

# Housing Strategy

In policy terms, housing is a bundle of attributes. The attributes include shelter (security), investment (public and private), access (to schools, shopping, jobs, etc.), neighborhood (a living environment), and identity (“my home”). In a perfect world, if these attributes were fully achieved, what would Kansas housing look like?

## A Vision

### **Empowered Consumers**

In 2020, all Kansans are well-housed. The State is responsive to the housing needs of consumers, including limited-income families, senior residents, single parents, persons with disabilities, and others. Communities provide safety nets for children, preventing homelessness and reducing poverty. Young Kansans can move up in housing, from renters to owners.

### **Growth Markets**

Kansas has good housing stock. The quality of existing housing is protected by continued maintenance, conservation, and preservation. The quantity of newer housing is expanded through current rehabilitation and new construction. Affordable housing units are available to all households. Living environments include neighborhood amenities, country landscapes, and freedom from hazards. Open housing markets guarantee equal opportunity regardless of sex, race, religion, or disability. Market transactions are efficient. Waiting periods are short.

### **Proactive Partners**

Kansas has many housing partners. Federal, state, and local partners engage in collaborative housing activities. The State Housing Agency initiates new programs in affordable housing, supportive housing, and capacity building. All State Agencies coordinate their housing-related services. Local housing providers have organized in communities throughout the state. The delivery system for housing has become a diverse range of providers, including private industry and finance, nonprofit organizations, volunteers, and government agencies. The State acts as a catalyst among partners.

### **Performing Programs**

Kansas has consensus on housing priorities. The State promotes a mix of housing activities, including: rehabilitation and new construction; homebuyer and rental assistance; emergency shelter, transitional and permanent housing; and supportive services for persons with disabilities. State and local housing programs set, and accomplish, annual housing goals. Technical standards have been established for housing safety and energy efficiency. Permit and application procedures for housing

developments have been streamlined. Programs make effective, efficient, and equitable use of resources.

### **Flexible Resources**

Kansas has more housing resources. Resident organizations, housing education and counseling, encourage all Kansans to invest in, and care for, their properties. The State Finance Agency issues housing bonds and administers funding pools for housing. State and local trust funds, replenished by dedicated revenues, supplement federal funds for new program development. State and local housing partners use multiple sources of funds, including federal, foundation, and corporate grants. Investors and donors provide both cash and in-kind contributions, matching and leveraging other funds. Certain programs are self-supporting, relying upon revolving loans, user fees, and entrepreneurial activities.

### **Innovative Strategies**

Kansas has better housing policy. The Governor, Legislature, State Agencies, and Advisory Commissions provide leadership and management expertise. Citizens and employees participate in decision-making through task forces, team approaches, and use of customer ideas. State and local housing partners are guided by evolving statements of mission, vision, and strategic plans. The housing partners adapt to new conditions. Training and technical assistance improve performance. Together, the housing partners generate innovation through creative financing, new ventures, and technology transfer. Better ways are found.

## **Housing Targeting**

Most federal housing programs are non-discretionary spending authorizations or categorical grants. The respective program rules strictly limit the use of funds. Examples include the Mortgage Revenue Bond program for first-time homebuyers, the Low Income Housing Tax Credit program for rental housing, and the Emergency Shelter Grant program for assisting homeless persons.

Some federal housing programs are discretionary spending authorizations or block grants. The respective program rules allow varied, flexible use of funds. Examples include the Community Development Block Grant program and the HOME Investment Partnerships program.

The State of Kansas now administers the following list of non-discretionary and discretionary federal housing programs:

### Non-Discretionary Programs

1. Mortgage Revenue Bond/Mortgage Credit Certificate (MRB/MCC)
2. Low Income Housing Tax Credit (LIHTC)
3. Section 8 (Sec. 8)
4. Department of Energy/ Other Energy Programs (DOE/Other)
5. Emergency Shelter Grant (ESG)
6. Housing Opportunities for Persons with AIDS (HOPWA)

### Discretionary Programs

1. Community Development Block Grant (CDBG)
2. Home Investment Partnerships (HOME)
3. Community Services Block Grant (CSBG)

Within the rules of the respective federal programs, the State of Kansas will pursue the following pattern of customer priorities for housing assistance. A simple pattern of priorities has been selected in order to establish administrative flexibility and efficiency. The State will make an effort to reach the lowest household income or worst case needs in all categories of assistance. The order of presentation for addressing the State's housing customer priorities is the continuum of tenure status, namely:

1. Owners
2. Renters
3. Vulnerable populations
4. Homeless persons.

Each tenure status is described in goal-oriented terms.

