

Housing

Mission: Sedgwick County Housing Department works to build healthy communities by increasing safe, fair, and affordable housing options for families living on very low to moderate incomes.

Dorsha Kirksey
Housing Director

4019 East Harry
Wichita, Kansas 67218
316.660.7270
dkirksey@sedgwick.gov

Overview

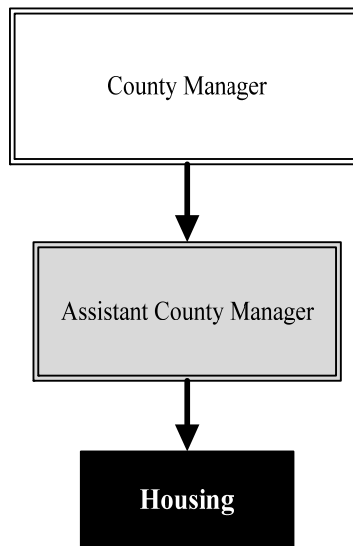
The Housing Department is tasked with improving community and household vitality by providing first-time homebuyer resources, increasing and preserving affordable single-family housing stock, and providing rental assistance for low and extremely low-income families.

These tasks are accomplished through the administration of the Section 8 Housing Choice Voucher Program, the Shelter Plus Care Program for homeless individuals and families, the Kansas Local Government Statewide Housing Program (KLGSH), and through competitively awarded grants

The target population for these programs include extremely-low, low and moderate-income families, and homeless individuals and families who also have one or more specified disabilities.

Highlights

- Received High Performance Housing Authority rating from the Federal Housing and Urban Development (HUD) Department
- Received additional \$1,000,000 grant from the KS Department of Commerce for the Neighborhood Stabilization Program, which resulted in six new houses being constructed and sold to low to moderate-income individuals/families



Strategic Goals:

- Provide very low and extremely low-income families with safe and affordable housing options, and resources to make them successful renters
- Provide low and moderate income families with resources to make them successful first-time homeowners
- Commit resources to increase viability and property values of existing neighborhoods in Sedgwick County



Accomplishments and Priorities

Accomplishments

During the last 18 months, all Housing Department staff have either received or renewed their Housing Quality Standards Inspector Certifications. This certification ensures that all staff members have the necessary knowledge to ensure that all assisted rental units are safe, sanitary and secure.

Priorities

Since 2009, funding for the Section 8 rental assistance program has steadily decreased. At the same time, the cost per unit in these programs has increased from approximately \$324 per unit to approximately \$335 per unit. This increase is primarily due to the Department housing more families than individuals and a steady decrease in participant/applicant household income. The Sedgwick County Housing Department is committed to taking steps to reverse this trend. In order to accomplish that goal, the Housing Department will identify and partner with community agencies that offer educational and other resources that will help participant families increase their household income. By identifying suitable candidates for the program and developing individual strength-based development plans, tenants will move into a financial status that allows them to better meet their own housing needs and either graduate off of the program or receive less assistance. Thus, the Housing Department's per unit cost will be decreased, allowing the department to assist more families in need.



Significant Budget Adjustments

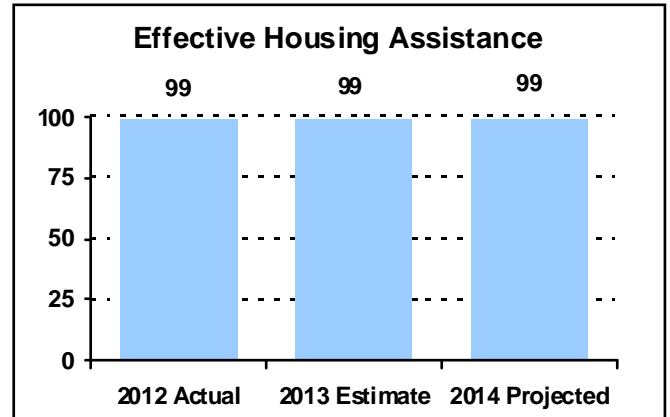
Changes to the Housing Department's budget include \$500,000 in revenue and expenditures related to a new grant for redevelopment of properties through the Neighborhood Stabilization Grant. Additionally, all expenditures, revenues and 1.0 FTE for Shelter Plus Care were transferred to the Division of Human Services Director's Office.

PERFORMANCE MEASURE HIGHLIGHTS

The following chart illustrates the Key Performance Indicator (KPI) of the Housing Department.

Effective housing assistance -

- This is measured through secondary indicators, which are: the number of Sedgwick County first-time homebuyers in the program, the percent increase in appraised value of rehabbed homes, and the Housing Authority quality index. The index score is reported as “Good” (98-100), “Average” (95-97), or “Poor” (90-94).



