisted households must meet HUD’s definition of low-income, with household income at or below 80% of area median gross income (AMGI) as published annually by HUD. They must qualify as first time homebuyers as defined in 24CFR Part 92 and agree to occupy the home purchased as their principal residence for the required affordability period.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Funds are distributed to eligible applicants on a first-come, first-serve basis until allocated funds are depleted.</p>

	<b>Describe threshold factors and grant size limits.</b>	For FTHB, up to 20 percent of the purchase price of the home may be provided to an approved buyer at closing to assist with down payment, closing costs, and legal fees. Households must pay no more than 30% of their income towards their housing, and no less than 20%.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	HOME funds for the FTHB program are expected to provide financial assistance to 375 households over a five-year span.
9	<b>State Program Name:</b>	Tenant Based Rental Assistance
	<b>Funding Sources:</b>	HOME

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>TBRA funding will be allocated under written agreement to local jurisdictions and non-profits that apply as third-party program administrators, referred to as sub-recipients, on a competitive basis, after meeting organizational capacity and threshold requirements for administering a rental assistance program in their communities. Funding is distributed monthly through direct deposit to sub-recipient agencies. Rental assistance is paid month by month by the sub-recipient directly to the landlord and/or the local utility (electric, gas, water) provider.</p>
<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>There are four application ratings criteria for the program: Project Need (300 Points); Project Impact (300 Points); Capacity (100 Points); and Non-local HOME PJ (50 Points).</p> <p>Project Need relates to special populations addressed in the application, such as the homeless, involuntarily displaced, etc. Points are awarded for those paying more than 30 percent of income for rent, more than 50 percent of income for rent, the number of homeless persons identified in the application, the number of identified single parent households, poverty levels to be targeted, length of the agency’s waiting list, special population needs, and overall community need. Project Impact relates to the measures of success in relationship to self-sufficiency and the degree of community impact on identified needs. Capacity relates to the ability and experience to operate and maintain a rental subsidy program. Non-local HOME PJ relates to local jurisdictions that do not receive a direct allocation of HOME funds.</p> <p>Eligibility for the program is based on income. Consistent with 24CFR Part 92, families assisted must be at 60 percent or below the area median income. Sub-recipients may establish Tenant Based Rental Assistance (TBRA) preferences, such as those for persons with disabilities, the elderly, very low income, and homeless Kansans. Housing Authorities, non-profit agencies, and others may apply for funding.</p>



<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Funds will be distributed, on a competitive basis, after thresholds have been met and applicants have demonstrated organizational capacity to deliver a federally funded rental assistance program. KHRC notifies previous TBRA grantees when the application is available. Additionally, the application is available on the website at least 60 days before the due date: <a href="http://www.kshousingcorp.org">www.kshousingcorp.org</a></p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Grant applications may not exceed \$400,000. An allowance for administrative costs is added to the total awarded the sub-recipient.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	HOME funds for the TBRA program are expected to provide assistance to 3,750 households over a five-year span.
10	<b>State Program Name:</b>	HOME Rental Development
	<b>Funding Sources:</b>	HOME

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Eligible activities under the HOME Rental Development Program (HOME Rental) will be acquisition and/or rehabilitation of existing rental housing and new construction of rental housing. In compliance with 24CFR Part 92, HOME-assisted rental units will be subject to rent and income restrictions contained in that statute. KHRC will provide a competitive advantage to applications for funding which commit to income and rent targeting at lower levels than required by statute.</p> <p>KHRC will fund rental development activities which support the objectives of the HOME program to provide affordable housing to lower income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing, expanding the capacity of non-profit housing providers, strengthening the ability of state and local governments to provide housing, and leveraging private sector participation. To satisfy the Community Housing Development Organization (CHDO) set-aside requirements of the HOME program, KHRC shall reserve at least 15% of the total HOME allocation for CHDOs acting as owner, developer, or sponsor of a housing development.</p> <p>KHRC may also allocate no more than five percent of the total HOME allocation for eligible CHDO operating expenses. The amount awarded is entirely at the discretion of the KHRC, and subject to 24 CFR, Part 92. Funds from this pool that are not utilized for CHDO operating expenses may be used for other HOME-eligible activities.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>A formal system will be used to evaluate, select, and fund applications for loans. The selection criteria are designed to facilitate an objective assessment of need for the proposed housing, the applicant’s capacity to develop and manage affordable housing, and the specific characteristics of the proposed activity (including but not limited to location and site planning, building design and construction, affordability, cost reasonableness, and financial sustainability). When the application becomes available it will be posted on KHRC's website: <a href="http://www.kshousingcorp.org">www.kshousingcorp.org</a>, and reasonable attempts will be made to notify active Community Housing Development Organizations of its availability. The application dates and review period will coincide with those of KHRC's Low Income Housing Tax Credit (LIHTC) and National Housing Trust Fund (HTF) application rounds, to facilitate the combining and leveraging of those resources to develop affordable housing.</p> <p>Applicants will be evaluated for the capacity and experience necessary to build and manage a successful project, and the ability to ensure viability over the statutory affordability period.</p> <p>Applications will be scored on the following criteria:</p> <ol style="list-style-type: none"> <li>1) Location and need for the housing</li> <li>2) Development characteristics</li> <li>3) Applicant Qualifications</li> <li>4) Proposed tenant population characteristics, and</li> <li>5) Sustainability and Financial Viability.</li> </ol> <p>Specific scoring numbers and criteria are subject to adjustment and will be published along with the funding application and application guidelines.</p> <p>The applicant must be a Community Housing Development Organization (CHDO), or a partnership (LP or LLC) of which a CHDO is a managing member or partner. The applicant must have the experience and capacity to carry out any activity proposed to use HOME funds.</p> <p>Projects will be selected for geographic diversity including urban and rural communities across the state.</p>
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<b>Describe how resources will be allocated among funding categories.</b>	The application process for HOME rental housing development funds is competitive. See above process for details.

