



# HOUSING KANSAS: POLICY SOLUTIONS FOR SUSTAINABLE GROWTH



## WHO WE ARE

The Kansas Housing Advocacy Network (KHAN) is a statewide coalition of Continuums of Care on Homelessness, nonprofits, faith-based groups, and local governments – providing data, education, and evidence-based policy recommendations to increase housing security and end homelessness.

## THE PROBLEM

Kansas faces a housing shortage, with ~100,000 homes needed to support lower-income Kansans. This shortage is compounded by economic growth, making it harder for seniors to downsize, young adults to move out, and families on fixed incomes to find affordable homes. Rising housing costs and inflation mean more Kansans are falling behind and becoming homeless. Without stable housing, Kansans risk losing more than just a place to call home – they lose a foundation for health, education, work, and community.

## THE SOLUTION

Sustainable economic growth in Kansas requires attainable housing – jobs and homes go hand-in-hand. When Kansans have housing that fits their needs and budget, employers can attract and retain talent – ensuring Kansas thrives.

It will take a **three-part approach** for Kansas to sustain economic growth, increase housing security, and end homelessness:

- 1** Build affordable housing where Kansans need it by incentivizing development and retention efforts (*detailed recommendations on back*)
- 2** Act upstream to prevent housing loss for cost-burdened Kansans
- 3** Invest in wraparound services and housing supports to stabilize Kansans experiencing homelessness

# STEPS TO BUILD AND MAINTAIN HOUSING WHERE KANSANS NEED IT

## 1 Retain the Affordable Housing Tax Credit (AHTC)

The AHTC is a state match to the federal low-income housing tax credit, making Kansas competitive with other Midwest states in attracting developers to build affordable and retiree housing. Since its 2023 introduction, the AHTC has led to over a 400% increase in affordable housing projects across Kansas, with a goal of 22,000 new workforce housing units over the next decade.



*R&J, retirees who moved to Kansas to be closer to family, found it nearly impossible to downsize within their budget due to the housing demand. They ended up having to purchase a larger home than they wanted, using their retirement savings to afford it.*

## 2 Fund Maintenance, Weatherization, and Rehabilitation of Aging Homes

Many Kansas homes were built before the 1960s and need repairs to remain safe and affordable. Older Kansans also need home modifications so they can age in place safely. State revenue for the State Housing Trust Fund would support maintenance and weatherization of older homes. Arizona, Nebraska, and Missouri use recording, development, and real estate tax fees.

*Ashley, a single mom, was forced to leave her rental home due to the landlord's refusal to make repairs needed to keep the house livable. She spent two years couch-surfing before finally finding an affordable home for her and her daughter.*



## 3 Increase Housing Supply by Increasing Property Rights

Encouraging flexible housing options like accessory dwelling units (ADUs) and multifamily units in commercial areas can help increase Kansas's housing supply. Repealing KSA 12-16,120 to allow local governments to require affordable housing, and streamlining housing development processes with in-fill and pre-approved developments (like in Overland Park), can further support growth.



*Abbi, a young professional in Kansas, struggled to find an affordable home after college. She eventually found a guest house that was safe, in her budget and near where she worked – a win-win arrangement for both her and the property owner.*