Department Performance Measures	2012 Actual	2013 Est.	2014 Proj.
Goal: To provide resources to help very low- and extremely low-income families become successful renters			
Effective housing assistance (index using compilation of secondary and tertiary values) (KPI)	Good	Good	Good
Housing authority quality (index) – <i>monthly</i>	Good	Good	Good
Wait list accuracy – <i>quarterly</i>	99%	99%	99%
Timely re-inspection, payment abatement or other appropriate follow-up of housing quality deficiencies - <i>quarterly</i>	99%	99%	99%
Effective utilization of allocated rental units – <i>monthly</i>	92%	90%	90%
Effective utilization of allocated budget authority – <i>monthly</i>	105%	96%	100%
Accuracy of inspection – <i>annually</i>	99%	99%	99%
Accuracy of client’s income record – <i>annually</i>	99%	99%	99%
Goal: To provide resources to help low- and moderate-income families become successful first-time homeowners			
Home buyer satisfaction	98%	99%	99%
Goal: Commit resources to increase viability and property values of existing neighborhoods in Sedgwick County			
Percent increase in appraised value of rehabbed homes – <i>quarterly</i>	20%	16%	16%
Number of rehabs – <i>annually</i>	10	7	7

Significant Adjustments From Previous Budget Year

	Expenditures	Revenue	FTEs
• Neighborhood Stabilization Grant-additional funds received		500,000	
• Neighborhood Stabilization Grant-increased expenditures related to redevelopment of properties	500,000		
• Shelter Plus care grants and 1.0 FTE moved to Division of Human Services Director Office	(789,171)	(788,560)	(1.00)
Total	(289,171)	(288,560)	(1.00)

Budget Summary by Category

	2012 Actual	2013 Adopted	2013 Revised	2014 Budget	% Chg. '13-'14
Expenditures					
Personnel	292,381	301,857	307,834	246,690	-19.9%
Contractual Services	2,609,786	2,166,161	2,252,161	1,872,560	-16.9%
Debt Service	-	-	-	-	-
Commodities	9,042	10,004	25,004	10,945	-56.2%
Capital Improvements	-	-	-	-	-
Capital Equipment	(50)	-	-	-	-
Interfund Transfers	-	-	-	-	-
Total Expenditures	2,911,158	2,478,022	2,584,999	2,130,195	-17.6%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	2,709,803	2,496,608	2,597,608	1,854,560	-28.6%
Charges For Service	1,800	30,759	30,759	17,000	-44.7%
Other Revenue	121,179	110,361	110,361	157,602	42.8%
Total Revenue	2,832,782	2,637,728	2,738,728	2,029,162	-25.9%
Full-Time Equivalents (FTEs)	5.00	5.00	5.00	4.00	-20.0%

Budget Summary by Fund

	2013 Revised	2014 Budget
Expenditures		
General Fund-110	93,220	96,265
HUD Grants-272	1,370,849	1,366,688
Housing Grants-273	1,120,930	667,242
Total Expenditures	2,584,999	2,130,195

Budget Summary by Program

Program	Fund	Expenditures				Full-Time Equivalents (FTEs)			
		2012 Actual	2013 Adopted	2013 Revised	2014 Budget	% Chg. '13-'14	2013 Adopted	2013 Revised	2014 Budget
Housing	110	88,599	91,434	93,220	96,265	3.3%	0.90	0.90	0.90
HUD Sect. 8	272	1,135,854	1,367,889	1,370,849	1,366,688	-0.3%	3.10	3.10	3.10
Housing Grants	273	1,206,916	230,759	331,759	667,242	101.1%	-	-	-
Shelter Plus	273	479,790	787,940	789,171	-	-100.0%	1.00	1.00	-
Total		2,911,158	2,478,022	2,584,999	2,130,195	-17.6%	5.00	5.00	4.00



Personnel Summary by Fund

Position Title(s)	Fund	Band	Budgeted Personnel Costs			Full-Time Equivalents (FTEs)			
			2013 Adopted	2013 Revised	2014 Budget	2013 Adopted	2013 Revised	2014 Budget	
Housing Director	110	B326	60,490	61,987	61,987	0.90	0.90	0.90	
Housing Director	272	B326	6,721	6,887	6,887	0.10	0.10	0.10	
Case Coordinator - Housing	272	B220	65,840	66,498	66,498	2.00	2.00	2.00	
Administrative Assistant	272	B218	28,486	28,486	28,486	1.00	1.00	1.00	
Case Coordinator - Housing	273	B220	40,920	42,557	-	1.00	1.00	-	
			-	-	-	-	-	-	
Subtotal					163,858		5.00	5.00	4.00
Add:									
Budgeted Personnel Savings (Turnover)					-				
Compensation Adjustments					4,097				
Overtime/On Call/Holiday Pay					540				
Benefits					78,195				
Total Personnel Budget					246,690				



• Housing

The Housing Department promotes community and neighborhood vitality with revitalization services, tenant-based rental assistance, owner-occupied housing rehabilitation and first-time homebuyer resources. The Department provides Section 8 rental assistance through the Sedgwick County Housing Authority in accordance with Federal rules and regulations to over 330 low and extremely low-income families in Sedgwick, Harvey, and Butler counties.

The Department administers a first-time homebuyer program and manages home rehabilitation projects funded with HOME Investment Partnership dollars from the Kansas Housing Resources Corporation and local matching funds.

