Notice of Funding Availability (NOFA)

The Kansas Housing Resources Corporation (KHRC) announces funding available for the period July 1, 2009, through June 30, 2010, as follows:

HOMEOWNER PROGRAMS

First Time Homebuyer Program: Homebuyer down payment assistance is funded by the U.S. Department of Housing and Urban Development (HUD) to assist first time home purchasers with down payment, closing costs, and legal fees associated with a purchase. Households with annual income not exceeding 80% of the area median income are eligible for up to 20% of the purchase price of a new or existing home, not to exceed $25,000. The assistance is a soft second loan, half which is forgivable on a pro-rated basis; if the homeowner lives in the house for ten years, the total soft loan is forgiven. Buyers are expected to make a minimum investment of $500 or 2% of the sale price, whichever is greater.

Applicants contact a participating lender, apply for a first mortgage loan with the participating lender, identify a qualified property, and direct the local lender to initiate the application process. Funding is on a first-come-first-served basis until the allocation is expended. The program opens funding rounds in March and September; however, funding is typically available year-round.

Homeowner Rehabilitation of Existing Property Program: Kansas cities and counties outside HUD entitlement areas may apply for up to $300,000 in funds provided by the U.S. Department of Housing and Urban Development (HUD) in a competitive selection process, based on need and a demonstrated organizational capacity to perform and maintain construction. Local homeowners apply to the local communities for a loan. Housing rehabilitated with this grant must be owned and occupied by households whose income does not exceed 80% of the area gross median income.

Deadline for Homeowner Rehabilitation applications is August 26, 2009, for program year beginning January 1, 2010.

www.kshousingcorp.org/documents/hr_forms.shtml

RENTAL PROGRAMS

HOME Rental Development: Congress created the HOME program as part of the National Affordable Housing Act of 1990, and it is funded by HUD. The intent of the HOME Program is to provide decent, affordable housing to lower-income households, expand the capacity of non-profit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private-sector participation. KHRC administers the federal and State (KHRC) match required funds to carry out program activities related to down payment assistance, homeowner and rental rehabilitation, multi-family rental housing finance, and tenant based rental assistance. KHRC receives reimbursement of eligible costs associated with administration of the program, and funds the required State match obligation associated with the program.

Deadlines for CHDO applications are on the first Friday in February 2010, and allocations are expected to be announced in mid-May 2010.

www.kshousingcorp.org/documents/chdo_forms.shtml

Housing Tax Credit: The Housing Tax Credit program (Tax Credit) is designed to secure private equity capital for the development of affordable rental housing through tax incentives rather than direct subsidies. Enacted in the Tax Reform Act of 1986, the Tax Credit is a ten-year federal tax credit against a taxpayer's ordinary income tax liability available to individuals (directly or through partnerships) and corporations, who acquire or develop and own the affordable rental housing properties. The Tax Credit historically provides as much as 55-60 percent of the total development cost, which reduces the amount of debt financing in affordable rental housing developments. This allows lower rents and greater flexibility. KHRC receives application, service, and compliance monitoring fees from developers and owners who participate in the Tax Credit program.

Deadlines for Housing Tax Credit applications are on the first Friday in February and in August each year.

www.kshousingcorp.org/documents/htc_forms.shtml

Under the American Recovery and Reinvestment Act, KHRC will be allowed to "swap" or exchange all returned tax credits from previous years as well as up to 40 percent of its 2009 per capita authority for cash, to enable developments which have been unable to obtain equity, in the current market, to complete their affordable housing projects

under the Credit Exchange Program (CEP) also known as the "Section 1602 Funding Program". The CEP will be funded by the U.S. Treasury and is estimated to be over $45.1 million. KHRC will utilize the CEP swap option, along with the Tax Credit Assistance Program (TCAP) funds from HUD allocated through the ARRA, to enable developments to be completed.

For FY 2010-2012, KHRC will also receive $17.1 million in American Recovery and Reinvestment Act (ARRA) funding, titled the Tax Credit Assistance Program (TCAP). These funds will be used as gap funding for Tax Credit projects which, but for this funding, could otherwise not likely be developed in the current market.

Tenant Based Rental Assistance (TBRA): Non-profit organizations with the capacity to operate a rental assistance program may apply for up to $300,000 annually, in funds allocated by the U.S. Department of Housing and Urban Development (HUD) for monthly rental subsidies. The funding is used to provide individuals and families with monthly rental subsidies, security deposits, and utility deposits. Rental subsidies are calculated on the basis of 30% of the family's adjusted monthly income and the lesser of the established payment standard (federal Fair Market Rent) or the contract rent. Households earning no more than 60% of the area median gross income are eligible for TBRA assistance.

Deadline for applications is August 26, 2009, for program year beginning January 1, 2010.

www.kshousingcorp.org/documents/tbra_forms.shtml

GENERAL PROGRAMS

Community Services Block Grant (CSBG): Funding to assist eligible Community Action Agencies (CAAs), as defined in the federal CSBG Act, is provided by the U.S. Department of Health and Human Services. Ninety percent of the state's funding is awarded non-competitively to the state's CAAs.