<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Before an application is scored and ranked, it must meet threshold requirements for the program:</p> <ol style="list-style-type: none"> <li>1. The application must be for a qualified residential rental development that meets the HOME Program requirements at 24 CFR Part 92, as amended;</li> <li>2. The development must meet the low-income housing priorities as identified in the applicable state or local Consolidated Plan;</li> <li>3. The development is ready to proceed as documented by: <ul style="list-style-type: none"> <li>• Evidence of appropriate site control;</li> <li>• Zoning approval or application for zoning approval with a letter from the zoning administrator citing that the zoning request is consistent with the local plan or that the local plan could be changed to be consistent with the zoning request;</li> <li>• Evidence of availability of adequate utilities at the site;</li> <li>• Commitment letters for all sources of financing;</li> </ul> </li> <li>4. Rural Development (RD) Form AD 622 commitment, if applicable;</li> <li>5. Applicants for HOME CHDO Set-Aside funds must meet the following criteria: <ul style="list-style-type: none"> <li>• The applicant must be a Community Housing Development Organization (CHDO) certified as such by the Kansas Housing Resources Corporation.</li> <li>• The CHDO must have the capacity to Own, Develop, or Sponsor affordable rental housing, as appropriate to the application, and as defined at 24 CFR 92.300.</li> </ul> </li> <li>6. A complete application - any application that is not complete may be automatically rejected.</li> </ol> <p>Loan awards will not exceed \$500,000.</p>
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	<b>What are the outcome measures expected as a result of the method of distribution?</b>	HOME funds for the Home Rental Development program are expected to provide assistance to 175 rental units over a five-year span.
11	<b>State Program Name:</b>	Housing Trust Fund
	<b>Funding Sources:</b>	HTF

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Distribution of Funds:</p> <p>KHRC will not distribute HTF funds through local jurisdiction subgrantees.</p> <p>HTF funds will be distributed statewide, including HOME and CDBG Entitlement Communities to eligible recipients whose applications address the criteria outlined in this allocation plan as well as priority housing needs as identified in the state’s Consolidated Plan.</p> <p>HTF funds will be offered as a loan, with payments deferred for the duration of the statutory affordability period, provided the activity is completed per the written agreement, and remains compliant with the terms of both the statute and written agreement for the duration of that affordability period.</p> <p>Eligible activities under Housing Trust Fund (HTF) are acquisition and/or rehabilitation of existing rental housing and new construction of rental housing. In compliance with 24CFR Part 93, HTF-assisted rental units will be subject to rent and income restrictions contained in that statute for a minimum of 30 years. KHRC will provide a competitive advantage to applications for funding which demonstrate project sustainability well beyond the statutory 30-year affordability period.</p> <p>KHRC will fund rental development activities which support the objectives of the HTF program to provide affordable housing to extremely-low-income households by expanding and maintaining the supply of decent, safe, sanitary, accessible, and affordable rental housing and leveraging private sector participation.</p> <p>KHRC may also allocate no more than one third of the total HTF allocation for eligible operating cost assistance and reserves in accordance with 24 CFR 93.201(e). The amount awarded is entirely at the discretion of the KHRC, and subject to the project underwriting requirements contained in the statute.</p> <p>When the application becomes available, it is posted on our website: <a href="http://www.kshousingcorp.org">www.kshousingcorp.org</a>. The application also coincides with the tax credit and HOME rental development application rounds.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>Applicants will be evaluated for the capacity and experience necessary to build and manage a successful project, and the ability to ensure viability over the statutory affordability period.</p> <p>The applicant must be a for-profit or non-profit developer with the experience and capacity to carry out any activity proposed to use HTF funds.</p> <p>Eligible applicants will include for-profit and non-profit developers and public housing agencies (but may not be used for public housing except as described at 24 CFR 93.203). HTF funds will <i>not</i> be distributed through grants to subgrantees, including state or local units of government.</p> <p>A formal system will be used to evaluate, select, and fund applications for loans. The selection criteria are designed to facilitate an objective assessment of need for the proposed housing, the applicant’s capacity to develop and manage affordable housing, and the specific characteristics of the proposed activity (including but not limited to location and site planning, building design and</p>
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construction, affordability, cost reasonableness, and financial sustainability). When the application becomes available it will be posted on KHRC's website: [www.kshousingcorp.org](http://www.kshousingcorp.org), and reasonable attempts will be made to notify potential applicants of its availability. The application dates and review period will coincide with those of KHRC's Low Income Housing Tax Credit (LIHTC) and HOME Rental Development application rounds, in order to facilitate the combining and leveraging of those resources to develop affordable housing.

1. Projects will be selected for geographic diversity including urban and rural communities across the state.
2. Applications will be evaluated for local need. Geographic priorities will be communities (cities, counties, geographic regions, neighborhoods) with significantly higher rates of poverty or shortage of housing for Extremely Low Income (ELI) households compared to other locations.
3. Applications will receive consideration only if it can be demonstrated to be financially viable, at a minimum, throughout the 30-year affordability period. Applications will be evaluated and prioritized for sustainability beyond that minimum threshold, including through the availability of project based rental assistance.
4. Applications will be scored based on the applicant's ability to obligate HTF funds and undertake the project in a timely manner, as evidenced by current and past performance, commitment of other funding sources, site control, local support, development capacity, etc.
5. Applications which include a long term commitment for project based rental assistance will be prioritized for the ability to maintain positive cash flow while keeping rents affordable to ELI households.
6. Applications may provide housing for specific subpopulations that are understood to have a higher rate of household poverty (such as elderly, disabled, victims of domestic abuse, persons aging out of foster care or transitioning from institutions, homeless families and individuals, etc.), or if they integrate extremely low-income households into more economically diverse neighborhoods or housing developments. HTF activities may limit beneficiaries or provide preferences to specific populations with extremely low income as allowed by the HTF Interim

