Greetings from your chapter president. This is the inaugural issue of KANSAS NOW the new chapter quarterly newsletter. The hope for this newsletter is to communicate to you regularly on the news, events and trending developments on housing and redevelopment issues. In this issue I would like to introduce myself to you. I am a Senior Projects Specialist with the City of Lawrence. I landed here after being unemployed for nearly 6 months from a construction industry job that I held nearly 10 years. The City was kind enough to take a chance on a 50 year old starting over in a government sector job for the first time. Within months of my hiring I participated in a Fall KSNAHRO conference. I got involved with the CR&D committee at that time and continued over the years eventually serving as VP of CR&D for the chapter as well as the Regional SWNAHRO chapter VP of CR&D. I currently also represent you and SWNAHRO at the National Level with an appointment on the NAHRO CR&D committee.

These opportunities have allowed me to travel to conferences all over the United States to network, examine housing and development issues with other professionals and bring back ideas and best practices to our state and region. I thank you for your support of our chapter during that time. My hope, as your President, is that I can mold this organization to be the first place you think of when you need help, suggestions, information or just a shoulder to cry on. To do that, I need your input on how KSNAHRO can best serve you. When you receive a survey or questionnaire from KSNAHRO, please take the time to fill it out and let us know what your needs are, what trainings you need and how you think we are doing. If you have an urgent request or need, contact me by phone at 785-832-3113 or email at thoch@lawrenceks.org. I promise to do my best to put you in contact with the best people I know that can help you find what you need. I hope to see you all in Wichita May 17th at our Annual conference.
Change is in the Air

As the new Sr. VP for Kansas and the Chair of the Legislative Committee I have been trying to understand all the changes we are facing. It has definitely started out to be a busy year, full of changes. In the last three months we have scrambled to understand all the changing regulations and what they will mean to each of us. HUD has definitely been busy trying to complicate and uncomplicated all at the same time.

Several of us are gearing up to head to Washington the first week of April to talk to Kansas representatives about housing and the needs of our state. We anticipate having some great conversations about the issues we face every day, and with SHARP (Small Housing Authority Reform Proposal) legislation already introduced in both the House (H.R. 4816) and Senate (S. 2292) we are sure to have plenty to talk about. If you have not done so yet, reach out to your Congressional contacts to support passing this much needed piece of legislation.

This year has seen many agencies scrambling to understand the new Affirmatively Furthering Fair Housing rule, the Administrative Streamlining final rule, and the new requirement surrounding Arrest Records and how it will affect them. HUD has also waved flags out there on implementing a No Smoking regulation, eliminating Over Income tenants, and federalizing Central Office Cost Center fees.

There has never been a better time to attend your state and regional conferences as they will have informative and helpful solutions on how to implement these changes as well as wonderful sessions on challenges we face every day.

Tina Lewis
SR. VP of KS NAHRO

HCV Utilization and Funding Free Webinar

If you’re interested in the status of voucher utilization and funding, the Center on Budget and Policy Priorities (CBPP) announced earlier this week that it will be hosting a free webinar next Wednesday, April 6, at 2:30 p.m. eastern time (11:30 a.m. Pacific time):

As of the end of 2015, state and local housing agencies had restored about half of the nearly 100,000 housing vouchers that they had cut after sequestration in 2013, and many were poised to restore additional vouchers in 2016. Some agencies that could be assisting additional families are instead leaving funds on the table unspent, however. Webinar panelists will provide a status update on voucher utilization and funding, discuss steps that housing agencies can take to improve utilization, and briefly assess the funding outlook for 2017.

Click here to register for the webinar.
SHPO: Friend or Foe?

By Rick Gehlbach, Johnson County Human Services – Housing Services Division

In November 2015, we released a report examining the first five grantees in Boston, Chicago, New Orleans, San Francisco, and Seattle taking part in the US Department of Housing and Urban Development’s Choice Neighborhoods Initiative (Choice). This post is the first in a two-part series examining the well-being of residents living in these five Choice Neighborhoods. Background on Choice and our recently released report is available here.

People living in public and assisted housing tend to have poor health, for varied and interconnected reasons. Poor housing conditions and a lack of access to affordable medical care can cause or exacerbate physical health problems; neighborhood-level risk factors like crime and pollution can lead to chronic stress and mental health conditions. What’s more, 52 percent of public housing residents are elderly or people with disabilities, and therefore more vulnerable to health complications.

The severity and consequences of health problems for people in public housing were laid bare in a series of studies tracking the outcomes of the Department of Housing and Urban Development’s HOPE VI program, which redeveloped more than 250 distressed public housing developments into mixed-income communities. Continue Reading >>

What do you think of when you hear “historical preservation”? An old farm house where a President spent his childhood or maybe a place where a significant document was signed or Civil War battle took place? A stagecoach stop, a gold rush settlement, or a dust bowl relic are all typical examples of historical items or places, but historical preservation has taken on a new course. Neighborhoods built by the greatest generation are showing up on SHPO maps. For those in the grant funded residential rehabilitation business, the dreaded “eligible” response can be intimidating.