Five percent of the CSBG funding is available on a competitive basis to not-for-profit agencies whose primary purpose is to alleviate the causes and effects of poverty in Kansas. Projects which are related directly to the purposes of CSBG, will produce measurable outcomes in one or more of the six national goals, and will fill a documented need are encouraged. Construction and the improvement of property are not allowable expenditures.

CSBG will receive $8.3 million in ARRA funding for FY 2010-2012. Those funds will be used to increase community action activities across the state, with a goal of expanding the number of counties served.

Deadline for application for CSBG non-competitive grants is about March 1 for the ensuing program year.

Deadline for applications for CSBG discretionary funding are typically early October and early May.

www.kshousingcorp.org/documents/csbg_forms.shtml

www.nascsp.org/documents/NPI_Revised_Guide_Sept_05.pdf

Emergency Shelter Grant Program (ESG): Funding for ESG is provided by the U.S. Department of Housing and Urban Development (HUD) through KHRC. Awards are made to local units of government to assist homeless families and individuals through local agencies. The ESG funds may be used by local providers to rehabilitate emergency homeless shelters, pay operational costs for shelters, provide essential services to homeless people, conduct homeless prevention activities, and pay limited administrative costs.

For FY 2010-2012, KHRC will receive $8.3 million in ARRA Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding. These funds will be used to assist families prevent homelessness and to rapidly re-house those families who, with HPRP assistance, will be able to maintain their housing after the funding is expended.

Deadline for application is about mid-February 2010, for program year July 1, 2010-June 30, 2011.

www.kshousingcorp.org/documents/esg_forms.shtml

Housing Development Grant Program: The Housing Development Grant Program is funded by an annual transfer by the State of Kansas to KHRC. Part of the Rural Housing Incentive District Act, the program will award grants to cities and counties to construct or rehabilitate infrastructure necessary to construct new residential dwellings and the actual construction of the residential dwellings, if construction is completed by a city housing authority. Through June 30, 2010, awards will be limited to cities and counties in the Presidentially-declared disaster areas. After July 1, 2010, cities or counties with a population of less than 60,000 may apply. Matching funds are required, as follows: at least 10% for infrastructure projects and at least 50% for other projects.

Program status depends on funding availability.

www.kshousingcorp.org/display/files/HOME/HDGP_Final_Rule_05_15.pdf

State Housing Trust Fund: The State Housing Trust Fund is used for the purposes of housing programs and services including, but not limited to, the provision of financial programs for the repair, rehabilitation and improvement of existing residential housing, accessibility modifications, rental subsidies, the provision of housing services and assistance to persons having low or moderate income and disabled persons and costs and expenditures incurred in implementing the Kansas manufactured housing act.

Applications may be made in conjunction with other KHRC grant applications, on their deadlines. Applications may also be made for emergency uses, as needed. For information on emergency applications, contact Ryan Vincent at (785) 291-3441 or rvincent@kshousingcorp.org. Program status depends on funding availability.

Weatherization Assistance Program: Assistance with energy-efficiency repairs is funded through the U.S. Department of Energy, the U.S. Department of Health and Human Services, and state allocations, as approved. The selection process for service providers is described in the State of Kansas Weatherization State Plan. Due to the highly technical nature of the program, non-competitive grants are awarded to local non-profit agencies, with a history of housing rehabilitation or repair, to provide needed improvements to owner-occupied and rental homes, including mobile homes. Households are eligible if the residents' annual income does not exceed the higher of 150% of the federal poverty level or 60% of statewide median gross income, or if a household member receives TANF or SSI. In addition, the residence can not have been weatherized since September 30, 1993, and should be expected to benefit from weatherization in terms of energy efficiency. Weatherization agencies determine needed repairs based on findings of a residential energy audit, which typically include sealing air leaks in the structure's envelope; installation of insulation in the attic, sidewalls and/or perimeter; repair or replacement of furnaces; and incidental repairs to protect the weatherization materials.

Deadline for applications from approved sub grantees is about mid-January 2010 for a grant year of April 1, 2010, through March 30, 2011.

www.kshousingcorp.org/documents/wap_forms.shtml

In addition to doubling DOE funds for FY 2010, the DOE-WAP program also received $56 million in ARRA funds for a three-year period. KHRC set aside $16 million and established a multi-family program to be managed with KHRC staff, to focus on weatherizing Tax Credit properties, USDA Rural Development properties, and project-based Section 8 properties that had no direct HUD funds for energy-efficiency improvements. The balance of the $56 million, or $40 million, is expected to be used for single-family dwellings.

State Energy Efficient Appliance Replacement Program:
The American Recovery and Reinvestment Act (ARRA) of 2009 provides $296 million to implement Section 124 of the Energy Policy Act establishing DOE support for state rebate programs for residential ENERGY STAR appliance products. The program is called the State Energy Efficient Appliance Rebate Program or SEEARP. Kansas received $2.7 million for SEEARP. Under the Kansas plan, rebate vouchers will be issued to qualifying consumers who purchase ENERGY STAR® refrigerators, clothes washers, freezers, dishwashers and window air conditioners. Point-of-sale rebates will be made directly to participating retailers.

The application process for SEEARP opened Jan. 19th, 2010. Funding has been expended. No new applications are being accepted.