

# Housing

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

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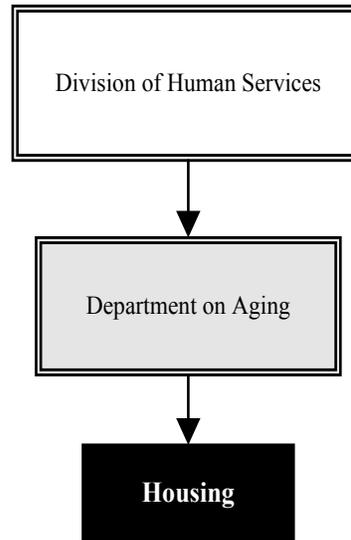
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## Overview

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 and individuals.

These tasks are accomplished through the administration of the Section 8 Housing Choice Voucher Program, the Kansas Housing Assistance Program (KHAP), and through competitively awarded grants funded by the Kansas Housing Resource Corporation's HOME Investment Partnership Program.

The target population for these programs include extremely-low, low and moderate-income families and individuals living in Sedgwick (outside the City of Wichita), Harvey and Butler counties.



## Strategic Goals:

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

## Highlights

- Received the Standard Housing Authority rating from the Federal Housing and Urban Development (HUD) Department
- In 2014 the Housing Department was able to rollout a redesigned First-Time Homebuyer Program, which has already provided millions of dollars of assistance to low-to-moderate income families and individuals.



# 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 has recently partnered with the Wichita/Sedgwick County Community Action Partnership's Individual and Family Development (IFD) Program; whose mission is "To assist low income families to build a brighter future through financial independence." By identifying and referring suitable candidates from the Sedgwick County Housing Department's Section 8 Program to the IFD program, tenants will create individual strength-based development plans that move them into a financial status that allows them to better meet their own housing needs and either graduate off of the Section 8 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

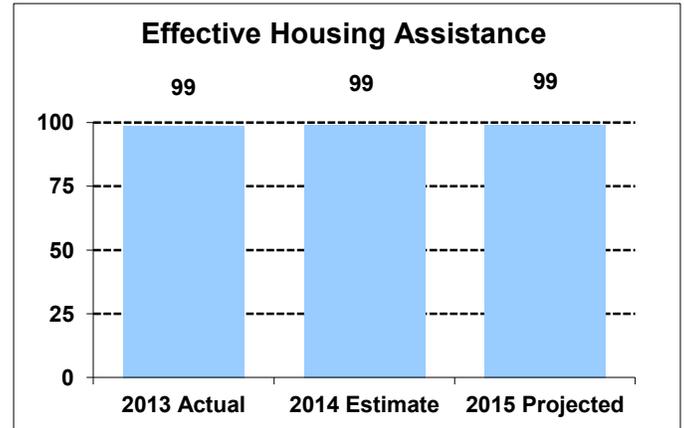
Changes to the Housing Department's 2015 budget include the consolidation into the Department on Aging from Community Development.

**PERFORMANCE MEASURE HIGHLIGHTS**

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

**Effective housing assistance -**

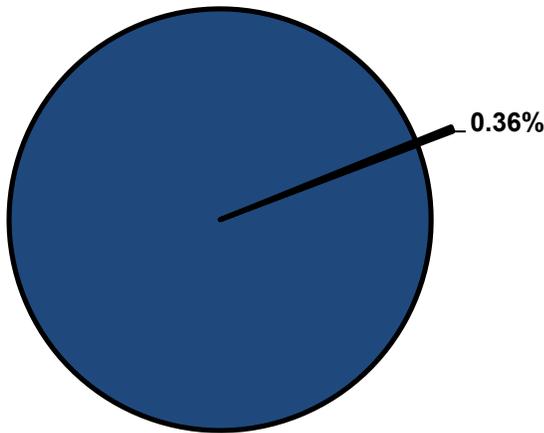
- This is measured through secondary indicators, which are: the number of Sedgwick County first-time homebuyers in the program, the percent increase in appraised value of rehabbed homes, and the Housing Authority quality index. The index score is reported as “Good” (98-100), “Average” (95-97), or “Poor”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