## **Customer Priorities**

### **Affordable Housing**

**Resident Investment in Homeownership.** Kansans view affordable single family homes as a priority activity. About 70 percent of Kansas housing is owner-occupied. About 76 percent of the state's housing stock in nonentitlement areas is owner-occupied, a total of 420,191 units. Homeownership represents a major economic asset in Kansas. Further, homeownership stabilizes neighborhoods and expands the tax base of communities.

**Priority #1 First Time Homebuyers  
Very Low and Low Income  
With Children and Others**

About 78 percent of nonentitlement housing stock in Kansas consists of single family detached homes. Homeownership units have a vacancy rate of 2.3 percent. The median value of owner-occupied units in nonentitlement areas is \$52,900. In the state as a whole, including the big city entitlement areas, the median value of a home is \$83,500. Mortgage interest rates are very low at this time. All of these indicators point to homeownership as a good buy.

Policy Objective: Increase the homeownership base.

Development Strategy: Increase effective demand by (a) a mortgage pool financed with tax exempt bonds, and (b) leveraging conventional mortgage lending; protect homeownership investments with neighborhood revitalization.

Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-Year Funding</u>	<u>Customer Households</u>
Homebuyers Assistance	MRB/MCC	\$325,300,000	5,425
	HOME	\$ 14,500,000	1,125

**Priority #2 Existing Homeowners  
Very Low and Low Income  
Elderly and Others**

About 36 percent of Kansas owner-occupied housing stock, a total of 226,378 units, is more than 50 years old, i.e., built before 1949. In particular, the Southeast region has 45 percent older housing stock and the Northwest region has 42 percent older housing stock. About 14 percent of homeowners in nonentitlement areas of Kansas are cost burdened, a total of 44,219 households. Older homes need repair and rehabilitation.

Policy Objective: Preserve homeownership.

Development Strategy: Upgrade supply by (a) loans and grants for home repairs and modifications, and (b) energy audits and improvements for operating cost efficiency; protect homeownership investments with neighborhood revitalization.

Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customer Households</u>
Rehabilitation	CDBG	\$12,000,000	350
	HOME	\$ 9,000,000	400
Weatherization	DOE/Other	\$10,750,000	3,825

**Resident Access to Rental Housing.** Kansans view affordable rental housing units as a priority activity. Rental units compose 24 percent of the nonentitlement housing stock in Kansas, a total of 134,651 units. About 33 percent of nonentitlement rental households are cost burdened, a total of 42,405 households. Assisted rental housing is an important source of shelter, mitigating misfortune and reducing homelessness.

- Priority #1 Renters – Unit Shortage**  
**Very Low and Low Income**  
**Small Related Households**  
**Large Related Households**  
**Elderly Households**  
**All Other Households**

Kansas nonentitlement households in need of affordable housing, without problems, range from 86,624 to 123,022. Housing problems include cost burden, incomplete plumbing, incomplete kitchen, and overcrowding. Regional differences exist. The Northeast and South Central are high growth areas, viable for new construction. The Northwest and Southeast are high in plumbing, kitchen and structural deficiencies, needing rehabilitation. The Southwest is high in overcrowding, primarily Hispanic households, indicating the need for production of large rental units.

Policy Objective: Replace, rehabilitate, and expand the rental housing stock.

Development Strategy: Increase and upgrade supply by (a) tax credit incentives for new construction, (b) tax credit incentives and grants for rehabilitation, and (c) energy audits and improvements for operating cost efficiency.

Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customer Households</u>
New Construction	LIHTC	\$150,000,000	2,000
	HOME/CHDOs	\$ 6,300,000	250
Rehabilitation	LIHTC	\$100,000,000	2,000

HOME/CHDOs \$ 2,100,000 80

Weatherization DOE/Other \$ 9,535,000 3,225

**Priority #2 Renters – Unit Balance or Surplus  
Very Low and Low Income  
Small Related Households  
Large Related Households  
Elderly Households  
All Other Households**

The rate of cost burdened renter households in nonentitlement areas is 33 percent, compared to 14 percent for homeowners. The Southeast region has a high of 36 percent for cost burdened renters. The Southeast and Northwest regions have high rates of households living in poverty, 14 percent and 13 percent, respectively. The rental vacancy rate in Kansas is 11.6 percent, a relatively soft market, but not all vacant units are habitable. Further, rising rents and low wages continue to generate cost burdened renter households. Therefore, rental assistance is an important resource.

Policy Objective: Make rental housing affordable for lower wage households and higher cost markets.

Development Strategy: Increase effective demand for privately owned housing by (a) tenant based rental assistance and (b) project based rental assistance; assist economic integration and racial desegregation in housing.

**Investment Plan**

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customer Households</u>
Rental Assistance	Section 8	\$168,200,000	11,300
	HOME/TBRA	\$ 5,000,000	3,000
	HOPWA	\$ 1,985,000	600
	CSBG	\$ 350,000	1,600

**Appropriate Housing**

**Resident Choice of Appropriate Housing.** Appropriate housing in Kansas communities, augmented by available supportive services, is lacking for vulnerable populations. Such groups include the frail elderly; persons with mental illness, developmental or physical disabilities, substance abuse, HIV/AIDS; etc.

**Priority #1: Vulnerable Populations  
Non-Homeless**

Kansans view low cost assisted living as a priority activity. About 20,000 frail elderly may lack appropriate housing in nonentitlement areas. Kansans also view accessible housing for persons with disabilities as a priority activity. About 118,000 non-institutionalized persons in the state have physical disabilities. About 675 persons with HIV/AIDS reside in Kansas. There are regional differences. The Northwest has a high rate of elderly residents, 20 percent. The Southeast has a high rate of persons with physical disabilities, 10.4 percent.

Policy Objective: Assist housing redesign/accessibility modifications.

Development Strategy: Upgrade the supply of owner- and renter-occupied housing through rehabilitation, incorporating requirements of the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, and Fair Housing Act, as applicable.

Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customer Households</u>
Rehabilitation	LIHTC	\$4,000,000	100
	HOME/CHDOs	\$ 200,000	10

Policy Objective: Implement universal/adaptable housing design.

Development Strategy: Increase and upgrade the supply of new rental housing, incorporating requirements of the K.S.A. 58-1402 Accessibility Standards, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, and Fair Housing Act, as applicable.

Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customers Households</u>
New Construction	LIHTC	\$150,000,000	2,000
	HOME/CHDOs	\$ 6,300,000	250

## Permanent Housing

**Resident Transition to Permanent Housing.** Homelessness is a debilitating condition. The State of Kansas will make an extensive effort to assist homeless persons and to protect those at risk of becoming homeless.

### **Priority #1 Homeless Persons Individuals and Families**

Kansans view the production of housing for homeless persons as a priority activity. Homeless persons include those living doubled up with friends or relatives. Vulnerable subgroups are particularly at risk of homelessness, namely: persons with substance abuse, mental illness, or HIV/AIDS; single parents; veterans; and post-incarcerated persons. Extremely low income is assumed to be a major factor associated with homelessness. Kansas has 118,240 households earning 30 percent or less of area median income. A gap analysis for nonentitlement areas of the state found needs for 29 more individual beds/units in emergency shelters, 175 more beds/units for families in transitional housing, and 175 more beds/units for families in permanent supportive housing. The Southeast and South Central regions have the highest ranking for the homeless being somewhat or very underserved.

Policy Objective: Prevent homelessness.

Development Strategy: Restore effective demand by (a) crisis intervention with individuals and families facing eviction and (b) emergency rental assistance; use community action agencies and Ryan White case management sites for service delivery.

#### Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customer Households</u>
Rental Assistance	CSBG	\$240,000	800
	HOPWA	\$980,000	340

Policy Objective: Provide emergency shelters.

Development Strategy: Upgrade supply by (a) rehabilitation of facilities, (b) addition of crisis intervention services, and (c) operating subsidies.

#### Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customer Households</u>
Support Facilities and Services	ESG	\$4,260,000	42,500

Policy Objective: Assist the transition of homeless persons to permanent housing.