	<p>Rule at 24 CFR 93.303(d)(3). Consistent with the Kansas Annual Action Plan AP-30, proposed HTF projects may provide limitations or preferences for elderly, households covered by the Housing for Older Persons Act (HOPA), disabled, victims of domestic abuse, persons aging out of the foster care system or transitioning from institutions, and homeless families or individuals; provided those preferences do not violate the nondiscrimination requirements at 24 CFR 93.350. The tenant protections enumerated at 24 CFR 93.303 apply to all HTF-assisted housing regardless of beneficiary limitations or preference, or other program requirements.</p> <p>7. Applications will be prioritized based on the extent to which a project is located near essential services, transportation, and supportive services necessary for the health and independence of the target population, and the extent to which there is a commitment from the applicant or associated entities to provide supportive services. Acceptance of supportive services cannot, however, be a requirement for occupancy of an HTF assisted unit, nor can refusal of services be grounds for termination or non-renewal of a lease.</p> <p>8. Applications will be evaluated based on the extent to which other resources are leveraged, from both federal and non-federal sources. Priority will be given to projects that successfully leverage non-federal sources of funds to create a sustainable project.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>HTF funds will be used exclusively for rental housing development, including new construction, acquisition and/or rehabilitation. No more than one-third of the annual allocation may be used for operating deficit assistance. Up to 10% of the total allocation will be used for eligible administrative and planning costs. The application process for HTF rental housing development funds is competitive among eligible recipients.</p>

<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Before an application is scored and ranked, it must meet threshold requirements for the program:</p> <ol style="list-style-type: none"> <li>1. The application must be for a qualified residential rental development that meets the HTF Program requirements at 24 CFR Part 93;</li> <li>2. The development must meet the extremely-low-income housing priorities as identified in the applicable state or local Consolidated Plan;</li> <li>3. KHRC will consider applications from eligible recipients as follows: Recipients, as defined at 24 CFR 92.2, are organizations, agencies or other entities (for-profit or non-profit) that receive HTF funds to undertake an eligible project. HTF funds will not be sub granted by KHRC to units of local government.</li> <li>4. The development is ready to proceed as documented by: <ul style="list-style-type: none"> <li>• Evidence of appropriate site control;</li> <li>• Zoning approval or application for zoning approval with a letter from the zoning administrator citing that the zoning request is consistent with the local plan or that the local plan could be changed to be consistent with the zoning request;</li> <li>• Evidence of availability of adequate utilities at the site;</li> <li>• Commitment letters for all sources of financing;</li> </ul> </li> <li>5. A complete application - any application that is not complete may be automatically rejected;</li> <li>6. Awards will be limited to an amount not to exceed the per unit subsidy limit for the number of HTF assisted units identified in the application and are subject to underwriting and subsidy layering review. Depending on the number and quality of applications received, and the amount requested, if uncommitted funds remain after the initial application round, KHRC may consider increasing the amount of some awards in exchange for additional units or deeper rent targeting; or may elect to hold a second round of competitive applications.</li> </ol>
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	<b>What are the outcome measures expected as a result of the method of distribution?</b>	A goal of 15 HTF assisted rental units will be acquired, rehabilitated, or constructed for households with extremely low income (ELI).
12	<b>State Program Name:</b>	Emergency Solutions Grant Program
	<b>Funding Sources:</b>	ESG
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>Kansas Housing Resources Corporation (KHRC) administers the Emergency Solutions Grant (ESG) for the State to address homelessness. ESG is allocated to the state through a formula-funded program by the Department of Housing and Urban Development.</p> <p>KHRC will use ESG funds for street outreach, emergency shelters, homelessness prevention, rapid re-housing, HMIS, and administrative activities. These activities will be targeted to households that are literally homeless or at imminent risk of homelessness whose income is 0-30% of Area Median Family Income and to individuals and families that are in the following at risk homeless categories: Chronically homeless, HIV/AIDS, elderly, veterans, mental health, youth, domestic violence victims and substance abuse.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>KHRC is awarded these funds annually and makes them available for application to local units of government of non ESG entitlement communities of Kansas. As part of their application, local units of government allocate funds for specific activities to private nonprofit organizations that provide services to the homeless in their community. A recipient nonprofit organization must be tax exempt under Section 501 (c) (3) of the Internal Revenue Code and must have an acceptable accounting system, have a voluntary board, and practice non-discrimination in hiring practices and the provision of services.</p> <p>ESG funds must be matched dollar-for-dollar by the local recipient. KHRC will require all sub recipients to make matching contributions to supplement the ESG program in an amount that equals the amount of ESG funds provided by KHRC. The sub-recipient must identify the source of match at the time of applying for ESG. Matching contributions may be obtained from any source, including any Federal source other than the ESG program, as well as state, local, and private sources.</p> <p>The ESG regulations provide that up to 7.5% of a grantee’s funds may be spent for administering the grant. KHRC will pass on 2.5% of this allocation to local units of government.</p> <p>The scoring criteria will include a project description, identified need, coordination of potential local homeless assistance and housing programs, past performance and administrative capacity.</p> <p>A link to the application and other resources can be found at:  <a href="http://www.kshousingcorp.org/important-documents.aspx">http://www.kshousingcorp.org/important-documents.aspx</a></p>
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<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>KHRC will utilize the application process for the Emergency Solutions Grant (ESG) program. KHRC will sub-grant ESG funds to cities and counties in non- ESG entitlement funded areas. KHRC recognizes the importance of individual cities and counties to identify sub-recipients and coordinate the specific services outlined in ESG for their individual jurisdictions. KHRC will also accept applications and provide direct funding to agencies and organizations that serve at-risk homeless populations and are capable of providing ESG services on a statewide level for that at risk homeless population.</p> <p>KHRC will announce the Notice Of Funding Availability (NOFA) for the ESG funds and begin to accept and receive applications as described above. Depending on when HUD signs the grant agreement, deadlines for receipt of applications will be established. An Application Review Committee will rank applications received in response to the NOFA.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>Funds are made available annually to local units of government, who in turn distribute them to agencies in their community that assist the homeless.</p>

