



HOUSING HIGHLIGHTS



2023 FALL UPDATE

8/18/2023

Vol. 9 ISSUE 12

Upcoming KHA Sponsored Events

August 22 - Kansas Housing Conference

Real Estate Tax Roundtable Discussion

Overland Park Convention Center - Courtyard 7 9:00 AM - 10:15 AM

KHA Annual Members Meeting

Sheraton Hotel - Leatherwood 3 10:45 AM - 12:00 PM

Construction Challenges and Solutions Roundtable Discussion

Overland Park Convention Center - Courtyard 7 1:45 PM - 3:00 PM

Kansas Housing Association 10th Anniversary Networking Reception

Overland Park Convention Center - Courtyard Level 5:00 PM – 7:00 PM

August 23 - Kansas Housing Conference

Kansas Development Challenges and Solutions with QAP Roundtable Discussion

Overland Park Convention Center - Courtyard 7 10:45 AM - 12:00 PM

Operational Challenges and Solutions Roundtable Discussion

Overland Park Convention Center - Courtyard 7 3:30 PM – 4:45 PM

August 29

KHA 2024 Qualified Allocation Plan Review

Virtual meeting by Zoom 9:00 AM

Save The Date - October 18

KHA Fall Learning Session

The Venue - Leawood, KS 9:00 AM - 3:00 PM

(more details on last page)





KHRC Update

Kansas Housing awards \$4.6 million in MIH funds, \$8.9 million in MIH-ARPA funds, and 5.4 million in KHITCs for rural housing development

Twenty Kansas projects will receive a combined total of \$4,675,000.00 in MIH funds, \$8,946,000.00 in MIH-ARPA funds, and 5,474,000 in Kansas Housing Investor Tax Credits (KHITCs) to develop affordable housing for moderate-income families in rural areas of the state. The awards, made possible through the state of [Kansas' Moderate Income Housing \(MIH\)](#), [MIH-American Rescue Plan Act \(MIH-ARPA\)](#), and [Kansas Housing Investor Tax Credit \(KHITC\) Programs](#), provide resources to develop housing in rural communities.

Combined with the amount leveraged by each community to support the proposed initiatives, the awards represent a total investment of \$90,933,755 and a net gain of 513 affordable, quality housing units.

2023 Round 2 MIH, MIH-ARPA, and KHITC Award List:

This round of awards will help with development of 20 projects:

- 16 rental duplexes in Norton
- 5 rental apartment units in Palco
- 12 rental apartments in Victoria
- 9 single-family homes in Atwood
- 8 single-family homes and 4 townhome units in Salina
- 40 single-family homes in McPherson
- 14 rental duplexes in Sterling
- 3 single-family homes in Abilene
- 11 multi-family rental units in Ottawa
- 100 multi-family rental units in Bonner Springs
- 14 multi-family rental units in Pittsburg
- 12 single-family homes in Pittsburg
- 12 multi-family rental units in Kingman
- 20 multi-family rental units in Kingman

- 108 multi-family rental units in Derby
- 100 multi-family rental units in Goddard
- 5 multi-family rental units and 1 single-family home in Greensburg
- 8 single-family homes in Pratt
- 3 homeowner single-family homes and 6 single-family rentals in Stafford and St. John
- 2 single-family homes in Ashland
-

View the 2023 MIH and KHITC award list online:

[2023 MIH, MIH-ARPA and KHITC Awards](#)

2024 Draft Qualified Allocation Plan & Public Hearing

The 2024 draft Qualified Allocation Plan is now available. The QAP governs how Low-Income Housing Tax Credits (LIHTCs) are awarded across the state and is reviewed and revised on an annual basis.

KHRC invites thoughtful feedback throughout the public comment period from all stakeholders. Please review the draft plan, overview of the proposed changes recording, and the redlined plan at the links below. A virtual public hearing will be held on **Tuesday, September 5 from 10:30-12:00 p.m.**

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

housingdevelopment@kshousingcorp.org.