Fund(s): General Fund 110

46001-110

	2012	2013	2013	2014	% Chg.
	Actual	Adopted	Revised	Budget	'13-'14
Expenditures					
Personnel	86,763	89,489	91,275	94,320	3.3%
Contractual Services	1,267	1,000	1,000	1,000	0.0%
Debt Service	-	-	-	-	-
Commodities	569	945	945	945	0.0%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	-	-	-
Interfund Transfers	-	-	-	-	-
Total Expenditures	88,599	91,434	93,220	96,265	3.3%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges For Service	-	-	-	-	-
Other Revenue	-	20,606	20,606	-	-100.0%
Total Revenue	-	20,606	20,606	-	-100.0%
Full-Time Equivalents (FTEs)	0.90	0.90	0.90	0.90	0.0%

Goal(s):

- Commit resources to increase viability and property values of existing neighborhoods in Sedgwick County

• HUD Section 8

The Housing Authority is the core program of the Housing Department and receives federal dollars directly from the U.S. Department of Housing and Urban Development (HUD) to assist more than 330 very low- and extremely low-income families with rental housing and, in some cases, utility payments. The Authority's jurisdiction covers Sedgwick County outside Wichita, and Butler and Harvey Counties. Applications are taken once a month at the Department located at 4019 E. Harry. Families may remain on the waiting list up to 12 to 24 months depending on how soon existing clients exit the program. More than 100 landlords participate in the program.

Fund(s): HUD Grants 272

46001-272

	2012	2013	2013	2014	% Chg.
	Actual	Adopted	Revised	Budget	'13-'14
Expenditures					
Personnel	143,303	147,923	150,883	152,370	1.0%
Contractual Services	984,127	1,210,907	1,210,907	1,204,318	-0.5%
Debt Service	-	-	-	-	-
Commodities	8,473	9,059	9,059	10,000	10.4%
Capital Improvements	-	-	-	-	-
Capital Equipment	(50)	-	-	-	-
Interfund Transfers	-	-	-	-	-
Total Expenditures	1,135,854	1,367,889	1,370,849	1,366,688	-0.3%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	1,064,439	1,393,048	1,393,048	1,204,318	-13.5%
Charges For Service	-	-	-	-	-
Other Revenue	30,201	14,755	14,755	157,602	968.1%
Total Revenue	1,094,640	1,407,803	1,407,803	1,361,920	-3.3%
Full-Time Equivalents (FTEs)	3.10	3.10	3.10	3.10	0.0%

Goal(s):

- Increase the number of quality participating landlords
- Provide excellent case management and customer service to all housing authority clients
- Maintain a high section 8 management assessment program (SEMAP) rating



• Housing Grants

The Housing Department coordinates neighborhood revitalization plans developed by cities in the County. The Department administers the HOME Investment Partnership Program that rehabilitates homes belonging to low-income families residing in Sedgwick County outside the City of Wichita. It coordinates neighborhood revitalization plans developed by the cities in the County. The Neighborhood Stabilization Program grant was awarded to the Housing Department to acquire and redevelop foreclosed upon properties that might otherwise become sources of abandonment and blight within their communities and has helped over thirty low-to-moderate income families achieve their dream of home ownership. The original Neighborhood Stabilization Program ended in 2012.

Fund(s): Housing Grants

Expenditures	2012	2013	2013	2014	% Chg.
	Actual	Adopted	Revised		
Personnel	-	-	-	-	-
Contractual Services	1,206,916	230,759	331,759	667,242	101.1%
Debt Service	-	-	-	-	-
Commodities	-	-	-	-	-
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	-	-	-
Interfund Transfers	-	-	-	-	-
Total Expenditures	1,206,916	230,759	331,759	667,242	101.1%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	1,129,387	315,000	416,000	650,242	56.3%
Charges For Service	1,800	30,759	30,759	17,000	-44.7%
Other Revenue	89,511	75,000	75,000	-	-100.0%
Total Revenue	1,220,697	420,759	521,759	667,242	27.9%
Full-Time Equivalents (FTEs)	-	-	-	-	-

Goal(s):

- Commit resources to increase property values in existing neighborhoods
- Identify and implement opportunities to assist first-time home buyers.

• Shelter Plus

Finally, the Housing Department administers three Shelter Plus Care programs which provide rental assistance and support services to over 100 previously homeless individuals and families.

Fund(s): Housing Grants

Expenditures	2012	2013	2013	2014	% Chg.
	Actual	Adopted	Revised		
Personnel	62,315	64,445	65,676	-	-100.0%
Contractual Services	417,475	723,495	708,495	-	-100.0%
Debt Service	-	-	-	-	-
Commodities	-	-	15,000	-	-100.0%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	-	-	-
Interfund Transfers	-	-	-	-	-
Total Expenditures	479,790	787,940	789,171	-	-100.0%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	515,977	788,560	788,560	-	-100.0%
Charges For Service	-	-	-	-	-
Other Revenue	1,468	-	-	-	-
Total Revenue	517,445	788,560	788,560	-	-100.0%
Full-Time Equivalents (FTEs)	1.00	1.00	1.00	-	-100.0%

Goal(s):

- Commit resources to increase property values in existing neighborhoods
- Identify and implement opportunities to assist first-time home buyers.