



HOUSING KANSAS: POLICY SOLUTIONS TO KEEP KANSANS HOUSED

kansas  housing
— advocacy network —

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
- 2 Act upstream to keep cost-burdened Kansans housed
(detailed recommendations on back)
- 3 Invest in wraparound services and housing supports to stabilize Kansans experiencing homelessness

Sources: 2023 GAP Report, National Low Income Housing Coalition; 2021 Kansas Statewide Housing Needs Assessment, Kansas Housing Resource Corporation; U.S. Census American Community Survey 2023 1-year estimates; <https://marc.org/news/economy/institutional-owners-single-family-housing-are-active-kansas-city>; <https://www.rent.com/research/february-2024-rent-report/>

STEPS TO ACT UPSTREAM AND KEEP KANSANS HOUSED

1 Provide State Revenue for Rental Assistance and Tax Sale Relief

Inflation and increased housing costs are taking a toll in Kansas; nearly **half** of all renters and about a **quarter** of homeowners are paying more than 30% of their gross income on housing. Increased property values are driving up annual property taxes. Other states provide funding to State Housing Trust Funds to keep seniors, low-income families, and disabled residents housed.



Margo and her husband are in their thirties and have owned their home for 5 years. They are both working full-time, but wages have stagnated while their property taxes have doubled during the time they have owned their home. Because of a \$400 property tax delinquency, they're facing losing their home.

2 Support Kansans becoming Homeowners and “Mom and Pop” Landlords

Out-of-state companies are buying Kansas homes and using property management companies to drive up rent. This prices out Kansas families and cuts out local landlords, reducing community well-being. Repeal [KSA 12-16,138](#) to allow rental registration, with sliding scale fees, interior inspections to ensure habitability, and a local representative to respond to housing maintenance and repair issues.

James is a Johnson County native with a good job at Amazon. He has had to move 5 times in the past 6 years because of annual rental increases (from \$1200 to \$1500 a month for one bedroom). He always pays rent and car payment on time, but has to put other essentials on his credit card, leading to credit card debt.



3 Reduce the Property Tax Burden for Specific Populations

Escalating home values mean that Kansans on fixed incomes, such as retirees and individuals with disabilities, are struggling to keep up with property tax increases - as homeowners and as renters. In 2023, Kansas saw one of the largest average rental increases in the nation. Expand the Homestead Act to include more households, including renters.



Mary had worked as a nurse for over 40 years when her husband died and she had to retire due to her health. Mary's only income is \$1900 a month from her late husband's SSI. Between 2017 and 2023, her property tax doubled. Unable to pay it, her home of many years was put into a tax sale.