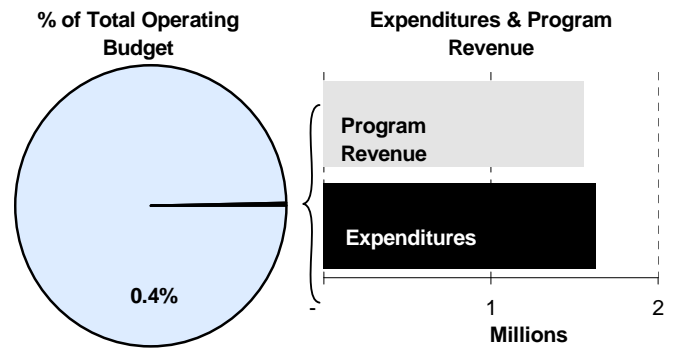
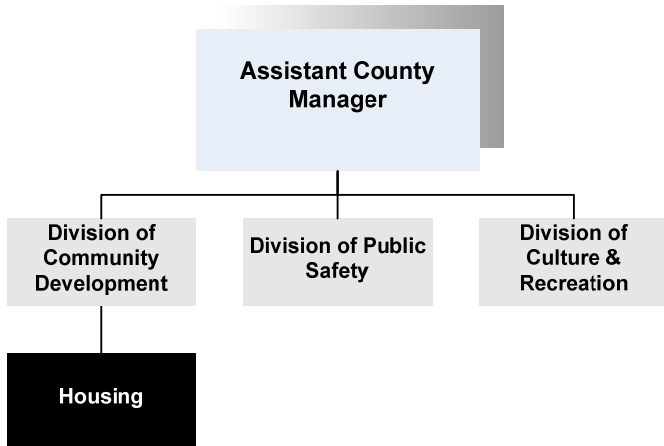




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Mission:

- 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.



Program Information

The Housing Department’s purpose is to improve 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.

Every year approximately 1,000 low and moderate-income families throughout the State use either the Kansas Local Government Statewide Housing Program (KLGSH) or the Kansas Mortgage Savers Program (KMS) to buy their first home. These programs are administered by the Sedgwick County Housing Department and offer unique opportunities for qualified first-time homebuyers.

KLGSH provides below-market, 30-year fixed-rate mortgage loan financing for first-time home buyers statewide. Qualified home buyers will be eligible to receive up front cash of four percent of the loan amount which can be used for down payment, closing costs and

other prepaid items. The program’s four percent cash assistance is a grant and does not have to be repaid. The mortgage loans and four percent cash assistance are funded from bonds issued by Sedgwick and Shawnee County. Periodically, new bonds are issued and a new mortgage interest rate is set.

Buyers who do not need down payment assistance may choose the KMS program and apply for a federal income tax credit for the life of their loan. Federal law establishes income and purchase price limitations. Additionally, the Department provides financial support for homebuyer education, home maintenance, and a tool lending library for Sedgwick County residents.

The biggest challenge for the Housing Department is the Single Family Mortgage Revenue Bond (SFMRB) Program. Controversial practices by lenders unaffiliated with the Housing Department’s programs have resulted in structural problems in the national tax-exempt mortgage revenue bond market, thereby limiting the department’s ability to raise the necessary four percent cash assistance for first-time homebuyers.

The department is currently engaging in discussion with stakeholders to find creative ways to address this issue.

upon properties that might otherwise become sources of abandonment and blight within their communities.

Departmental Sustainability Initiatives

Budget Adjustments

The Housing Department assists in the economic development of Sedgwick County by providing financial and educational resources to first-time homebuyers who might otherwise be unable to become successful homeowners and by providing financial and educational resources to renters who might otherwise be homeless or forced to live in sub-standard housing stock. Additionally, the Department increases the creation of wealth by committing resources for home rehabilitation, which increases the viability and value of existing neighborhoods.

Changes to the Housing Department’s 2010 budget reflect an increase in benefits costs and a 2.0 percent general pay adjustment for employees earning less than \$75,000. No increases were provided for contractuales, commodities, and capital equipment from the 2009 Adopted budget for property tax supported funds.

The Department recycles office paper, generates very little waste, buys recycled ink jet and fax machine cartridges and sends used ones back to be refilled. Housing staff does their best to be as easy on the environment as possible and tries to save money on supplies at the same time.

The Housing Department ensures services and assistance are delivered in a fair and equitable manner by adhering to all federal, state, and local laws related to discrimination and harassment, and by requiring all staff to attend mandatory training on effectively managing diversity.

Departmental staff schedule home inspections in such a manner as to reduce the amount of gas used, carpool to meetings at alternate locations, and continue to make an effort to not be wasteful in the use of resources.