[REVIEW PROPOSED CHANGES](#)

[REGISTER FOR HEARING](#)

[REVIEW THE DRAFT PLAN](#)

[VIEW RECORDING](#)



KHA New Member Spotlight

Frontier Development Group

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

Frontier Development Group is a vertically integrated development company specializing in historic preservation and workforce development. We work to identify development opportunities across the Midwest. All our developments are constructed, developed, owned, and managed by our organization.

Have you been involved in an affordable housing project before?

Yes, we have managed low-income housing and section 8 housing. We have also developed and managed several workforce housing developments.

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

Frontier Development Group is a newly branded company, formerly known as Frontier Property Management. This new brand aligns more closely with our mission to provide vertically integrated services to all our developments. Our background as a property management company provides us with additional insight that benefits the design and pre-development work for all our projects.

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

We have seen an increasing need for affordable housing (including both low income and moderate income) across the state. Rural communities in Kansas are in particular need of quality, affordable housing. As construction costs continue to rise, it will be increasingly important (and challenging) to deliver housing to these communities.

Any other information you would like to provide?

Provide short intro/bio to key staff members i.e. (President) Main KHA contact.

Tyler Holloman is the managing partner of Frontier Development Group. Prior to establishing FDG, Tyler was the founder and president of Frontier Property Management. Under his leadership, Frontier Property Management became a multi-state operation serving over 100 clients, 2,500 tenants, and 2,000 units. Tyler has served as the lead developer for several award-winning historic developments and has experience developing single family housing, student

housing, and commercial properties. Tyler serves on the board for Habitat for Humanity of the Flint Hills and Friends of Historic Preservation and is a member of the Manhattan Workforce Housing Steering Committee. He lives in Alma with his wife and two dogs and enjoys spending time traveling, mountain biking, and hiking.

KHA Member Spotlight

Wallace Architects, LLC

Wallace Architects, LLC takes great pride in solely focusing on the niche industry of multi-family housing. With right at 25 years of experience focusing on this specific project type, we feel that we have a good handle on the Code and Accessibility regulations that are specific to multi-family housing. Since its inception in January of 1998, Wallace Architects has specialized in the design of Affordable housing. These developments are typically funded with 9% and 4% Low-Income Housing Tax Credits (LIHTC) USDA MPR funds, and HUD funding services, or a combination of each. We have served as Architect of Record on over 800 multifamily developments with over 42,000 units placed in service. And since the introduction of the LIHTC program in 1986, earlier iterations of the firm specialized in affordable housing design and construction utilizing previously available funding mechanisms. We specialize in multi-family housing design and have proven to do it well!

Have a ground breaking or ribbon cutting?
We will post such events for KHA members on our website. Provide us the details and we will share your upcoming event with the membership.

Interesting in Serving on the KHA Board?
The KHA Board is always looking for new members interested in serving and this summer we will be working to fill spots on the board of Directors. The Board meets 4-6 times a year at various settings to conduct the Association business and plan future activities to strengthen the Association. If you are interested or know someone who might be, please let us know.



KHA Member Spotlight

Midwest Housing Equity Group

Provide a short description for KHA members about what MHEG does in relation to the affordable housing industry.

Midwest Housing Equity Group (MHEG) non-profit tax credit syndicator headquartered in Omaha, Nebraska. MHEG was established in 1993 serving Nebraska, then expanding into Kansas (2000) and now covers 18 states. Over 30 years, MHEG has become a leader in affordable housing with extensive skills and knowledge servicing the Midwest. MHEG has experience working with a wide variety of housing types and populations; multifamily, age restricted, and special needs properties located in urban, suburban, and rural communities. Developments have involved new construction, rehabilitation and historic preservation.

To date, MHEG has raised over \$3 billion in equity and partnered in the development of over 730 acquisitions, creating more than 25,000 affordable housing units with no foreclosures or loss of credits to our investors.

What affordable housing projects has MHEG been involved in recently?

MHEG is proud of the success we and our partners have had in Kansas. As of August 1, 2023, MHEG has closed on 173 developments in Kansas, totaling 5,025 units. In 2023 alone, MHEG has closed on 6 deals, totaling 154 units and is looking forward to begin closing some of the projects approved by KHRC this year.

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

MHEG's team includes development staff and asset managers who understand the challenges of tax credit properties and are willing to assist you. We are a local partner throughout the 15-year tax credit compliance period. Our mission is to change lives for a better

tomorrow, and we value our development partners, property managers and the team at Kansas Housing Resources Corporation in helping us to meet that mission.