Development Strategy: Assure effective demand by (a) tenant and project based rental assistance, (b) self-sufficiency program in tandem, and (c) operating subsidies for service providers.

Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customer Households</u>
Rental Assistance	HOME/TBRA	\$1,250,000	625
	HOPWA	\$ 320,000	80

## Fair Housing

**Resident Guarantee of Fair Housing.** Kansas and Federal Law view the guarantee of fair housing for protected classes as a priority activity. Protected classes include race, color, religion, gender, disability, familial status, marital status, and national origin.

### Priority #1 Protected Classes Discrimination Victims

More public information is needed about fair housing rights and complaint mechanisms. Over 90 percent of survey respondents felt that at least some fair housing violations were not reported. On the other hand, over 50 percent of the fair housing complaints reported to HUD resulted in a settlement. Regional differences exist in potential housing discrimination: the Northwest is high for persons with disabilities; the Northeast is high for predatory lending; the Southwest is high for Hispanic families; etc.

Policy Objective: Eliminate impediments.

Development Strategy: Assure nondiscrimination through (a) information on rights and responsibilities, (b) affirmatively furthering fair housing, and (c) enforcement remedies.

Investment Plan

<u>Activities</u>	<u>Programs</u>	<u>Five-year Funding</u>	<u>Customer Households</u>
Public Information	HOME	\$35,000	30,000

## **Market Indicators**

One or more of the following housing market indicators may be used by the State of Kansas for the determination of housing shortages.

### **Homeownership**

#### **Housing Supply/Demand**

Vacancy rate

Overcrowding

Size match

Complete plumbing

New units (1 year old or less)

Old units (50 years old or more)

Price: income match

#### **Housing Shortage Indicator**

Low (1.5% of stock or less)

High (6% of stock or more)

Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)

Low (96% of stock or less)

Low (1.5% of stock or less)

High (40% of stock or more)

Count of households in income category exceeds count of units in price category (units not to exceed 30% of gross income)

### **Rental Housing**

#### **Housing Supply/Demand**

Vacancy rate

Overcrowding

#### **Housing Shortage Indicator**

Low (7.5% of stock or less)

High (6% of stock or more)

Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (95% of stock or less)
New units (1 year old or less)	Low (1.0% of stock or less)
Old units (50 years old or more)	High (40% of stock or more)
Rent: income match	Count of households in income category exceeds count of units in rent category (units not to exceed 30% of gross income)

Recent U.S. Census data may be used to establish the above indicators of housing shortages. As an alternative, current housing market information may be collected and used for this purpose.

Five-year projections of population, housing supply and demand, may be used to anticipate future housing market conditions. Also, changing household needs – trends toward an aging population, smaller households, etc. – may alter the housing market of the future.

## **Investment Principles**

The State of Kansas will not build housing anywhere and everywhere, helter skelter. The State will invest its resources in good community contexts. Neither will the State allocate scarce resources any way and every way, luck of the draw. The State will allocate its resources using good development methods. Many details of these management practices will be buried in volumes of regulations. Nevertheless, the State’s investment principles shall be plain and true. In outline form, these principles are:

- I. The State of Kansas will utilize the following **COMMUNITY CONTEXTS** for housing investment:
  - A. Downtown/Neighborhood Revitalization, including
    - 1. Historic preservation
    - 2. Infill development
    - 3. Core attractions
  - B. Planned Growth Areas, including

1. Land conservation
2. Cluster development
3. Site amenities.

II. The State of Kansas will utilize the following **DEVELOPMENT METHODS** for housing investment:

A. Sustainable Housing Affordability, including

1. Program funding
2. Affordability periods
3. Compliance monitoring

B. Fair Share Housing Allocation, including

1. Regional allocations
2. Underserved households
3. Protected classes.

## **Value Creation**

How important is housing? The Wells Fargo Company estimates that housing is 14 percent of the nation's economy, directly or indirectly, one out of six U.S. jobs. Housing is the largest single expense of most persons, owners and renters. Homeownership is a symbol of the American Dream. Why? What benefits do households get from good housing?

Good housing meets a household's need for shelter, safety and comfort, and a sense of belonging to family and community.