Department Accomplishments

The Sedgwick County Housing Department is assisting with the development and administration of the Neighborhood Stabilization Program (NSP), which is a program that will utilize grant funds awarded to Sedgwick County to acquire and redevelop foreclosed

Alignment with County Values

- **Accountability -**
While working to attain the Departmental goal of “leveraging public and private funding to increase housing opportunities in the community” the Department operates their programs in a fiscally responsible manner
- **Equal Opportunity -**
The Department ensures that eligible citizens have equal access to rental and homeownership programs by complying with all Equal Opportunity laws and regulations, and by treating all applicants for the services with respect and dignity regardless of their individual circumstances

Goals & Initiatives

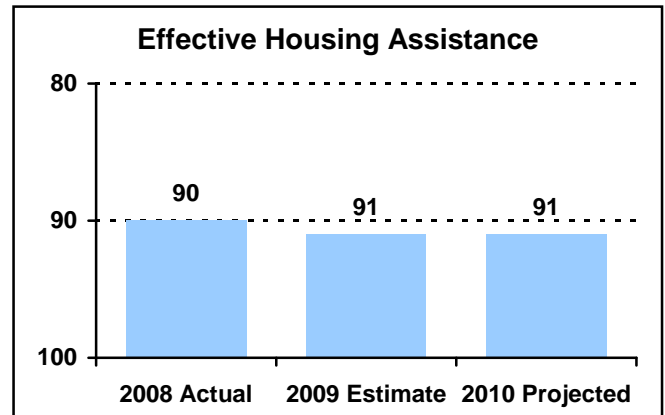
- **To provide resources to help very low- and extremely low-income families become successful renters**
- **To provide resources to help low- and moderate-income families become successful first-time home owners**
- **Commit resources to increase viability and property values of existing neighborhoods in Sedgwick County**

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” (75-93), “Average” (94-100), or “Poor” (101-120).



Department Performance Measures	2008 Actual	2009 Est.	2010 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>	100%	99%	99%
Timely re-inspection, payment, abatement or other appropriate follow-up of housing quality deficiencies – <i>quarterly</i>	100%	99%	99%
Effective utilization of allocated rental units – <i>monthly</i>	96%	96%	96%
Effective utilization of allocated budget authority – <i>monthly</i>	103%	103%	103%
Accuracy of inspection – <i>annually</i>	100%	99%	99%
Accuracy of client’s income record – <i>annually</i>	100%	98%	99%
Goal: To provide resources to help low- and moderate-income families become successful first-time homeowners			
Home buyer satisfaction	N/A	96%	97%
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>	29%	28%	30%
Number of rehabs – <i>annually</i>	12	14	15
Rehab satisfaction - <i>quarterly</i>	N/A	96%	97%

Significant Adjustments From Previous Budget Year

- No significant adjustments for the budget year

Expenditures Revenue FTEs

Total - - -

Budget Summary by Category

Budget Summary by Fund

Expenditures	2008	2009	2009	2010	% Chg.	Expenditures	2009	2010
	Actual	Adopted	Revised				Budget	09-10
Personnel	190,259	237,151	237,151	237,451	0.1%	General Fund-110	156,374	101,503
Contractual Services	1,575,048	1,360,989	1,395,586	1,382,274	-1.0%	HUD Grants-272	1,322,541	1,346,232
Debt Service	-	-	-	-	-	Housing Grants-273	175,000	181,285
Commodities	7,586	7,178	19,178	9,295	-51.5%			
Capital Improvements	-	-	-	-	-			
Capital Equipment	-	2,000	2,000	-	-100.0%			
Interfund Transfers	3,000	-	-	-	-			
Total Expenditures	1,775,893	1,607,318	1,653,915	1,629,020	-1.5%	Total Expenditures	1,653,915	1,629,020
Revenue								
Taxes	-	-	-	-	-			
Intergovernmental	1,492,235	1,466,412	1,466,412	1,508,904	2.9%			
Charges For Service	38,285	10,542	25,542	30,553	19.6%			
Other Revenue	44,161	31,218	31,218	27,089	-13.2%			
Total Revenue	1,574,681	1,508,172	1,523,172	1,566,546	2.8%			
Full-Time Equivalents (FTEs)	4.00	4.00	4.00	4.00	0.0%			

Budget Summary by Program

Program	Fund	Expenditures			2010	% Chg.	Full-Time Equivalents (FTEs)		
		2008	2009	2009			2009	2009	2010
		Actual	Adopted	Revised	Budget	09-10	Adopted	Revised	Budget
Housing	110	151,630	124,777	156,374	101,503	-35.1%	1.60	1.00	1.00
HUD Sect. 8	272	1,381,103	1,322,541	1,322,541	1,346,232	1.8%	2.40	3.00	3.00
Housing Grants	273	243,160	160,000	175,000	181,285	3.6%	-	-	-
Total		1,775,893	1,607,318	1,653,915	1,629,020	-1.5%	4.00	4.00	4.00



