



HOUSING HIGHLIGHTS

2026 SUMMER UPDATE

7/25/26 Vol. 12 ISSUE 13

President's Message

Greetings KHA members,

It is hard to believe that it is already July, and the annual housing conference is only a month away. We hope to see everyone at the conference. There will be a lot of informative sessions for everyone covering many aspects of the state of housing in Kansas.

KHA has been involved in promoting and attending several recent ribbon cuttings and we would like to encourage all of you to let us know if you have anything on the horizon. It is so important for us to remain visible and demonstrate to our communities that affordable housing is important and vital to sustaining the affordable housing mission.

We are diligently working on increasing KHA membership. We believe there is strength in numbers and by doing this, it will make KHA more visible to local, state, and federal leaders. KHA members can help us with this endeavor by referring housing- related organizations to us and encouraging them to join our coalition of housing leaders across the state of Kansas. The more our KHA members are engaged in our mission, the more successful we will be. If you are interested in being on one of our committees, please reach out to us as there is always room for additional participation and we always welcome new and fresh ideas.

KHA will only be strengthened by having engaged members. There are many options to participate in our mission such as joining a committee, suggesting topics for the annual conference and spring training session, inform us of your groundbreaking/ribbon cutting events, contribute housing related news items for the KHA newsletter, assist with increasing KHA membership with referrals, participate in KHA social media and open and read KHA's legislative newsletters prepared weekly during the session. In addition, we are always open to innovative ideas on how to improve our organization so please feel free to share those possibilities.

Having safe and affordable housing options should be a priority for all of us. We can strengthen our organization by staying engaged in a variety of ways. We look forward to seeing everyone at the conference in August!

Kelsey Herr, KHA President

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HOUSING HIGHLIGHTS IS A WEEKLY LEGISLATIVE SUMMARY
PREPARED BY KHA, INC. KANSAS GOVERNMENT AND STATEWIDE
NEWS ARE GATHERED AND COMPILED INDEPENDENTLY FROM
VARIOUS MEDIA REPORTS.

KHA BOARD OF DIRECTORS

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KHA Member Spotlight – Springline Advisory

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

At Springline Advisory, a trusted accounting and advisory firm formerly known as MarksNelson, we help guide affordable housing development projects from initial concept through completion and beyond. Our team has extensive experience assisting clients with LIHTC developments, including securing tax credits, and financing and maximizing available project benefits. We tailor our services to each client's unique needs and preferred level of support. By understanding the complexities of your project, our LIHTC specialists help position you for long-term success.

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

Your affordable housing development project deserves the partnership and guidance of experienced professionals. At Springline Advisory, we measure success by the strength of our relationships as much as the quality of our work. Responsiveness, proactive communication, and a genuine commitment to our clients and colleagues are not simply goals—they are fundamental to how we do business. Our team is dedicated to providing trusted advice, personal service, and practical solutions throughout every stage of your project.

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

The most significant trend we foresee is the continued pace of technological change. As accounting, advisory, and affordable housing organizations increasingly adopt new technologies, opportunities for greater efficiency, improved data analysis, and enhanced reporting will continue to emerge. Because the affordable housing industry operates at the intersection of finance, tax, real estate, and government policy, technological advancements will likely have a meaningful impact on how projects are planned, financed, managed, and reported in the years ahead.

Any other information you would like to provide?

On June 1, MarksNelson officially transitioned to operating under the Springline Advisory name. While our name has changed, our team, values, and commitment to client service remain the same. Our services include financial modeling and planning, cost certifications, financial statement audits, tax return preparation, cost segregation studies, and exit strategy planning. In addition to our affordable housing expertise, our real estate team specializes in historic tax credits, HUD compliance, property tax assessments and appeals, sales and use tax consulting, site selection, technology solutions, and a variety of other tax credits and incentive programs.

KHRC Update - 2027 Qualified Allocation Plan (QAP)

The KHRC team is diligently working on a draft Qualified Allocation Plan for 2027. The draft document should be available for review in late July. The public hearing and public comments period will run from mid-August through early September. We encourage you to submit comments during the public hearing or open comment period. Further directions and correspondence will come out soon.

Update on 9% applications - KHRC received 34 full 9% applications. The team is reviewing applications and will post awards on July 31, 2026.

