



# NCRPC NEWS

A publication of the North Central Regional Planning Commission

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www.ncrpc.org

## Affordable Housing Developments an Important Asset in Local Communities

Housing is an important asset for any community. Since 2012, the NCRPC has managed affordable housing units for local developments in two North Central Kansas communities.

The NCRPC manages Crown Homes of Beloit, LLC and Heritage Townhomes of Jewell. Crown Homes of Beloit, LLC is an affordable housing alternative comprised of nine 1,275 square foot three-bedroom single family homes. All homes include all major appliances, an unfinished basement and attached two-car garage. Heritage Townhomes of Jewell is a four unit affordable housing community. The 1,043 square foot two-bedroom "townhomes" are handicap accessible and include all major appliances and an attached single-car garage. Water and sewer services are provided by Heritage Townhomes of Jewell. Both developments include interior and exterior maintenance, lawn care, and snow removal.

Keegan Bailey manages the units for the NCRPC. In addition to ensuring the properties are kept in compliance, Bailey also interacts with residents and deals with any potential housing emergencies. She says both housing units have helped fill a need in their respective communities.

"Adding these nine homes to the Beloit community has helped families in need of affordable housing. The



Crown Homes of Beloit, LLC (upper photo) and Heritage Townhomes of Jewell (lower photo) have each helped to fill a housing need in their respective communities. The NCRPC has managed the housing units since 2012.

homes are always full with a waiting list," Bailey says. "Heritage Townhomes have also been a great asset to their community."

All apartments/homes are rented on a first-come, first serve basis according to the Fair Housing Act and IRS Section 42 Federal Housing Guidelines administered by the Kansas Housing Resources Corporation (KHRC). To qualify as a resident, the applicant's gross household income from all sources during the past 12 months cannot exceed the established yearly income guidelines set by the KHRC.

For more information about either housing development, contact Keegan Bailey at 785-738-2218 or email her at [kbailey@nckcn.com](mailto:kbailey@nckcn.com). ■

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## ABOUT US

### Our Mission

Advancing rural Kansas through comprehensive planning and development services.

### Our Vision

By 2024, communities in rural Kansas will favor choices that embrace innovation, increase prosperity and demonstrate resilience.

### Contact Us

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### Visit Us on the Web

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# Efforts of Regional Homeland Security Councils Appreciated

It has been a few months since I publicly said thank you for the members of our regional homeland security councils and the first responders they represent. These persons have once again been in the line of duty and danger in battling grassland and property fires in much of east central, west central, northwest and southwest Kansas. Their efforts are not unnoticed, simply taken for granted. I for one appreciated their service and hope the support NCRPC and the councils provide is helpful.

Additionally, support from NCRPC is offered for communities, city and county, non-profits, churches, schools and the like to



Doug McKinney has been NCRPC Executive Director since 2008.

begin their own capital improvement plans (CIP's) and take stronger resolve to prepare for infrastructure and basic capital improvement undertakings. We had solid interest and attendance at the CIP workshops in Bennington and Linn in February. We have since met with a couple of communities. Now we are seeking your initiative to invite NCRPC to

help you get ready for the future, be it 1 year or 5 years — as much as you realistically are prepared to tackle.

Moreover, appreciation is extended to Clay Center, Clay County, Wardcraft Homes, GT Manufacturing and Maury's for hosting the NCRPC Executive Board and guests this past April 27.

Finally, it may be too late for this session, but I remind each governing body member to share their concerns and needs for support with their legislative representatives. Those persons can make a difference on your behalf in Topeka. They seek your input and constructive feedback on all things rural Kansas. ■

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## Contractors Complete Training in Lead-Safe Practices

Nearly 30 contractors from North Central Kansas and beyond took advantage of specialized training the NCRPC sponsored in April. A Renovation, Repair & Painting (RRP)/Lead-Safe Work Practices (LSWP) Initial Training course was offered April 4 in Hays and April 5 in Beloit.

Baker Environmental Consulting, Inc. presented the training. Each participant received a certificate for eight hours of initial training and can now file with Kansas Department of Health and Environment (KDHE) for a Certified Renovator Certificate, which is good for five years.

“It is the law that all workers performing work on pre-1978 homes be trained in RRP if disturbing 6 square feet or more of painted



Larry Hopkins, Baker Environmental Consulting, Inc. (left) demonstrates proper lead-safe work practices to contractors at the April 4 training located at the Hays Recreation Commission. Training also took place at the NCRPC office on April 5.

surface,” Carol Torkelson, NCRPC Housing Director, says. “This class teaches how to work safe and smart.”

Two key housing programs the NCRPC works with — the CDBG Housing Rehabilitation Program and the Household Weatherization Assistance Program — require a Certified Renovation Firm certificate and that all workers be certified.

The training was relevant to any contractor, from plumbers to electricians to painters, who disturb lead paint while working on commercial and residential jobs.

“The class helped more people become informed of the issue and how to deal with lead,” Amanda Peterson, NCRPC Weatherization Director, says.

Normally training is only offered in the Wichita or Kansas City areas, which costs contractors more in time lost on the job, travel expenses, and training fees.

“With the help of the NCK Rural Business Development Initiative and the Weatherization program, the training fees were paid for each class attendee,” Torkelson says.

