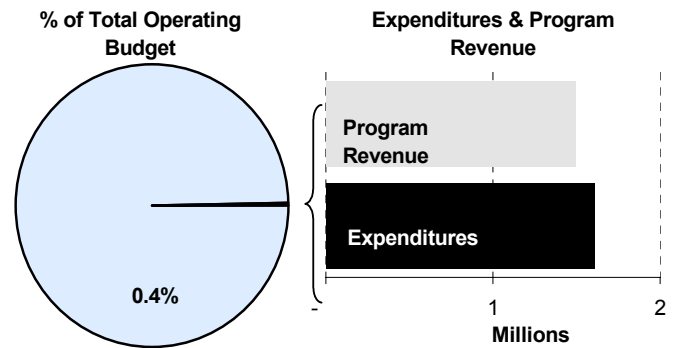
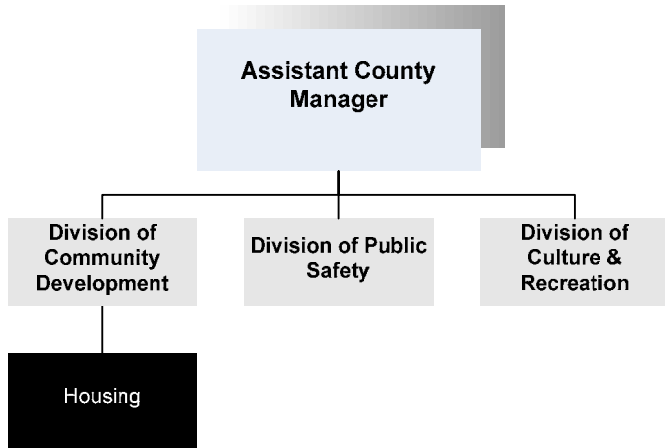




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Mission:

- Sedgwick County Housing Department builds healthy communities by increasing safe, fair, and affordable housing for families living on low and 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.

Departmental Sustainability Initiatives

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 Section 8 program helps stabilize the real estate market with constant tenants for area landlords. The Housing Department’s portions of the rent enables corporate as well as small property management businesses remain economically viable. The Department also improves and preserves housing stock belonging to low-income families in Sedgwick County with competitively awarded grants funded by the Kansas Housing Resources Corporation’s HOME Investment Partnership Program with matching funds from Sedgwick County.

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18) or disability of those seeking housing. It also forbids retaliation.

Warning signs of housing discrimination:

- Refusing to sell, rent or show available housing
- Only showing housing in areas of minority concentration
- Harassment or intimidation

- Housing advertisement with discriminatory statements or displaying no minorities in group scenes
- Differing terms of identical dwellings
- Extensive questioning prior to offering or providing information about the availability of housing
- Being told the dwelling is not appropriate for your family
- Terms or availability change between phone contact and visit
- You are not contacted after acceptance of your application
- Dwelling has an available sign but you are told it is not available

- Refusing to make a reasonable accommodation or allow a modification to make the dwelling accessible for a person with a disability

The Department partners with the Urban League of Wichita, a HUD approved and funded Fair Housing Education and Outreach agency. Housing refers all families who believe they have encountered housing discrimination on the basis of race, sex, color, religion, national origin familial status or disability to this agency.

Department Accomplishment

The Housing Department has received HUD’s High Performance rating each year since 2001. This rating is based on the department’s level of success in using the funds received for their intended purpose, serving those in our jurisdiction who are most in need of the program’s services, and enforcing and adhering to all HUD Section 8 Program regulations.

Budget Adjustments

The \$37,250 expenditure for Community Housing Services beginning in 2009 will be paid out of the Community Program’s budget. As a result the Housing budget reflects a decline in contractual expenditures.

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

- **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**
- **Provide low income families with resources to make them successful renters**

Budget Adjustments From Previous Fiscal Year

- Community Housing Services shifted to Community Programs

Expenditures	Revenue	FTEs
(37,250)		

Total	(37,250)	-	-
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Budget Summary by Category

Budget Summary by Fund

Expenditures	2007	2008	2008	2009	% Chg.	Expenditures	2008	2009
	Actual	Adopted	Revised				Budget	08-09
Personnel	206,882	231,107	231,107	237,152	2.6%	General Fund	157,924	124,777
Contractual Services	1,265,425	1,362,540	1,699,270	1,360,989	-19.9%	HUD - Grants	1,443,932	1,322,541
Debt Service	-	-	-	-	-	Housing - Grants	335,000	160,000
Commodities	6,248	4,709	6,429	7,178	11.7%			
Capital Improvements	-	-	-	-	-			
Capital Equipment	-	-	50	2,000	3902.4%			
Interfund Transfers	-	-	-	-	-			
Total Expenditures	1,478,555	1,598,356	1,936,856	1,607,319	-17.0%	Total Expenditures	1,936,856	1,607,319
Revenue								
Taxes	-	-	-	-	-			
Intergovernmental	1,621,763	1,463,218	1,763,218	1,466,412	-16.8%			
Charges For Service	23,848	-	35,000	10,542	-69.9%			
Other Revenue	104,806	18,381	18,381	31,218	69.8%			
Total Revenue	1,750,417	1,481,599	1,816,599	1,508,172	-17.0%			
Full-Time Equivalents (FTEs)	4.00	4.00	4.00	4.00	0.0%			