	<b>Describe threshold factors and grant size limits.</b>	No more that 60% of the total ESG funds may be used for emergency shelter and street outreach activities. The remaining funds will be used for the Homeless Prevention, Rapid Re-Housing and HMIS activities.
	<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>The ESG funds expect to assist 9,250 persons in homeless prevention and 1,500 individuals in rapid-rehousing services over a five-year span.</p> <p>The State of Kansas supports a continuum of care approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC (BoS CoC) and the Johnson County CoC. All funds from the State’s ESG funding are made available to the non-ESG entitlement continuums. Continuum of Care components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. In reviewing ESG applications, the State relies on local units of government to determine what their communities’ unique homeless needs may be, and how the ESG program can assist with those needs. This approach allows local jurisdictions to determine their own priorities and needs in addressing homelessness in their communities.</p> <p>Performance standards will be established and continue to evolve over the next few years as the ESG Interim Rule is implemented and as ESG program outcomes are determined through the evaluation of Homeless Management Information System (HMIS) data and through integration of ESG services into their local continuum of care.</p>
13	<b>State Program Name:</b>	Housing Opportunities for Persons With AIDS
	<b>Funding Sources:</b>	HOPWA



<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>The Kansas Department of Health and Environment (KDHE) manages the Housing Opportunities for Persons with AIDS (HOPWA) program to ensure affordable housing and prevent homelessness among HIV positive individuals and their families.</p> <p>HOPWA funding provides housing assistance and related supportive services to develop community-wide strategies and form partnerships with area nonprofit organizations. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. Ongoing analysis of quality of life through surveys and Steering Committee recommendations indicate the highest priority of need based on reduced funding will be for long-term tenant-based rental assistance (TBRA) and permanent housing placement.</p>
<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>See above and below.</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>The HOPWA funding will be distributed to landlords, mortgagors, utility providers, and individual clients through the Ryan White CARE case management system. This system consists of 10 case management sites funded by the Health Resources and Services Administration (HRSA), Ryan White CARE Act, Part B.</p> <p>The University of Kansas, School of Medicine-Wichita, Medical Practice Association (UKSM-W MPA), is the program sponsor for the Kansas HOPWA Program. In 1993, the UKSM-W MPA received federal funding to administer a statewide Ryan White, Part C, CARE Act program under the medical direction of Dr. Donna E. Sweet. The UKSM-W MPA HIV program provides primary care for 60 percent of the clients in the Kansas Ryan White Part B program and over 80 percent of clients in Western, South Central, and Southeast Kansas.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>As stated above, the HOPWA funding will be distributed to landlords, mortgagors, utility providers and individual clients through the Ryan White CARE case management system. This system consists of 7 case management sites funded by the Health Resources and Services Administration (HRSA), Ryan White CARE Act, Part B.</p> <p>The UKSM-W MPA HIV program will administer the payment of HOPWA housing assistance and other requests for assistance submitted through the Ryan White case management system.</p>

<p><b>Describe threshold factors and grant size limits.</b></p>	<p>The service area for HOPWA formula and competitive funding includes all Kansas counties except Leavenworth, Wyandotte, Johnson, Miami, Franklin, and Lynn. Kansas counties in the Kansas City metropolitan area receive HOPWA formula funding through the City of Kansas City, Missouri. The Kansas service area is classified as rural. HOPWA formula and competitive funding has provided statewide housing resources for persons living with HIV/AIDS in Kansas, beginning with direct services in the fall of 2003.</p>
<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>The primary outcome measures for the HOPWA grant are:</p> <ul style="list-style-type: none"> <li>• number of households served;</li> <li>• number of preventions of homelessness; and</li> <li>• number of people transitioned into permanent/stable housing.</li> </ul>

## AP-35 Projects – (Optional)

### Introduction:

The projects within this plan will support the three overarching objectives identified in the 2019 - 2023 Consolidated Plan:

- Providing decent affordable housing
- Creating suitable living environments
- Creating economic opportunities

#	Project Name
1	2019 HOME FTHB
2	2019 HOME TBRA
3	2019 HOME RECAP HP
4	2019 HOME Rental
5	2019 HTF
6	2019 HOPWA - MPA
7	HESG 19 KANSAS HOUSING RESOURCES CORP
8	2019 State Revolving Loan Fund
9	2019 CDBG Regular Money
10	2019 Local Revolving Loan Fund

Table 7 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

State funding is allocated in such a way as to address areas of greatest need and the needs determined by communities through their participation in the development of the priority needs as part of the Strategic Plan. Obstacles to addressing underserved needs relate to limited capacity and limited funding that fails to grant resources to all qualified applicants.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Project #1
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
3	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	

	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	
	<b>Target Area</b>	

	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

<b>9</b>	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	



**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

No

**Available Grant Amounts**

N/A

**Acceptance process of applications**

N/A

## **AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

No

### **State's Process and Criteria for approving local government revitalization strategies**

The State of Kansas has not chosen to target particular geographical areas for special assistance under their Programs. Rather, all non-entitlement communities are allowed to submit applications in one of the outlined funding categories on a competitive basis. Thus, Kansas has not authorized or approved any local government revitalization strategies.

## **AP-50 Geographic Distribution – 91.320(f)**

### **Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed**

The State of Kansas has chosen not to target particular geographical areas for special assistance. Rather, Kansas allows all the non-entitlement communities to submit applications in our funding categories on a competitive basis. The Housing Trust Fund is available statewide, on a competitive basis. See below for further discussion.