For more information about contractor opportunities to bid work for housing programs the NCRPC administers, visit [www.ncrpc.org/services/housing/contractor-opportunities/](http://www.ncrpc.org/services/housing/contractor-opportunities/). ■

# Board Travels to Clay County for Tours

Executive Board members toured two Clay County businesses on April 27 during its annual field trip.

The first tour was of Wardcraft Homes and hosted by AJ Bloom. The business specializes in building custom, energy-efficient homes and delivering on site to rural areas in Kansas and several surrounding states. Many of the supplies for Wardcraft are sourced from Kansas.

The second tour was of GT Manufacturing, Inc. and hosted by President Dennis Pederson. The business manufactures and exports grain dryers. It received the Governor's Exporter of the Year Award in 2016.

The NCRPC partnered with the City of Clay Center and Clay County on a large demolition and site clearance project completed in 2011 that helped clear the way for GT Manufacturing to expand.



GT Manufacturing, Inc. President Dennis Pederson (second from left) led a tour of the GT Manufacturing, Inc. facilities in Clay Center during the annual board field trip in April.

NCRPC Director Doug McKinney says the annual field trip is an important tradition that is beneficial on many levels.

“These field trips allow board members to gain a broader perspective of the region,” McKinney says. “It is also helpful to see firsthand some of the projects in which NCRPC has been able to partner or play a role.”

For more information about the businesses the board members toured, visit [www.wardcraft.com](http://www.wardcraft.com) and [www.gtmfg.com](http://www.gtmfg.com). ■

## Planning Underway for CDBG Projects

Project planning is underway for communities choosing to apply for Community Development Block Grant (CDBG) funding for various improvement projects.

The maximum amount of funding an applicant may request is \$2,000 per project beneficiary. This does not apply to the Housing category, which instead has a funding limit of \$300,000 or \$400,000 depending on the project scope. Funding limits for the Community Facilities and Water/Sewer categories are \$600,000 for populations less than 5,000 and \$700,000 for populations greater than

5,000. A minimum match of 25% is required. FY 2018 application deadlines and Kansas Interagency Advisory Committee (KIAC) meeting dates are listed in the Upcoming Events section. KIAC attendance is required for water and wastewater projects. Communities planning to also apply to USDA Rural Development need to complete that by September 1 to guarantee that a letter of support will be available to submit with the CDBG application.

For questions about these programs or to discuss your project planning needs, contact the NCRPC. ■

## NEWS BRIEFS

### SEARCH Program Helps Small Communities

A new program called Special Evaluation Assistance for Rural Communities and Households in Kansas (SEARCH) is available to help smaller and less financially able rural communities with water and wastewater project pre-development activities such as feasibility studies and preliminary design and engineering analysis.

To be eligible, a town or water district service area must have a population of 2,500 or less. There are also income requirements. SEARCH is offered by USDA Rural Development. For more information, visit <http://bit.ly/2q7ukLU> or contact the NCRPC for questions or application assistance. ■

## UPCOMING EVENTS

**Thursday, May 25, 2017**

**Thursday, July 27, 2017**

NCRPC Executive Board Meetings  
Beloit Office, 2 p.m.

### FY 2018 CDBG Funding Deadlines

Housing - Aug. 31, 2017

Water and Sewer - Sept. 29, 2017

Community Facilities - Nov. 1, 2017

Commercial Rehabilitation -

Open from Jan. 1-Dec. 2, 2017

Economic Development -

Open from Jan 1-Dec. 10, 2017

### Kansas Interagency Advisory Committee (KIAC) Meetings

Every 2nd and 4th Tuesday May through July in Topeka. The 2nd Tuesday in August will be in Hays.

### More on the web »

Events: [www.ncrpc.org/news/events](http://www.ncrpc.org/news/events)

Funding sources and deadlines:

[www.ncrpc.org/funding](http://www.ncrpc.org/funding)



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# Family Purchases, Remodels Business Near Waconda Lake

When the Virden family was looking for a new business opportunity, they found their perfect match in the former Lakeside Convenience store, west of Glen Elder on Highway 24. Courtney and Heidi Virden purchased the business in June 2016 and have completed extensive renovations to the business, now known as Brady's at Lakeside.

Located near the north entrance to Glen Elder State Park/Waconda Lake, Brady's at Lakeside includes a remodeled and expanded bar and grill with a new patio area, a convenience store, bait shop, RV Park and 24 hour fueling. The RV park has 10 full service hookups to accommodate longer stays. Fishing and hunting licenses are also available. The business is open Monday through

Thursday from 6 a.m. to 9 p.m. and is open until 10 p.m. Friday and Saturday. The bar offers extended evening hours. Breakfast, lunch and dinner are served.

Courtney and Heidi manage the daily operations of the business while Courtney's son, Brady, manages the bar.

"Our vision through this entire project has been to become a one-stop shop to meet everyone's recreational needs," Heidi Virden says. "We have a little something for everyone."

The project was made possible with funding from Central National Bank, the NCRPC Revolving Loan Fund, and investment by the owners.



Courtesy Photo

(From left) Courtney, Heidi and Brady Virden have been busy renovating Brady's at Lakeside over the past year.

For more information about the financing programs used, contact Debra Peters, NCRPC Business Finance Director, at 785-738-2218 or email [dpeters@nckcn.com](mailto:dpeters@nckcn.com). For more information about Brady's at Lakeside, call 785-545-3150 or find them on Facebook. ■