Ground Breaking - Johnson-Betts Meadows in Topeka, Kansas

On June 30, 2026, SENT Topeka broke ground on Johnson-Betts Meadows, a transformative \$45.7 million affordable housing development coming to Topeka's Hi-Crest neighborhood. This new construction project is more than just housing; it's a commitment to community revitalization, bringing 176 high quality rental unit to families in southeast Topeka.

Through a powerful partnership between Hoppe Development, KHRC, Mesner Development, SENT Topeka, and Topeka Housing Authority, this project provides a holistic path to stability. Residents will benefit from community amenities, supportive services and affordability. There will be fully tiered income options (ranging from 30-60% AMI) with 106 units backed by Topeka Housing Authority project-based vouchers. This project will bring high-demand, affordable housing options, to the residents of Topeka. The estimated project completion date is 1/1/2028.



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.



Help Strengthen KHA – Invite Someone to Join

The Kansas Housing Association is only as strong as the people and organizations that make up our membership. Every new member brings fresh ideas, new perspectives, and a stronger voice for affordable housing across Kansas.

We encourage you to invite others to become involved. Think about the colleagues you work with every day, and other project partners who share our commitment to expanding quality affordable housing.

A personal invitation is often the most effective way to grow our association. Tell them why you are a member, how KHA has benefited your organization, and encourage them to join us.

Together, we strengthen our ability to advocate for affordable housing and build the partnerships needed to address Kansas' housing challenges.



KHRC Update

2026 Federal Notice of Funding Availability: Multifamily Rental Housing Production Programs

Kansas Housing Resources Corporation hereby notifies interested parties of the availability of funds for the production and preservation of affordable rental housing as follows:

- \$2.5M - 2025 HOME Investment Partnerships Program (Anticipated Maximum)
- \$3.1M - 2025 National Housing Trust Fund (Anticipated Maximum)
- \$9.5M - 2026 Federal 9% LIHTC Allocation Available (Anticipated Minimum)
- \$8.8M - 2026 State 9% Affordable Housing Tax Credit (Maximum)

It is critical that applicants understand the requirements and restrictions of HUD's HOME Investment Partnership (HOME) Program at 24 CFR Part 92 and the National Housing Trust Fund (HTF) at 24 CFR Part 93. The regulations and guidance can be found on the HUD Exchange website: <https://www.hudexchange.info/>.

Visit our website at <https://kshousingcorp.org/housing-partners/housing-development-lihtc/> to obtain the 2026 Qualified Allocation Plan, 2026 LIHTC Application, KHRC Experience Summary form, Certification of Accessibility Compliance form, and LIHTC Application Certification form. Federal and State LIHTC allocation information is located in the 2026 Qualified Allocation Plan, including 4% and 9% LIHTC deadlines.

[2026 Federal Notice of Funding Availability](#)

Questions? Contact: housingdevelopment@kshousingcorp.org.

Federal Home Loan Bank of Topeka

Affordable Housing Program 2026 Opens Soon

The Affordable Housing Program (AHP) is one of the most impactful tools available for expanding quality housing in our district, and the 2026 round is shaping up to be our most exciting yet.

We're thrilled to share that at least \$29.3 million in competitive grant funding will be available to support the acquisition, rehabilitation or new construction of owner-occupied and rental housing that strengthens communities.

The 2026 AHP round opens July 1, offering up to \$1.5 million per project. The window closes July 31, and awards will be announced no later than Dec. 31. Now is the perfect time to start shaping your vision. Explore inspiring success stories from past AHP-funded developments with the link below.

All program details, including the full AHP Implementation Plan and a robust library of application resources, are available in the Application section of our website. Simply follow the link below and select Application on the left-hand menu to access everything you need for the upcoming round.

Our team is here to support you. Reach out anytime at 866.571.8155 or hcdahp@fhlbtopeka.com with your questions.

Links with more information:

[APH Projects](#)

[AHP Application Information](#)

Ribbon Cutting - New Hampshire Lofts in Lawrence, Kansas

KHA staff attended the May ribbon cutting of the New Hampshire Lofts in downtown Lawrence. The day included elected officials, business leaders, and state representatives, including Lieutenant Governor David Toland who provided positive commentary to attendees.

