



**Brad Snapp**  
 Housing Director  
 604 N Main, Ste. 1 E  
 Wichita, Kansas 67203  
 316-660-7270  
[bsnapp@sedgwick.gov](mailto:bsnapp@sedgwick.gov)

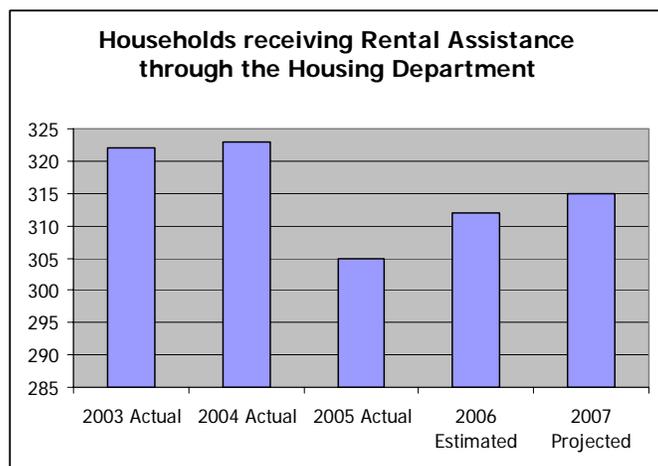
**Mission:**

- To provide safe, fair and affordable housing opportunities for extremely low to moderate families

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 house. These programs, administered by the Sedgwick County Housing Department, offer unique opportunities for qualified first-time homebuyers. Buyers who use the KLGSH receive a cash grant equal to four percent of the mortgage amount for their down payment, closing costs, or other prepaid items. 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

Adopted Budget Adjustments:	
Item:	Amount:
<u>Reductions</u>	
• Reduced Community Housing funding	\$9,881
<b>Total</b>	<b>\$9,881</b>



**Budget Summary by Category**

	2005 Actual	2006 Adopted	2006 Revised	2007 Budget	% Chg. 06-07
<b>Expenditures</b>					
Personnel	198,363	212,272	212,272	220,524	3.9%
Contractual Services	1,855,035	2,031,481	2,083,381	1,657,233	-20.5%
Debt Service	-	-	-	-	-
Commodities	4,163	2,626	3,156	2,750	-12.9%
Capital Improvements	-	-	-	-	-
Equipment	20	130	2,200	130	-94.1%
Interfund Transfers	-	-	-	-	-
<b>Total Expenditures</b>	<b>2,057,581</b>	<b>2,246,509</b>	<b>2,301,009</b>	<b>1,880,637</b>	<b>-18.3%</b>
<b>Revenue</b>					
Taxes	-	-	-	-	-
Intergovernmental	1,613,765	2,175,390	2,175,390	1,675,297	-23.0%
Charges For Service	27,040	-	-	30,647	
Other Revenue	18,781	15,668	15,668	16,591	5.9%
<b>Total Revenue</b>	<b>1,659,587</b>	<b>2,191,058</b>	<b>2,191,058</b>	<b>1,722,534</b>	<b>-21.4%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>0.0%</b>

**Budget Summary by Fund**

	2006 Revised	2007 Budget
<b>Expenditures</b>		
General Fund	127,910	122,444
HUD - Grants	1,465,895	1,458,051
Housing - Grants	707,204	300,142
<b>Total Expenditures</b>	<b>2,301,009</b>	<b>1,880,637</b>

**Budget Summary by Program**

Program	Expenditures					Full-Time Equivalents (FTEs)			
	2005 Actual	2006 Adopted	2006 Revised	2007 Budget	% Chg. 06-07	2006 Adopted	2006 Revised	2007 Budget	% Chg. 06-07
Housing	153,920	124,410	127,910	122,444	-4.3%	1.00	1.00	1.00	0.0%
HUD Sect. 8	1,407,482	1,465,895	1,465,895	1,458,051	-0.5%	3.00	3.00	3.00	0.0%
Housing Grants	496,179	656,204	707,204	300,142	-57.6%	-	-	-	-
<b>Total</b>	<b>2,057,581</b>	<b>2,246,509</b>	<b>2,301,009</b>	<b>1,880,637</b>	<b>-18.3%</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>0.0%</b>

financial support for homebuyer education, home maintenance, and a tool lending library for Sedgwick County residents. The department improves and preserves housing stock belonging to low-income families living 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.

Housing also provides Section 8 Housing Choice Voucher assistance through the Sedgwick County Housing Authority. This program serves low and extremely low income families living in Sedgwick County (outside the City of Wichita), as well as Butler and Harvey Counties. The department has received HUD's High Performance rating each year since 2001.

Recent departmental accomplishments include construction of four new homes in the Oaklawn Improvement District. These homes are the first new

homes built in the area in over fifty years. The department worked with Community Housing Services of Wichita/Sedgwick County and other partners to accomplish this project. New homes were built where formerly uninhabitable structures once stood. The County subsidized the difference between construction costs and appraised value.

The department assisted a Section 8 client in becoming a homeowner by using her Housing Choice Voucher. The former tenant participated in the Mennonite Housing Self-Help Program funded by the USDA Rural Housing Program.