SHPO is an acronym for State Historical Preservation Office. All community development organizations expending HOME Investment Partnership and CDBG funding are subject to the Department of Interior’s Section 106 Regulation for historical preservation. Many of the rules and concepts directly conflict with the HUD regulations that dictate the programs.

After learning some hard lessons, SHPO isn’t the project killer that it first seemed to be. Below are some ideas when SHPO sends the letter stating that the property is eligible for the historical register:

- Complete an inspection of the property to determine what remodeling changes have occurred over the years. If there are additions to the original structure, windows and doors have been replaced, siding installed, etc., SHPO could reconsider the eligibility of the structure. Photo documentation is the key. If there are difficult decisions to be made, SHPO has field inspectors to make those determinations.
- If you are going to work on the structure, read the National Park Service Presentation Briefs before you finalize your scope of work. There are 47 briefs total; not all will be relevant to your project. The briefs will provide direction for a scope of work that SHPO can agree to.
- It is possible to obtain a letter from HUD allowing for interim controls VS lead abatement if the $25,000 threshold is breached.
- Do the research to find “in kind” replacements if necessary. There are local woodworking or millwork shops that can reproduce like kind and quality materials. Replacement is the last option that will be considered and requires adequate photo documentation.
- Be prepared for a lengthy process.
- The “human element” is not a consideration factor for SHPO determining compliance with Section 106.

SHPO actually turns out to be a friend, not a foe. Personal thoughts and opinions have to be set aside to be successful. Historical projects are not “business as usual” for rehab and require an additional effort. It is possible to comply with all of the regulations and assist the homeowners who are in need.

THANK YOU CORPORATE SPONSOR:

Housing Authority Insurance Group supports Kansas NAHRO
PROFESSIONAL DEVELOPMENT

We have been working diligently to plan the Kansas NAHRO conference May 17-20, 2016. The conference is in Wichita at the Holiday Inn this year with a room rate of $83.00. Register by May 2nd in order to get this great rate!

We have brought Maintenance topics back to the May conference! We will be offering a certification in HVAC as well as sessions on Bed Bugs, Flood Restoration and Remediation and Fire Safety.

Hot topics being offered for Public Housing and HCV include Affirmatively Furthering Fair Housing, Streamlining Portability, HQS to UPCS and the new Arrest Records rule. Visit ksnahro.org for the most current conference agenda and hotel information.

The Maintenance conference that is usually held in September has changed. We will be offering a 2 day workshop for certification trainings for HCV, Public Housing and Maintenance. The conference will be held at the Four Points Sheraton in Manhattan. More information will be provided in future newsletters and ksnahro.org.

If you would like to help plan our conferences, please consider joining one of our committees! Professional Development works on session topics so if you have ideas or would like to be on the committee, please contact me!

Joyce DePriest
Olathe Housing Authority
jedepriest@olatheks.org
913-971-6271

Click here to view latest job postings in Kansas.

If you are a member of Kansas NAHRO in good standing and have a position open, e-mail your ad to ksnahro@brazosnet.com for posting on this site. All submissions subject to review and approval.

EDITOR’S NOTE

We hope you have enjoyed reading the first issue of Kansas NAHRO NOW! The newsletter will be published at the end of every quarter. If you would like to submit an article that you want published in the news please send it to us at ksnahro@brazosnet.com.
SOUTHWEST NAHRO 76th Annual Conference
Kansas City, MO June 27 – 30, 2016

Hosted by KS NAHRO & MO NAHRO

REGISTRATION & AGENDA

HOTEL ACCOMMODATIONS:
Sheraton Kansas City Hotel at Crown Center
2345 McGee Street, Kansas City, Missouri, 64108
Phone: (816) 841-1000 Room Rate: $159
Hotel Cut Off: May 20th

CALLING ALL KS NAHRO COMMISSIONERS!

The Kansas NAHRO along with Missouri NAHRO will be hosting the Southwest NAHRO 76th Annual Conference in Kansas City, MO, June 27-30th. This is GREAT opportunity to show the region support from our Commissioners!! I would like to Challenge all Commissioners in our State to donate $10 from each board member. If we are able to raise this money then the KS NAHRO Commissioners will be recognized as Sponsor for the Conference and provide attendees with a registration shirts. Our Goal is to raise $5,000 for this sponsorship! If every agency sends in $10 from each of their board members I am confident we will reach our goal easily! Click here to download the donation form! All donations are due by April 30th

I look forward to serving as you VP of Commissioners and being your voice! I welcome all feedback and suggestions. My email is kcchfs58@comcast.net or you can call or text me at 913-271-2747.

Thanks,
Corey Stollz
VP Kansas NAHRO Commissioners