The design of good housing protects a household's privacy, encourages the personal decoration of home elements, and enhances the residents' reception of guests. Further, the design of good housing reveals a household's location in the neighborhood and prompts the residents to care for the property.

Good housing grows in economic value. A household's unit values rise with:

- ... appealing character/identity of the place
- ... flexible spaces for activities – including accessibility provisions
- ... full service infrastructure and a pleasant landscape
- ... access to schools, recreation, medical centers, shopping, and jobs
- ... economical/moderate cost and energy/maintenance efficiency.

Further, a household's land values rise with:

- ... compatible downtown/neighborhood infill development
- ... conservation of farmland, prairie, or wetlands on the urban fringe
- ... historic preservation or neighborhood revitalization
- ... tornado, flood, or other hazard mitigation
- ... increase in area capital investment and aggregate real income.

Good housing creates good value . Good housing is truly part of the American Dream!

## **Provider Opportunities**

The inability of residents to afford housing is referred to as the housing affordability gap. This gap is created by the difference between the cost of production and the ability of the consumer to pay the market price for purchase or rental. The State's role in housing is to develop housing opportunities for households least likely to bridge this gap without assistance.

## **Public Policies**

**Accessibility Standards.** K.S.A. 58-1402, enacted by the Kansas Legislature in 2002, establishes accessibility standards for owner- and renter-occupied single family, duplex, and triplex dwellings constructed after July 1, 2002, using public assistance provided or administered by the State. K.S.A. 58-1402 specifies same-floor standards for an accessible entrance, accessible route, bathroom, and mechanical controls.

The State has encouraged homebuyers with disabilities to incorporate basic access, or visitability, into their homes. The Development Strategy of the Kansas Consolidated Plan promotes universal/adaptable design of new housing and accessibility modifications in remodeled housing. The HOME First Time Homebuyers program provides up to \$5,000 for home accessibility modifications.

The State has increased funding, and established more flexible regulations, for accessibility modifications for persons with disabilities. The State supplements federal HOME funded accessibility modifications for persons with disabilities with KAMP, a state funded accessibility modifications program.

**Program Compliance.** The State of Kansas has no court orders, consent decrees, or sanctions regarding assisted housing or fair housing.

## **Institutional Structure**

Basically, four State agencies constitute the State's institutional structure for affordable and supportive housing. The housing delivery system extends throughout a network of public and private organizations, profit and nonprofit, including social service agencies.

**Kansas Development Finance Authority.** In 1987, the Legislature established the Kansas Development Finance Authority (KDFA), as an independent instrumentality of the State, to obtain long-term financing for governmental units and qualifying private enterprises.

The 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.

Effective July 1, 2003, by the Governor's Executive Reorganization Order No. 30, the Housing Development Division of the former Kansas Department of Commerce & Housing became the Kansas Housing Resources Corporation (KHRC), a subsidiary of KDFA. Using this linkage of KDFA and KHRC, the State expects to generate additional affordable housing resources for Kansans.

**Lead/Partner Agencies.** The Kansas Department of Commerce, Kansas Housing Resources Corporation, and Kansas Department of Health and Environment will be the lead/partner agencies for the 2004-2008 Kansas Consolidated Plan.

The Kansas Department of Commerce (Commerce) is the state's lead economic development organization, responsible for ensuring economic opportunities for Kansans. Commerce is comprised of six divisions: Administration, Agriculture Products Development, Business Development, Community Development, Trade Development, and Travel & Tourism Development. Commerce has about 100 employees and an annual budget of about \$65 million. About 80 percent of the Commerce budget is channeled to communities and businesses throughout the state. The Community Development Division will serve as the Department of Commerce's Community Development Block Grant (CDBG) program unit under the Kansas Consolidated Plan.

The Kansas Housing Resources Corporation (KHRC) is the state's lead housing organization, responsible for generating affordable housing resources for Kansans. The KHRC is comprised of four divisions: Homeownership, Rental Housing, Housing with Supportive Services, and Asset Management. The KHRC has about 40 employees and an annual budget of about \$55 million. About 95 percent of the KHRC's budget is allocated to housing providers across the state. The Homeownership and Rental Housing divisions will serve as the KHRC's HOME Investment Partnerships (HOME) program units under the Kansas Consolidated Plan. The Housing with Supportive Services Division will

serve as the KHRC's Emergency Shelter Grant (ESG) program unit under the Consolidated Plan.