Personnel Summary by Fund

Position Title(s)	Fund	Band	Budgeted Personnel Costs			Full-Time Equivalents (FTEs)			
			2009 Adopted	2009 Revised	2010 Budget	2009 Adopted	2009 Revised	2010 Budget	
Housing Director	110	B326	64,519	63,773	63,773	1.00	1.00	1.00	
Administrative Assistant	110	B218	13,679	-	-	0.60	-	-	
Case Coordinator - Housing	272	B220	69,254	72,024	72,024	2.00	2.00	2.00	
Administrative Assistant	272	B218	10,470	28,486	28,486	0.40	1.00	1.00	
Subtotal					164,283		4.00	4.00	4.00
Add:									
Budgeted Personnel Savings (Turnover)					-				
Compensation Adjustments					3,285				
Overtime/On Call					-				
Benefits					69,883				
Total Personnel Budget					237,451				



• 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 340 low and extremely low-income families in Sedgwick, Harvey, and Butler counties.

The Department administers two statewide first-time homebuyer programs funded with private activity bonds 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

	2008	2009	2009	2010	% Chg.
	Actual	Adopted	Revised	Budget	09-10
Expenditures					
Personnel	77,621	114,949	114,949	91,675	-20.2%
Contractual Services	70,039	7,150	36,747	7,150	-80.5%
Debt Service	-	-	-	-	-
Commodities	970	2,678	4,678	2,678	-42.8%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	-	-	-
Interfund Transfers	3,000	-	-	-	-
Total Expenditures	151,630	124,777	156,374	101,503	-35.1%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges For Service	-	-	-	-	-
Other Revenue	1,169	2,314	2,314	2,360	2.0%
Total Revenue	1,169	2,314	2,314	2,360	2.0%
Full-Time Equivalents (FTEs)	1.00	1.60	1.00	1.00	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 HUD to assist over 340 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, Butler County and Harvey County. Applications are taken once a month at the Department located at 604 N Main Suite E. Families may remain on the waiting list up to 12 to 24 months depending on how soon existing clients exit the program. Over 100 landlords participate in the program.

Fund(s): HUD Grants 272

46001-272

	2008	2009	2009	2010	% Chg.
	Actual	Adopted	Revised	Budget	09-10
Expenditures					
Personnel	112,638	122,202	122,202	145,776	19.3%
Contractual Services	1,261,849	1,193,839	1,193,839	1,193,839	0.0%
Debt Service	-	-	-	-	-
Commodities	6,617	4,500	4,500	6,617	47.0%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	2,000	2,000	-	-100.0%
Interfund Transfers	-	-	-	-	-
Total Expenditures	1,381,103	1,322,541	1,322,541	1,346,232	1.8%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	1,191,140	1,316,412	1,316,412	1,355,904	3.0%
Charges For Service	-	542	542	553	2.0%
Other Revenue	39,993	28,904	28,904	24,729	-14.4%
Total Revenue	1,231,133	1,345,858	1,345,858	1,381,186	2.6%
Full-Time Equivalents (FTEs)	3.00	2.40	3.00	3.00	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 administers grants that rehabilitate homes belonging to low income families residing in Sedgwick County outside the City of Wichita. It coordinates neighborhood revitalization plans developed by cities in the County. The Kansas Local Government Statewide Homeownership Program and Kansas Mortgage Savers Program promote homeownership for low and moderate income families throughout the state. Currently over 50 mortgage lenders operating in nearly 200 neighborhood locations participate in 104 counties and 327 cities. Mortgage lenders loan program dollars to low and moderate-income homebuyers for the purchase of their first house by providing a subsidy for a down payment and/or closing costs equal to four percent of the mortgage amount for eligible loan applicants in the KLGSHSP and a mortgage credit certificate in the KMS program.

Fund(s): Housing Grants

Expenditures	2008	2009	2009	2010	% Chg.
	Actual	Adopted	Revised	Budget	09-10
Personnel	-	-	-	-	-
Contractual Services	243,160	160,000	165,000	181,285	9.9%
Debt Service	-	-	-	-	-
Commodities	-	-	10,000	-	-100.0%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	-	-	-
Interfund Transfers	-	-	-	-	-
Total Expenditures	243,160	160,000	175,000	181,285	3.6%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	301,095	150,000	150,000	153,000	2.0%
Charges For Service	38,285	10,000	25,000	30,000	20.0%
Other Revenue	3,000	-	-	-	-
Total Revenue	342,380	160,000	175,000	183,000	4.6%
Full-Time Equivalents (FTEs)	-	-	-	-	-

Goal(s):

- Commit resources to increase property values in existing neighborhoods
- Add more participating lenders and approved cities to the statewide homeownership programs annually