### **Rationale for the priorities for allocating investments geographically**

The State of Kansas will distribute development resources in proportion to development needs. In general, the Kansas Department of Commerce (Commerce), the Kansas Housing Resources Corporation (KHRC), and the Kansas Department of Health and Environment (KDHE) will approve funding for development projects which satisfy one or more of the following criteria: (1) Community Need, (2) Community Effort, (3) Resident Need, (4) Resident Risk, and (5) Preventive Action.

The rating system for the highest priority needs listed above includes points for those applications demonstrating the highest percentage of low- moderate-income persons. It is through this means that the geographic priorities are established for the CDBG program funds that will be awarded where the greatest need exists.

### **Discussion**

The Housing Trust Fund applications will be evaluated for local need. Geographic priorities will be communities (cities, counties, geographic regions, neighborhoods) with significantly higher rates of poverty or shortage of housing for Extremely Low Income (ELI) households compared to other locations. A market study is recommended and is required for projects of 12 or more units. For consistency of information, the American Factfinder “Community Facts” feature on the U.S. Census website will be used to measure these factors [poverty rate, and shortage of housing]. <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

1. Applications will receive higher scoring if located in a city or county with more than 20% of total people living below the poverty line. Applications will receive higher scoring if 30% or more of households in the community are paying gross rent equal to 35% or more of household income. Applications demonstrating a greater need for units affordable to ELI households, as supported by a market study or analysis will be

prioritized over those which have lesser need or have not clearly documented the local market.

Age of local housing stock: Subject to housing need, applications will score higher in communities where more than 80% of local housing stock was built prior to 1980.

Please see the HTF section (Program #11) in AP-30 Methods of Distribution for a full list of criteria in prioritizing applications.

## AP-55 Affordable Housing – 24 CFR 91.320(g)

### Introduction:

The one-year goals vary by program and the population to be served. Some of the data in the following tables may overlap due to some programs that assist households in addition to individuals. Those served by the Tenant Based Rental Assistance (TBRA) program, for instance, may be homeless receiving rental assistance, in addition to those receiving TBRA who aren't homeless but have special needs.

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	700
Special-Needs	200
Total	1,100

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	800
The Production of New Units	41
Rehab of Existing Units	9
Acquisition of Existing Units	70
Total	910

**Table 9 - One Year Goals for Affordable Housing by Support Type**

### Discussion:

The above goals and metrics are reported on annually in the Consolidated Annual Performance Report (CAPER).



## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

The State will from time to time provide support and technical assistance to PHAs upon local request.

Specific financial assistance to PHAs under any of the Consolidated Plan formula grant programs will be considered as any other application competing for those funds, unless the administering State agency determines that both cause and authority exist to prioritize such funding under the current Consolidated Plan and the program's guidelines.

### **Actions planned during the next year to address the needs to public housing**

This Annual Plan is for a State grantee. No summary information is available on the actions planned for the multiple public housing authorities in Kansas.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

To encourage public housing residents to become more involved in homeownership, KHRC has begun sending emails to the PHAs regarding the First Time Homebuyer Program. KHRC will ask that they post the information in a common area for residents viewing.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

See above

## AP-65 Homeless and Other Special Needs Activities – 91.320(h)

### Introduction

The Emergency Services Grant (ESG) program works diligently with the Balance of State CoC, and other CoCs, as well as with our state agency partners to better serve the needs of communities and homeless persons across the state.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

#### ESG

- *Emergency Shelters*
- *Street Outreach*
- *Homeless Prevention*
- *Rapid Re-housing*

The one-year goal for ESG housing programs includes: In total 3,375 Households assisted and 200 homeless prevention cases.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Kansas Balance of State Continuum of Care (BoS CoC) will continue to utilize Homeless Prevention Rapid Re-housing through the ESG Program and existing BoS CoC HUD funded projects to move individuals and families from homelessness to permanent housing. In 2016, seventeen BoS CoC grantees applied for renewal and there were three new applications (only one new applicant was awarded). The final award for the BoS CoC competition was \$2,594,677. The BoS CoC has a total of 911 emergency shelter beds. In the 2017 Point-In-Time Homeless (PIT) count a total of 1,037 people reported being literally homeless: Sheltered in Emergency Shelter Total Persons - 504, Sheltered in Transitional Housing Total Persons - 391, Unsheltered Total Persons - 142.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**

## **recently homeless from becoming homeless again**

The Kansas Balance of State Continuum of Care (BoS CoC) Coordinated Entry Committee (CEC) oversees the Coordinated Entry process to ensure that those who request or need assistance in all 8 regions are matched with appropriate housing and services. To standardize the process, the CEC developed and implemented policies and procedures including a policy for the 8 Regional Coordinated Entry Teams (RCET) to use the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) along with policies that focus on client choice and safety. To date, all RCETs have been trained on the policies and procedures as well as on the VI-SPDAT. The RCETs include Continuum of Care (CoC), Emergency Solutions Grant (ESG), Projects for Assistance in Transition from Homelessness (PATH), and Supportive Services for Veterans Families (SSVF) funded organizations. This also includes community-based organizations that serve at-risk populations. The RCETs meet monthly as does the CEC to review the regional and BoS CoC master lists to ensure that clients are receiving the resources they need. Apart from domestic violence providers, the shared Homeless Management Information System (HMIS) is used to enter the VI-SPDAT data and generate the by-name master list for the BoS CoC, that can be sorted by region.

KHRC anticipates that the Housing Trust Fund (HTF) will create additional permanent rental housing opportunities for Extremely Low Income families, including homeless families.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

### Foster Care

Foster Care's Independent Living Coordinators have been educated on the CoC system and are now getting involved with Kansas's five CoC communities. Youths who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services through the Chafee Foster Care Independence Program. This is a voluntary program and at age 18 young adults may choose not to participate. The program offers funds to help pay the costs of setting up a household, such as rent and utility deposits, buying household



goods, etc.