**Department Performance Measures and Goals**

Key Performance Indicator	2005 Actual	2006 Est.	2007 Proj.
Effective housing assistance			
<b>Secondary Indicators</b>			
HUD SEMAP score	100%	100%	100%
Housing bond score	Aaa	Aaa	Aaa
Average cost of housing rehab per unit	\$19,494	\$20,905	\$22,500
<b>Tertiary Indicators</b>			
Wait List management	98%	98%	98%
Rent reasonableness	98%	98%	98%
Determination of adjusted income	95%	95%	95%
Housing Quality Standards (HQS) quality control	98%	98%	98%

**Goals:**

- Provide first-time homebuyers with resources to make them successful homeowners
- Provide or attract supportive services to increase the independence of senior and disabled citizens in Sedgwick County
- Commit resources to increase vitality and values of existing neighborhoods
- Leverage public and private funding to increase housing opportunities in the community

• **Housing Administration**

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

The Department administers three (two statewide and one local) first-time homebuyer programs and manages home rehabilitation projects funded with HOME Investment Partnership dollars from the Kansas Housing Resources Corporation and local matching funds.

Fund: General Fund				46001-110	
	2005 Actual	2006 Adopted	2006 Revised	2007 Budget	% Chg. 06-07
<b>Expenditures</b>					
Personnel	73,014	77,184	77,184	79,729	3.3%
Contractual Services	80,894	46,350	49,450	41,715	-15.6%
Debt Service	-	-	-	-	-
Commodities	12	876	1,276	1,000	-21.6%
Capital Improvements	-	-	-	-	-
Equipment	-	-	-	-	-
Interfund Transfers	-	-	-	-	-
<b>Total Expenditures</b>	<b>153,920</b>	<b>124,410</b>	<b>127,910</b>	<b>122,444</b>	<b>-4.3%</b>
<b>Revenue</b>					
Taxes	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges For Service	-	-	-	-	-
Other Revenue	2,654	1,582	1,582	1,629	3.0%
<b>Total Revenue</b>	<b>2,654</b>	<b>1,582</b>	<b>1,582</b>	<b>1,629</b>	<b>3.0%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>0.0%</b>

**Goals:**

- Provide first time home buyers with resources to make them successful homeowners
- Commit resources to increase viability and values of existing neighborhoods
- Provide very low income families with resources to make them successful renters

• **HUD Section 8**

The Sedgwick County Housing Authority is the core program of the Housing Department. Funding comes directly from HUD and pays a portion of tenant rents and utilities for participating low and extremely low-income clients living in Sedgwick (outside the City of Wichita), Butler and Harvey Counties.

Fund: HUD - Grants				46001-272	
	2005 Actual	2006 Adopted	2006 Revised	2007 Budget	% Chg. 06-07
<b>Expenditures</b>					
Personnel	125,348	135,088	135,088	140,795	4.2%
Contractual Services	1,277,963	1,328,927	1,326,727	1,315,376	-0.9%
Debt Service	-	-	-	-	-
Commodities	4,151	1,750	1,880	1,750	-6.9%
Capital Improvements	-	-	-	-	-
Equipment	20	130	2,200	130	-94.1%
Interfund Transfers	-	-	-	-	-
<b>Total Expenditures</b>	<b>1,407,482</b>	<b>1,465,895</b>	<b>1,465,895</b>	<b>1,458,051</b>	<b>-0.5%</b>
<b>Revenue</b>					
Taxes	-	-	-	-	-
Intergovernmental	1,408,489	1,571,863	1,571,863	1,443,089	-8.2%
Charges For Service	-	-	-	-	-
Other Revenue	15,886	14,086	14,086	14,961	6.2%
<b>Total Revenue</b>	<b>1,424,375</b>	<b>1,585,949</b>	<b>1,585,949</b>	<b>1,458,050</b>	<b>-8.1%</b>
<b>Full-Time Equivalents (FTEs)</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>0.0%</b>

**Goal:**

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



• **Housing Grants**

The Housing Department handles many grants for rehabilitation projects and neighborhood revitalization efforts. Other programs, such as the Kansas Local Government Statewide Homeownership Program, promote purchasing homes. Co-sponsored by Sedgwick and Shawnee Counties, this program issues single-family mortgage revenue bonds for low and moderate-income first-time homebuyers throughout the State of Kansas. Currently 314 cities in 103 counties participate in this program. 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. Every year this program enables approximately 800 to 1,000 families to purchase a home of their own.

	2005 Actual	2006 Adopted	2006 Revised	2007 Budget	% Chg. 06-07
<b>Expenditures</b>					
Personnel	-	-	-	-	
Contractual Services	496,179	656,204	707,204	300,142	-57.6%
Debt Service	-	-	-	-	
Commodities	-	-	-	-	
Capital Improvements	-	-	-	-	
Equipment	-	-	-	-	
Interfund Transfers	-	-	-	-	
<b>Total Expenditures</b>	<b>496,179</b>	<b>656,204</b>	<b>707,204</b>	<b>300,142</b>	<b>-57.6%</b>
<b>Revenue</b>					
Taxes	-	-	-	-	
Intergovernmental	205,276	603,527	603,527	232,208	-61.5%
Charges For Service	27,040	-	-	30,647	
Other Revenue	241	-	-	(0)	
<b>Total Revenue</b>	<b>232,558</b>	<b>603,527</b>	<b>603,527</b>	<b>262,854</b>	<b>-56.4%</b>
<b>Full-Time Equivalents (FTEs)</b>	-	-	-	-	

**Goals:**

- Provide first-time home buyers with resources to make them successful homeowners
- Commit resources to increase values of existing neighborhoods
- Provide very low income families with resources to make them successful renters