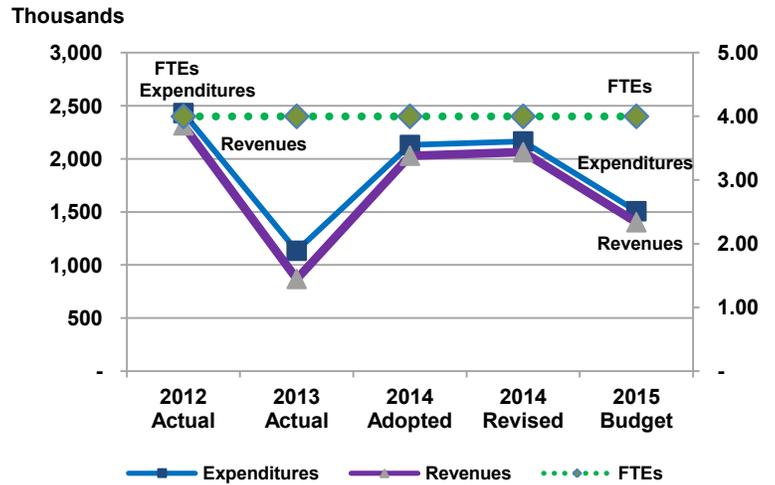
Department Performance Measures	2013 Actual	2014 Est.	2015 Proj.
<b>Goal: To provide resources to help very low- and extremely low-income families become successful renters</b>			
Effective housing assistance (index using compilation of secondary and tertiary values) (KPI)	Good	Good	Good
Housing authority 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%
<b>Goal: To provide resources to help low- and moderate-income families become successful first-time homeowners</b>			
Home buyer satisfaction	98%	99%	99%
<b>Goal: Commit resources to increase viability and property values of existing neighborhoods in Sedgwick County</b>			
Percent increase in appraised value of rehabbed homes – <i>quarterly</i>	20%	16%	16%
Number of rehabs – <i>annually</i>	10	7	7

**Departmental Graphical Summary**

**Housing**  
Percent of Total County Operating Budget



**Expenditures, Program Revenue & FTEs**  
All Operating Funds



**Budget Summary by Category**

	2012 Actual	2013 Actual	2014 Adopted	2014 Revised	2015 Budget	Amount Chg '14 Rev.-'15	% Chg '14 Rev.-'15
<b>Expenditures</b>							
Personnel	-	-	-	-	-	-	-
Contractual Services	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Commodities	9,042	3,025	10,945	10,945	10,945	-	-
Capital Improvements	-	-	-	-	-	-	-
Capital Equipment	(50)	-	-	-	-	-	-
Interfund Transfers	2,422,377	1,130,801	2,119,250	2,152,968	1,495,415	(657,554)	-30.54%
<b>Total Expenditures</b>	<b>2,431,368</b>	<b>1,133,827</b>	<b>2,130,195</b>	<b>2,163,913</b>	<b>1,506,360</b>	<b>(657,554)</b>	<b>-30.39%</b>
<b>Revenues</b>							
Tax Revenues	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-
Intergovernmental	2,193,826	933,494	1,854,560	1,887,834	1,375,504	(512,330)	-27.14%
Charges for Services	1,800	1,700	17,000	17,000	3,750	(13,250)	-77.94%
All Other Revenue	119,711	(67,471)	157,602	157,602	23,079	(134,523)	-85.36%
<b>Total Revenues</b>	<b>2,315,337</b>	<b>867,723</b>	<b>2,029,162</b>	<b>2,062,436</b>	<b>1,402,333</b>	<b>(660,103)</b>	<b>-32.01%</b>
<b>Full-Time Equivalents (FTEs)</b>							
Property Tax Funded	0.90	0.90	0.90	0.90	0.90	-	-
Non-Property Tax Funded	3.10	3.10	3.10	3.10	3.10	-	-
<b>Total FTEs</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>-</b>	<b>-</b>

**Budget Summary by Fund**

Fund	2012 Actual	2013 Actual	2014 Adopted	2014 Revised	2015 Budget	Amount Chg '14 Rev.-'15	% Chg '14 Rev.-'15
General Fund	88,599	92,187	96,265	96,709	99,258	2,549	2.64%
Housing Grants	1,206,916	(23,629)	667,242	700,516	260,878	(439,638)	-62.76%
HUD Grants	1,135,854	1,065,268	1,366,688	1,366,688	1,146,224	(220,464)	-16.13%
<b>Total Expenditures</b>	<b>2,431,368</b>	<b>1,133,827</b>	<b>2,130,195</b>	<b>2,163,913</b>	<b>1,506,360</b>	<b>(657,554)</b>	<b>-30.39%</b>

**Significant Budget Adjustments from Prior Year Revised Budget**

	Expenditures	Revenues	FTEs
Consolidation into the Department on Aging	-	-	-

**Total**      -      -      -

**Budget Summary by Program**

Program	Fund	2012 Actual	2013 Actual	2014 Adopted	2014 Revised	2015 Budget	% Chg '14 Rev.-'15	14'-15' FTEs
Housing	110	88,599	92,187	96,265	96,709	99,258	2.64%	0.90
HUD Section 8	272	1,135,854	1,065,268	1,366,688	1,366,688	1,146,224	-16.1%	3.10
Housing Grants	273	1,206,916	(23,629)	667,242	700,516	260,878	-62.8%	-
<b>Total</b>		<b>2,431,368</b>	<b>1,133,827</b>	<b>2,130,195</b>	<b>2,163,913</b>	<b>1,506,360</b>	<b>-30.39%</b>	<b>4.00</b>