Budget Summary by Program

Program	Fund	Expenditures				2009	% Chg.	Full-Time Equivalents (FTEs)		
		2007	2008	2008	2009			2008	2008	2009
		Actual	Adopted	Revised	Budget	08-09	Adopted	Revised	Budget	
Housing	110	131,545	154,424	157,924	124,777	-21.0%	1.60	1.60	1.60	
HUD Sect. 8	272	1,263,945	1,443,932	1,443,932	1,322,541	-8.4%	2.40	2.40	2.40	
Housing Grants	273	83,065	-	335,000	160,000	-52.2%	-	-	-	
Total		1,478,555	1,598,356	1,936,856	1,607,319	-17.0%	4.00	4.00	4.00	

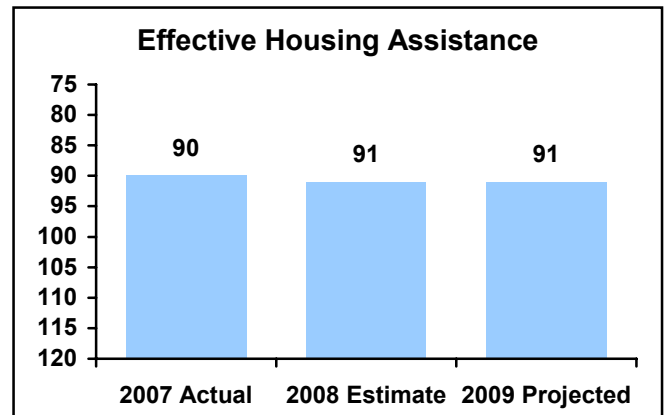


PERFORMANCE MEASURE HIGHLIGHTS

The following chart illustrates performance measure highlights 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

Key Performance Indicator	2007 Actual	2008 Est.	2009 Proj.
Effective housing assistance	90	91	91

Other Performance Measures

Number of Sedgwick County first-time home buyers in program	1312	50	600
Percent increase in appraised value of rehabbed homes – quarterly	30%	28%	30%
Housing Authority quality (index) - monthly	Good	Good	Good
Wait list accuracy – quarterly	100%	99%	99%
Timely correction of housing quality deficiencies – quarterly	100%	99%	99%
Number of clients – annually	303	315	320
Rent reasonableness – annually	100%	99%	99%
Accuracy of inspection – annually	100%	99%	99%
Accuracy of Client’s Income Record – annually	100%	98%	99%
Cost per rehab – annually	\$22,500	\$23,000	\$23,500
Number of rehabs – annually	13	10	14
Rehab satisfaction – quarterly	N/A	96%	97%
Home buyer satisfaction – quarterly	N/A	96%	97%



• 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

	2007	2008	2008	2009	% Chg.
	Actual	Adopted	Revised	Budget	08-09
Expenditures					
Personnel	82,107	111,630	111,630	114,949	3.0%
Contractual Services	44,269	42,350	44,130	7,150	-83.8%
Debt Service	-	-	-	-	-
Commodities	5,169	444	2,164	2,678	23.8%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	-	-	-
Interfund Transfers	-	-	-	-	-
Total Expenditures	131,545	154,424	157,924	124,777	-21.0%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges For Service	-	-	-	-	-
Other Revenue	2,268	2,060	2,060	2,314	12.3%
Total Revenue	2,268	2,060	2,060	2,314	12.3%
Full-Time Equivalents (FTEs)	1.60	1.60	1.60	1.60	0.0%

Goal(s):

- 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
- Provide very low and extremely income families with resources to make them successful renters

• HUD Sect. 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

	2007	2008	2008	2009	% Chg.
	Actual	Adopted	Revised	Budget	08-09
Expenditures					
Personnel	124,775	119,477	119,477	122,202	2.3%
Contractual Services	1,138,092	1,320,190	1,320,140	1,193,839	-9.6%
Debt Service	-	-	-	-	-
Commodities	1,079	4,265	4,265	4,500	5.5%
Capital Improvements	-	-	-	-	-
Capital Equipment	-	-	50	2,000	3902.4%
Interfund Transfers	-	-	-	-	-
Total Expenditures	1,263,945	1,443,932	1,443,932	1,322,541	-8.4%
Revenue					
Taxes	-	-	-	-	-
Intergovernmental	1,449,169	1,463,218	1,463,218	1,316,412	-10.0%
Charges For Service	465	-	-	542	-
Other Revenue	27,538	16,321	16,321	28,904	77.1%
Total Revenue	1,477,171	1,479,539	1,479,539	1,345,858	-9.0%
Full-Time Equivalents (FTEs)	2.40	2.40	2.40	2.40	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. In 2007 over 3,100 Kansas families bought their first home using these programs. 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 KLGSHP and a mortgage credit certificate in the KMS program.

Fund(s): Housing - Grants 273

	2007	2008	2008	2009	% Chg.
	Actual	Adopted	Revised	Budget	08-09
Expenditures					
Personnel	-	-	-	-	
Contractual Services	83,065	-	335,000	160,000	-52.2%
Debt Service	-	-	-	-	
Commodities	-	-	-	-	
Capital Improvements	-	-	-	-	
Capital Equipment	-	-	-	-	
Interfund Transfers	-	-	-	-	
Total Expenditures	83,065	-	335,000	160,000	-52.2%
Revenue					
Taxes	-	-	-	-	
Intergovernmental	172,594	-	300,000	150,000	-50.0%
Charges For Service	23,383	-	35,000	10,000	-71.4%
Other Revenue	75,000	-	-	-	
Total Revenue	270,977	-	335,000	160,000	-52.2%
Full-Time Equivalents (FTEs)	-	-	-	-	

Goal(s):

- Provide first-time home buyers with resources to make them successful homeowners
- Commit resources to increase property values in existing neighborhoods
- Add more participating lenders and approved cities to the statewide homeownership programs annually