### Health Care

The State of Kansas is still in the development phase of establishing a protocol/policy preventing health care institutions from discharging patients into homelessness. The Kansas Department of Health and Environment, and its providers, follow state and federal regulations in relation to discharge planning; however, neither state nor federal regulations address the assurance that hospital patients will not be discharged into homelessness.

### Mental Health

The Kansas Department for Aging and Disability Services, which includes mental health and substance use disorder services, enacted a policy in 2006 that ensures to the maximum extent possible that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent their being discharged into homelessness. However, an individual can exercise his/her right to refuse treatment and/or aid with placement, therefore becoming homeless upon discharge.

### Corrections

Each prison under the Kansas Department of Corrections (KDOC) system has “release planners” that coordinate with inmates and parole officers to determine the most successful post-release residence for each individual. There are several determining factors and resource individuals involved in this process. KDOC takes a multi-discipline team approach. The release planning process begins 16 months before the inmate releases from prison.

### Housing Trust Fund

It is expected that the Housing Trust Fund will create new permanent rental housing opportunities for Extremely Low Income families, including homeless families.

### **Discussion**

The ESG program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons and/or families quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

**AP-70 HOPWA Goals – 91.320(k)(4)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	300
Tenant-based rental assistance	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	100
<b>Total</b>	<b>600</b>

## AP-75 Barriers to affordable housing – 91.320(i)

### Introduction:

The State's current Fair Housing Action Plan emphasizes activities that will increase knowledge of fair housing rights and reporting mechanisms among the general public, key service providers and policy makers. These include informing housing providers and consumers about fair housing rights and responsibilities, mandating State funded housing providers to promote fair housing choice and enlisting decision makers to advance the cause of fair housing.

Kansas Housing Resources Corporation (KHRC) coordinates and chairs the Kansas Fair Housing Taskforce. The Taskforce seeks to inform housing providers and consumers about fair housing rights and responsibilities, encourage State-funded housing providers to promote fair housing choice, and enlist decision-makers to advance the cause of fair housing.

This helps all Kansans to exercise the right to housing of choice and to raise a family or own a home in dignity and without fear of discrimination. Apartment dwellers and homeowners, property managers, real estate agents, interest groups, and individuals all benefit from the educational information and training workshops offered.

The Taskforce consists of representatives from Commerce, KHRC, KDHE and representatives from fair housing organizations across the state. The team meets occasionally to coordinate activities that will further fair housing choice in Kansas.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The activities of the Fair Housing Taskforce and its partners are split between those in which the Taskforce has a direct role, an indirect role, and a collaborative role.

#### Direct Role:

- Post the fair housing logo and message on agency websites. Include the Governor's Proclamation, Impediments to Fair Housing, Action Plan, and Fair Housing Team.
- Adopt architectural standards that promote accessible, adaptable, and universal design of housing. Encourage architects, builders, and developers to apply these standards to new construction, Housing Tax Credit, Private Activity Bond, HOME and HTF Rental Development projects, and encourage use where practical in housing rehabilitation and

home ownership projects. Conduct rental housing seminars, including fair housing components, through partnership with a statewide rental initiative. Recruit landlords, tenants, property managers, and realtors of private and public sector rental housing. Cover rental applications, screening, leases, security deposits, maintenance, crime prevention, and eviction.

- Include a fair housing component in all grantee, developer and property manager training.
- Use data from HUD and the U.S. Census to identify areas of minority concentration, and specifically Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). Promote developments and activities that a) provide housing and services to those communities, b) provide opportunities for 'housing choice' to those communities, and c) affirmatively market programs and services to those communities.

#### Indirect Role:

- Funding agencies are encouraged to require that grantees (local governments, private developers or owners, and nonprofit organizations receiving housing funds) create and maintain an Affirmative Fair Housing Marketing Plan identifying potentially underserved local populations and efforts to market to those constituencies; require that entities document a process to inform potential program participants of their fair housing rights, and of their avenues for appeal; and request that the entities complete and verify a minimum of one fair housing activity per year per loan or grant. Categories of fair housing activities include: Planning, Research and Development; Business and Finance; Information and Education; Complaints and Remedies.
- Provide regular training, technical assistance, and monitoring for housing grantees, developers and managers to ensure compliance with fair housing requirements. Incorporate fair housing information into grant management and program compliance training. Staff will complete, and submit, Fair Housing Tracking reports on all housing projects monitored.

#### Collaborative Role:

- Request the Governor, city mayors, and county commissioners issue fair housing month proclamations for each April (Fair Housing Month).
- Distribute fair housing information at professional and trade conferences. Attend events of local government officials, banking executives, real estate agents, landlord associations, community action agencies, independent living centers, or others.
- Present fair housing training and workshops, including educational courses or modules,

to encourage proactive use of housing resources. Reach out to consumer and grass roots organizations, such as domestic violence shelters, job training centers, student associations, support groups, etc. Address topics of accessibility, predatory lending, local/state equivalency to federal enforcement, hate crimes and other issues.