**Personnel Summary By Fund**

Position Titles	Fund	Grade	Budgeted Compensation Comparison			FTE Comparison		
			2014 Adopted	2014 Revised	2015 Budget	2014 Adopted	2014 Revised	2015 Budget
Housing Director	110	GRADE132	61,987	64,315	64,315	0.90	0.90	0.90
Housing Director	272	GRADE132	6,887	7,146	7,146	0.10	0.10	0.10
Case Coordinator	272	GRADE123	66,498	79,158	79,158	2.00	2.00	2.00
Administrative Assistant	272	GRADE120	28,486	34,005	34,005	1.00	1.00	1.00
<b>Subtotal</b>					<b>184,624</b>			
Add:								
Budgeted Personnel Savings					-			
Compensation Adjustments					6,244			
Overtime/On Call/Holiday Pay					540			
Benefits					93,709			
<b>Total Personnel Budget</b>					<b>285,117</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>

• 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): County General Fund 110**

Expenditures	2012 Actual	2013 Actual	2014 Adopted	2014 Revised	2015 Budget	Amnt. Chg. '14 - '15	% Chg. '14 - '15
Personnel	86,763	90,391	94,320	94,764	97,313	2,549	2.7%
Contractual Services	1,267	991	1,000	1,000	1,000	-	0.0%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	569	805	945	945	945	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
<b>Total Expenditures</b>	<b>88,599</b>	<b>92,187</b>	<b>96,265</b>	<b>96,709</b>	<b>99,258</b>	<b>2,549</b>	<b>2.6%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	-	-	-	-	-	-	0.0%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	-	-	-	-	-	-	0.0%
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>0.90</b>	<b>0.90</b>	<b>0.90</b>	<b>0.90</b>	<b>0.90</b>	<b>-</b>	<b>0.0%</b>

• 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**

Expenditures	2012 Actual	2013 Actual	2014 Adopted	2014 Revised	2015 Budget	Amnt. Chg. '14 - '15	% Chg. '14 - '15
Personnel	143,303	128,552	152,370	152,370	187,804	35,434	23.3%
Contractual Services	984,127	934,496	1,204,318	1,204,318	948,420	(255,898)	-21.2%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	8,473	2,220	10,000	10,000	10,000	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	(50)	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
<b>Total Expenditures</b>	<b>1,135,854</b>	<b>1,065,268</b>	<b>1,366,688</b>	<b>1,366,688</b>	<b>1,146,224</b>	<b>(220,464)</b>	<b>-16.1%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	1,064,439	867,612	1,204,318	1,204,318	1,118,376	(85,942)	-7.1%
Charges For Service	-	-	-	-	-	-	0.0%
All Other Revenue	30,201	22,039	157,602	157,602	23,079	(134,523)	-85.4%
<b>Total Revenues</b>	<b>1,094,640</b>	<b>889,651</b>	<b>1,361,920</b>	<b>1,361,920</b>	<b>1,141,455</b>	<b>(220,465)</b>	<b>-16.2%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>3.10</b>	<b>3.10</b>	<b>3.10</b>	<b>3.10</b>	<b>3.10</b>	<b>-</b>	<b>0.0%</b>

• 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 273

Expenditures	2012 Actual	2013 Actual	2014 Adopted	2014 Revised	2015 Budget	Amnt. Chg. '14 - '15	% Chg. '14 - '15
Personnel	-	-	-	-	-	-	0.0%
Contractual Services	1,206,916	(23,629)	667,242	700,516	260,878	(439,638)	-62.8%
Debt Service	-	-	-	-	-	-	0.0%
Commodities	-	-	-	-	-	-	0.0%
Capital Improvements	-	-	-	-	-	-	0.0%
Capital Equipment	-	-	-	-	-	-	0.0%
Interfund Transfers	-	-	-	-	-	-	0.0%
<b>Total Expenditures</b>	<b>1,206,916</b>	<b>(23,629)</b>	<b>667,242</b>	<b>700,516</b>	<b>260,878</b>	<b>(439,638)</b>	<b>-62.8%</b>
<b>Revenues</b>							
Taxes	-	-	-	-	-	-	0.0%
Intergovernmental	1,129,387	65,882	650,242	683,516	257,128	(426,388)	-62.4%
Charges For Service	1,800	1,700	17,000	17,000	3,750	(13,250)	-77.9%
All Other Revenue	89,511	(89,510)	-	-	-	-	0.0%
<b>Total Revenues</b>	<b>1,220,697</b>	<b>(21,928)</b>	<b>667,242</b>	<b>700,516</b>	<b>260,878</b>	<b>(439,638)</b>	<b>-62.8%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>