The Kansas Department of Health and Environment (KDHE) is the state's lead health organization, responsible for protecting the public health of Kansans and natural resources of the environment. The KDHE is comprised of four divisions: Health, Environment, Laboratories, and Health and Environmental Statistics. The KDHE has about 1,000 employees and an annual budget of about \$180 million. About 35 percent of the KDHE's budget is distributed to local health departments, clinics, and other community based organizations. The Health Division, Bureau of Epidemiology and Disease Prevention, will serve as the KDHE's Housing Opportunities for Persons with AIDS (HOPWA) program unit under the Kansas Consolidated Plan.

The Kansas Housing Resources Corporation (KHRC) will be the central point of contact for the 2004-2008 Kansas Consolidated Plan.

## **Governmental/Nonprofit Cooperation**

**Community Housing Development Organizations (CHDOs).** The State of Kansas has qualified 28 CHDOs. Since 1996, the State has allocated 15 percent of HOME funds to CHDO program activities and 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. CHDOs may serve as subcontractors to local governments, funded for HOME homeowner rehabilitation. Also, the State will consider a new construction program for single family housing, perhaps as an approved CHDO activity.

**Community Services Block Grant (CSBG).** The CSBG program coordinates the State's housing policies and programs with anti-poverty efforts. Community action agencies, the CSBG subgrantees, provide a broad range of services to low income residents in their communities. Most of the community action agencies operate housing programs, including homeless prevention, weatherization, and Section 8. The agencies also coordinate with other service providers in their communities.

## **Housing Resources**

**Low Income Housing Tax Credits (LIHTC).** The Kansas Housing Resources Corporation will cooperate with cities, counties, and regions of the State to determine high need areas for rental housing. The State will provide interim development loans for selected LIHTC projects, using monies from the LIHTC fee fund.

**Lead-Based Paint.** The State of Kansas has an estimated 486,334 housing units with lead-based paint hazards, including units occupied by very low and low income households.

The State complies with the new 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. The new requirements identify the appropriate type of activity to control lead paint hazards, regardless of funding source.

The State's housing programs disseminate consumer information on prevention of childhood lead poisoning and reduction of lead-based paint hazards. The Kansas Department of Health and Environment does blood screening of children at risk and education of lead inspectors.

**State Housing Trust Fund (SHTF).** In 1991, the Kansas Legislature established a State Housing Trust Fund (SHTF). However, the SHTF needs dedicated revenues to be fully effective.

The SHTF has major importance for the State's future capacity building in housing. As a pool of discretionary funds, the SHTF could help the State become a full service provider of affordable and supportive housing. Also, future revenues coming into the SHTF could meet federal matching funds requirements under the HOME program, relieving the State General Fund and local governments of this burden.

## **Technical Assistance**

Technical assistance performed by the State of Kansas will include any of the following:

1. **Education** • Designing and presenting a theory and/or research based course for academic credit. Course work includes assigned readings and written assignments. Subject matter is determined by the instructor. Most learning activities occur in the classroom.
2. **Consultation** • Engaging an administrator or manager in policy or program development. The purpose is systematic problem-solving. The administrator's area of concern is the focus of discussion. Most interactions occur in an office or conference room.
3. **Training** • Developing the knowledge and skills of front line workers. The emphasis is on the production process, i.e., procedures and routines implied by new program implementation or upgraded service delivery. Generally, content is determined by regulations or technical requirements. Most training occurs in workshop settings.
4. **Technical Assistance** • Responding to the operational concerns of supervisors and line workers. New program/service implementation runs into

bugs and unknowns. The purpose is practical problem-solving. Most technical assistance occurs at work stations or points of service delivery.

5. **Information Exchange** • Obtaining management and program data for reporting and planning purposes. Grantees need periodic assistance to complete their routine responsibilities, i.e., program set-ups, drawdowns, audits, etc. Most information exchange occurs through the Internet, telephone, or coincidentally, during training or technical assistance sessions.

## **Monitoring**

The State's program administrators closely monitor their respective federal programs. The administrative procedures used by the State meet all federal rules, regulations, and guidelines for program compliance and reporting. State staff conduct field inspections to ensure the compliance of locally administered projects.