**Discussion:**

Additionally, in section MA-40, Barriers to Affordable Housing, the State's 2019-2023 Kansas Consolidated Plan identifies the barriers to affordable housing as:

- Most housing and service providers feel that a significant share of fair housing violations in the state are unreported.
- This lack of reporting is largely due to lack of knowledge of fair housing rights and how to file complaints. Fear of retribution and apathy were also cited as reasons for not reporting. Many housing and service providers seemed to be unaware of protections by gender or family status.
- Current violations are most likely to impact persons with disabilities and, in Southwest Kansas, large Hispanic families. Violations may include refusal to make reasonable accommodations for persons with disabilities and refusal to rent on the basis of national origin or family size. Concentrated ownership of rental units in some parts of the state creates a dynamic where potential complainants are easily intimidated. Additionally, a survey found a lack of group homes in certain areas and a lack of accessible housing for people with disabilities.
- The most common protected classes for complaints were people with physical disabilities and national origin (note: this data is statewide, including entitlement areas).
- Predatory lending was seen as a concern. The most common forms of predatory lending were reported to be lenders making unaffordable loans, repeated inducements for refinancing so that lenders could earn points on transactions, and payday/title loans. A review of the data lead to three primary conclusions: Regardless of race, gender or income, the most common reason for loan denials is poor credit history, followed by debt-to-income ratios; African Americans and Hispanics have less success in applying for loans than other races. Native Americans have varying degrees of success compared to other races depending on income levels and loan types, and denial rates decline as incomes rise, but gender has no impact on loan approval or denial.

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

In addition to the actions detailed in the previous sections, the state of Kansas will continue to address the other issues covered in the 2019 - 2023 Consolidated Plan, including the following:

### **Actions planned to address obstacles to meeting underserved needs**

The greatest obstacle to meeting the underserved needs in the State of Kansas, aside from lack of funding, is the lack of professional organizations and private providers of grant-writing and administrative capabilities in the areas needed. The majority of the 637 communities eligible for applying for funding in the CDBG program are under 1,000 in population and lack the local capacity not only to administer the programs but also to seek out the available services and funds with which to address their problems. However, the CDBG program utilizes the assistance of 10 Regional Program Managers by the Kansas Department of Commerce to help locate and identify available services and resources.

### **Actions planned to foster and maintain affordable housing**

Kansas Housing Resources Corporation, Kansas Department of Commerce, and the local USDA Rural Development conduct quarterly interagency meetings to plan and review collaborative efforts related to housing. KHRC has also been placed on e-mail/ mailing lists for upcoming events held by Kansas African American Affairs Commission and Kansas Hispanic & Latino Affairs Commission.

### **Actions planned to reduce lead-based paint hazards**

The State will follow, and monitor grantees to ensure compliance with, the HUD lead-based paint regulations implementing Title X of the Housing and Community Development Act of 1992. These regulations cover the CDBG, HOME, ESG, and HOPWA programs, and identify the appropriate type of activity to control lead paint hazards, in projects using federal funds. The \$25,000 abatement threshold in Title X has not been adjusted since it was established, while construction/ rehabilitation costs have escalated. This precludes a number of homes from being rehabilitated because abatement costs make it financially unfeasible. The State will further comply with LBP regulations of the EPA and those enacted by the State of Kansas, including KDHE's licensing requirements for rehabilitation contractors.

KHRC will coordinate with KDHE for training, education and other resources related to lead based paint hazards and will require that grantees and sub grantees utilize staff and contractors

that have the appropriate training and certification. KHRC is represented on the Healthy Homes Advisory Committee, a body organized and coordinated by KDHE and which meets quarterly to review current issues related to LBP. The Kansas Healthy Homes Program can be found here: <http://www.kshealthyhomes.org/>

### **Actions planned to reduce the number of poverty-level families**

The State developed an Economic Development Strategic Plan, released in 2011, to facilitate statewide economic development. The plan is based on a belief that State government has two fundamental roles to play in the process of economic development. First, it must establish a business environment that motivates as much risk-taking and competition as possible in the context of a level playing field. Second, it must steward taxpayer resources in the most effective manner possible; when the government strives to do its job well with as few resources as possible, it leaves more resources available for risk-taking and competition.

The State, in partnership with non-profit agencies and businesses, can influence the chances of moving families and individuals up and out of poverty by supporting local and regional efforts to improve family incomes.

State and regional projects and initiatives that will impact the employment and economic levels of employees and residents, such as infrastructure improvements to water and sewer systems, community facilities, and downtown commercial rehabilitation, will create a positive economic environment.

### **Actions planned to develop institutional structure**

The biggest gap in the institutional delivery system is the large territory that must be covered by a limited number of staff members. As discussed earlier, technical assistance and monitoring in the western part of the state is carried out by one field area representative of the Division. Of the 105 counties in the State of Kansas, this one employee is responsible for 57 of these counties. Population in the majority of these counties totals less than 5,000 persons each and the distance and time required to travel makes it a difficult situation. KHRC will continue to work with other State agencies and local communities to overcome the gaps in institutional structure.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Kansas Housing Resources Corporation (KHRC) continues to enhance collaboration and

coordination with public and private housing and social service agencies, including local USDA Rural Development and the Kansas Department for Aging and Disability Services (disability services) and KDHE (Medicaid). KHRC will also cooperate with cities, counties, and regions of the state for the best locations for affordable housing development using Low Income Housing Tax Credit (LIHTC), HTF, HOME, and the State Housing Trust Fund (SHTF).

**AP-90 Program Specific Requirements – 91.320(k)(1,2,3)**

**Introduction:**

The following identifies state revolving loan program income available for use for state CDBG funded activities.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.320(k)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,500,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
<b>Total Program Income</b>	<b>1,500,000</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
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**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Kansas utilizes only the forms of investment included in Section 92.205



2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Federal Recapture (hereinafter “Recapture”) provisions require that KHRC recoups all or a portion of the HOME assistance to the homebuyers if the housing subsidized does not continue to be the principal residence of the family for the duration of the period of affordability. The period of affordability is based upon the total amount of HOME funds subject to Recapture described in 24 CFR 92.254 (a)(5)(ii)(A)(5). For Note Holder, this period is ten (10) years for homebuyers assisted by the HOME Program. The HOME investment that is subject to Recapture is based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit.

If Borrower sells the property during the 10 year period of affordability, Note Holder shall calculate the Recapture amount using the *Reduction method*. Under this method, the terms of forgiveness shall be as follows:

Principal amounts of less than fifteen thousand dollars (\$15,000) shall be reduced by a pro rata monthly reduction of one-half (1/2) of the principal balance over a period of sixty (60) months and the remaining one-half (1/2) of principal shall be forgiven after one hundred twenty (120) months, *provided* all rules and regulations associated with the Program are complied with.