What trends and changes do you foresee in the affordable housing market?

MHEG is excited to see the implementation of the new state LIHTC and its impact on affordable housing in Kansas. These are challenging times with cost increases, supply chain issues, etc. Despite these challenges, the need for affordable housing in Kansas remains high and we stand ready to work with our partners.

Provide short intro/bio to key staff members i.e. (President, you, etc.)

MHEG is led by an Executive Team which includes: John Wiechmann (President and CEO), Becky Christoffersen (Chief Investment Officer), Tom Stratman (Chief Acquisitions Officer), Ann Burge (Chief Operating Officer), Jason Main (Chief Financial Officer) and Jordan Aboud (Senior Vice President of Asset Management).

In Kansas, Brad Reiff is MHEG's primary contact for new LIHTC developments. Brad, as a Director of Acquisitions, is responsible for fostering strong relationships with current and potential developers and underwriting equity investments. He previously worked for Kansas Housing Resources Corporation, USDA Rural Development, and the City of Topeka with over 25 years' experience in the housing and community development field. Brad is also a member of KHA's Education/Communication Committee.

Welcome New KHA Members

Affordable Equity Partners, Inc.
AMD Partners
Dominium, Inc
Habitat for Humanity Kansas
Housing Opportunities, Inc.
LW Development, LLC
Phase Engineering, LLC
Roanoke Construction, Inc.
Rosin Preservation
Van Binsbergen & Associates, Inc.

63 KHA Member currently

Benefits available to all KHA members – Access to KHA member directory, Legislative Updates, KHA Newsletters, Access to KHA Training events, reduced online training classes, invite to Legislative Washington DC spring trip, (some with reduced fees for KHA members), Networking Opportunities, and More!



2023 Fall Learning Session

The KHA Education/Communication/Training Committee is currently planning our annual Fall Learning session. The fall event will be held in Leawood, Ks at The Venue on October 18th. Topics and speakers are being developed.

Registration will be from 9:00 to 9:30 and we will finish up around 3 pm so make plans to attend.

More information will be forthcoming regarding registration and the agenda soon!

Sponsors Needed for annual Fall Learning Session

We are looking for event sponsors! As an event sponsor your company name will be on all event materials and future promotions to our members.

If you are interested in being a sponsor for this event please email Michele Carter at michele.carter67@yahoo.com

Thank you for your consideration and we look forward to seeing you at our Fall event!

JOIN A KHA COMMITTEE
If you haven't already joined a KHA committee, please consider doing so. All of our committees are in need of housing industry experts willing to share their unique perspectives with other KHA members. If you are interested in joining a committee please contact our office.

2023 KHA Committee Members

Education/Fall Training – Co Chairs: Andrew Danner, Gabe Woodman - Members: Austin Kack, Randy Porter, Brad Reiff

Membership – Co-Chairs: Matt Fulson, Rebecca Arthur - Members: Tim York, Mollea Wainscott

Annual Events – Co- Chairs: Kelsey Herr, James Oltman

Governmental Affairs – Chair: Josh Yurek - Members: Doug Smith, Chris Hite

Finance – Chair: Beth Easter

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

Special Projects

QAP – Tony Krsnich, Trey George

Real Estate Valuation – Matt Gillam, Lee Harris, Matt

Committee Reports

Education/Communication/ Training - The committee is currently busy planning the Fall Learning session being held 10/18 in Leawood, Ks. If any KHA members have topics they would be interested in learning about, please email Michele at michele.carter67@yahoo.com

Membership Committee - We currently have 63 active members in 2023. Michele will continue to work on contacting potential new members via email invitation. If anyone knows of someone that may be interested in joining KHA , please let Michele know and she will reach out to them.

KANSAS HOUSING ASSOCIATION, INC.

513 SW VAN BUREN STREET, TOPEKA, KANSAS 66603
 PHONE: 785-235-6283 FAX: 785-235-8676
 KHA@KANSASHOUSINGASSOCIATION.COM
 WWW.KANSASHOUSINGASSOCIATION.COM

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