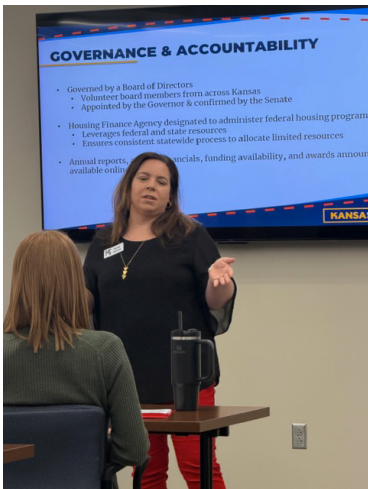
The development will provide 49 affordable homes for seniors age 55 and up. The development was funded with state and federal LIHTC funds administered by Kansas Housing Resources. The New Hampshire Lofts are an exciting investment in housing and community growth. This successful project illustrates how important low income housing tax credits are to the state of Kansas.

The property was developed by Flint Hills Holdings Group, LLC and is managed by Omega Management Group.



2026 KHA Learning Session

KHA members gathered in Topeka at Kansas Housing Resources on April 21 for a half-day learning session on key topics in the affordable housing industry. The session covered Year 15 in a tax credit project, the Federal Home Loan Bank AHP gap financing program, a state legislative update from Doug Smith, and an overview of KHRC's 2026 programs from Deanne Engstrom. Members gained valuable insights from industry experts, and the discussion and questions were productive and informative. The next session will be held in spring 2027. To suggest topics for the 2027 session, please contact Kelsey Herr or Michele Carter.





The 21st annual [Kansas Housing Conference](#) returns to the Overland Park Convention Center this August! Come together with hundreds of housing advocates and community partners from across the state and region to collaborate, connect, and learn about the latest trends and innovations in affordable housing.

Conference
[REGISTER TODAY!](#)

Sponsor
[REGISTER TODAY!](#)

Sponsor + Exhibitor Registration Priority Deadline!

Exhibitor check-in and set-up begins at 10:00 am Monday, Aug. 24, with general registration opening at 11:30 am. Each booth space includes a 6' or 8' table and two chairs in the Exhibitor Hall.

As an Exhibitor, your organization is entitled to send two representatives to staff your booth. These registrants are considered separately from any complimentary sponsor guests. Booth staff are invited to enjoy refreshments during our conference breaks and attend all networking events, meals and presentations in the main ballroom. However, booth staff will not have access to any general conference sessions or compliance trainings.

For more information, visit our [Sponsorship Opportunities](#) webpage!

BOOTH SPACE IS LIMITED. RESERVE YOUR SPOT EARLY!

Housing Conference Networking Reception

Sponsored by KHA

Monday, August 24

4:30 pm - 6:00 pm

Exhibitor Hall | OPCC Upper Level

Join us in the Exhibitor Hall Monday evening for our premier networking event! All registered attendees, guests, speakers, sponsors, exhibitors, and booth staff are invited to attend our Networking Reception, sponsored by [Kansas Housing Association](#). Drinks and appetizers will be served.

KHA Board Member Austin Kack Named 2026 Novogradac Rising Star in Affordable Housing

Congratulations to Austin Kack, Director of Development at Overland Property Group and a member of the KHA Board of Directors, on being recognized by the Novogradac Journal of Tax Credits as one of its 2026 Rising Stars in the affordable housing industry.

This national recognition honors professionals who are making significant contributions to the development and preservation of affordable housing. Austin's leadership, strategic vision, and his commitment to building lasting partnerships have played an important role in expanding high-quality affordable housing opportunities throughout the states he oversees for Overland Property Group.

Austin's recognition reflects not only his individual accomplishments, but also the dedication and collaborative efforts of the entire Overland Property Group team. Together, they continue to advance the mission of expanding access to quality affordable housing and strengthening communities across the country.

KHA congratulates Austin, on this national recognition and thank you for your leadership and service to the affordable housing industry.

Interested 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.

2026 KHA Committee Members

Annual Events

Committee Chairs:

Kelsey Herr & Lloyd Rainge

Finance

Committee Chairs:

Austin Kack

Membership

Committee Chairs:

Matt Fulson & Cale Redfern

Education /Training

Committee Chairs:

Andrew Danner & Gabe Woodman

Governmental Affairs

Committee Chairs:

Federal Affairs - Josh Yurek

State Affairs – Tony Krsnich

Nominations

Committee Chairs:

Andrew Danner & Kelsey Herr

Special Project Committees

QAP

Trey George & Tony Krsnich

Real Estate Tax Valuation Guide

Matt Gillam, Lee Harris, Matt Catanese, Bill Caton,

Ray Browning & Dan Sailler

Welcome KHA's new
members in 2026