Principal amounts of fifteen thousand dollars (\$15,000) or greater shall be reduced on a pro rata monthly reduction for one-half (1/2) of the principal balance over a period of one hundred twenty (120) months and the remaining one-half (1/2) of principal shall be forgiven after one hundred twenty (120) months, *provided* that all rules and regulations associated with the Program are complied with.

However, should a property’s appraised value be below the amount required for full repayment, or the property has been on the market for over 6 months without a contract, the *Shared Net Proceeds* method may be used. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\text{HOME Investment} / (\text{HOME Investment} + \text{Homeowner investment}) = \text{HOME Percentage}$$

$$\text{Homeowner Investment} / (\text{HOME Investment} + \text{Homeowner investment}) = \text{Homeowner Percentage}$$

If the property goes into foreclosure or Borrower deeds the property in lieu of foreclosure,

Note Holder shall calculate the Recapture amount using the *Shared Net Proceeds method*. Under this method, if there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, Note Holder will only Recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\text{HOME Investment} / (\text{HOME Investment} + \text{Homeowner investment}) = \text{HOME Percentage}$$

$$\text{Homeowner Investment} / (\text{HOME Investment} + \text{Homeowner investment}) = \text{Homeowner Percentage}$$

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

A period of affordability of units acquired with HOME funds will be followed per CFR 92.254(a)(4). The soft second mortgage will be forgiven over a 60 month period or 120 month period depending upon the level of assistance received.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)  
Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

KHRC will require ESG awardees to have established and implemented written standards for providing ESG assistance prior to executing grant award contracts.

KHRC will require awardees to establish written standards that include:

- a) Standard policies and procedures for evaluating individuals' and families' eligibility for

assistance under Emergency Solutions Grant (ESG).

b) Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

c) Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.

d) Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.

e) Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

f) Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The State of Kansas supports a continuum of care approach among State ESG recipients. KHRC collaborates on a recurring basis with the Balance of State CoC and the Johnson County CoC. All funds from the State's ESG funding are made available to the non ESG entitlement continuums. Continuum of Care components include affordable, accessible, and integrated permanent housing and homeless services that enable individuals and families to reach the maximum degree of self-sufficiency possible. In reviewing ESG applications, the State relies on local units of government to determine what their communities' unique homeless needs may be, and how the ESG program can assist with those needs. This approach allows local jurisdictions to determine their own priorities and needs in addressing homelessness in their communities.

3. Identify the process for making sub-awards and describe how the ESG allocation available to

private nonprofit organizations (including community and faith-based organizations).

Funds are made available annually to local units of government, who in turn distribute them to agencies in their community that assist the homeless.

KHRC is awarded these funds annually and makes them available for application to local units of government of non ESG entitlement communities of Kansas. As part of their application, local units of government allocate funds for specific activities to private nonprofit organizations that provide services to the homeless in their community. A recipient nonprofit organization must be tax exempt under Section 501 (c) (3) of the Internal Revenue Code and must have an acceptable accounting system, have a voluntary board, and practice non-discrimination in hiring practices and the provision of services.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

This requirement does not apply to states

5. Describe performance standards for evaluating ESG.

Performance standards will be established and continue to evolve over the next few years as the ESG Interim Rule is implemented and as ESG program outcomes are determined through the evaluation of Homeless Management Information System (HMIS) data and through integration of ESG services into their local continuum of care. The program's focus has changed from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

KHRC will not distribute HTF funds through local jurisdiction subgrantees.

**3. If distributing HTF funds by selecting applications submitted by eligible recipients,**

**a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**

See above

**b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**

A formal system will be used to evaluate, select, and fund applications for loans. The selection criteria are designed to facilitate an objective assessment of need for the proposed housing, the applicant's capacity to develop and manage affordable housing, and the specific characteristics of the proposed activity (including but not limited to location and site planning, building design and construction, affordability, cost reasonableness, and financial sustainability). When the application becomes available it will be provided on request, and reasonable attempts will be made to notify potential applicants of its availability. The application dates and review period will coincide with those of KHRC's Low Income Housing Tax Credit (LIHTC) and HOME Rental Development application rounds, in order to facilitate the combining and leveraging of those resources to develop affordable housing. Additional HTF application rounds may be scheduled if necessary to distribute the available funds.

**c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".**

Projects will be selected for geographic diversity including urban and rural communities across the state.

Applications will be evaluated for local need. Geographic priorities will be communities (cities,

counties, geographic regions, neighborhoods) with significantly higher rates of poverty or shortage of housing for Extremely Low Income (ELI) households compared to other locations.

Applications will receive consideration only if it can be demonstrated to be financially viable, at a minimum, throughout the 30-year affordability period. Applications will be evaluated and prioritized for sustainability beyond that minimum threshold, including through the availability of project based rental assistance.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

HTF funds will be distributed statewide, including HOME and CDBG Entitlement Communities to eligible recipients whose applications address the criteria outlined in this allocation plan as well as priority housing needs as identified in the state's Consolidated Plan. Applications will be evaluated for local need. Geographic priorities for the development of housing for general occupancy will be communities (cities, counties, geographic regions, neighborhoods) with significantly higher rates of poverty or shortage of housing for Extremely Low Income (ELI) households compared to other locations. Developments which preserve housing with PBRA, or which target housing for populations with historically higher rates of ELI, such as elderly, disabled, or homeless households, may receive priority regardless of other geographic factors.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

f. Describe the grantee's required priority for funding based on the extent to which the rental project has federal, state, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

**6. Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.** Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a

description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**9. Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

**10. HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

**11. Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental



housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

**12. Refinancing of Existing Debt.** Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”