

DRAFT – FOR PUBLIC REVIEW AND COMMENT



City of Wichita

Consolidated Plan

2013-2014 Annual Performance Report



“Creating Communities of Choice”

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I. Executive Summary

The City of Wichita proudly presents this report on activities related to the Community Planning and Development formula grant programs. This report includes highlights of all initiatives that have been undertaken during the 2013-2014 program year and have contributed to the City's goals of safe, affordable housing and neighborhood revitalization and stability.

Affordable housing goals were met through several programs. Community Development Block Grant (CDBG) funds were used for home repair for owner occupants. One of the strategies associated with the home repair program includes an allocation which is targeted to geographic areas with disproportionately high rates of neighborhood blight and on properties which have had numerous code violation citations. HOME Investment Partnerships Program (HOME) funds were also used to provide construction financing for new affordable housing construction and home repair, as well as down payment and closing cost assistance. Emergency Solutions Grant (ESG) funds were used to support local shelters and services for the homeless. Following are a few of the statistics related to services provided by these programs in 2013-2014.

- CDBG Home Repair – 272 households; \$852,762.49 funds expended
- HOME - 20 homes constructed; 26 homeowners provided down-payment and closing cost assistance.
- ESG – 3,208 persons served in shelter programs, 74 persons served with prevention funds, and 190 persons served with rapid re-housing.

In addition to having responsibility for formula grants programs, the City of Wichita also serves as the Wichita Housing Authority and in that regard provides the majority of subsidized rental housing opportunities in the community.

- Public Housing – The City owns and maintains 578 affordable housing units in multi-family and scattered site settings. This rental portfolio represents the maximum number of HUD authorized public housing units for the Wichita Housing Authority.
- Housing Choice Voucher Program – This program provides rental subsidies using 2,648 general purpose vouchers and 135 vouchers for homeless veterans.

The City of Wichita and Sedgwick County have combined resources to fund a Housing First program for the chronically homeless population. The program housed 100 persons during this program year.

Neighborhood revitalization and stability goals were achieved through the use of Community Development Block Grant and HOME Investment Partnerships Program funds.

- CDBG Neighborhood Cleanups – 5 cleanups funded; \$19,419.13 funds expended
- HOME Boarded-Up Building Demolition and Replacement – 2 projects - \$191,370.94 in funds expended

All of these infrastructure projects contributed to improving the physical environment of many low to moderate income persons in Wichita, which is the goal of neighborhood revitalization. In addition to these improvements, however, activities were also undertaken to facilitate individuals’ access to services and/or to enhance and enrich their lives. Following are highlights of **Public Services** activities funded with CDBG allocations.

- Neighborhood Assistants – \$428,626-was allocated to support staff who work in the City’s four Neighborhood City Halls where their efforts to bring City and community services closer to people in need impacted more than 45,619 people. Program staff assisted citizens in addressing and resolving specific concerns, coordinated special programs and events for area residents, provided educational programs and workshops, and assisted neighborhood associations and other citizen groups to increase their capacity and better serve their constituencies.
- Women’s Services – \$275,000 was allocated to provide services to 555 women and children who needed to escape domestic violence situations.
- Children and Youth – Provided \$125,000 for supervised after school enrichment and recreation for 4,836 middle school youth, as well as scholarships for 11 middle school youth with developmental disabilities to participate in quality specialized child care programing; provided \$146,650 for summer youth employment for 185 youth.

Summary of Resources and Distribution of Funds

Fund Source	Total	Committed	Expended
CDBG Formula	\$2,780,875	\$2,780,875	\$2,366,535
CDBG Program Income	\$321,078	\$204,221	\$178,143
HOME	\$1,227,906	\$344,418.15	26,129.98
HOME Program Income	\$526,815.95	526,815.95	526,815.95
ESG	\$187,471	\$187,471	\$165,045

Geographic Distribution

Other than the Emergency Home Repair program, which is open to any very low income (50% AMI) homeowners and the Home Improvement Loan Program, which is open to low-to-moderate income (80% AMI) living within the city limits, other CDBG and HOME-funded programs services are focused in three overlapping concentrated geographic areas. The largest, shown with a blue hashed-line boundary on the map on page 5, is the Redevelopment Incentive Area (RIA); next is the Neighborhood Revitalization Strategy Area (NRSA) which has a bold red line boundary; and finally the Local Investment Areas (LIAs) are delineated with green shading and diagonal lines.

The different geographic limitation for each program is listed below per Area. Following is a list of programs available in each area:

City-Wide

- Home Improvement Loan Program
- Emergency Home Repair

Redevelopment Incentive Area

- Paint Grant Program
- Paint Labor Grant Program
- Emergency Home Repair
- Home Improvement Loan
- Housing Development Loan
- HOMEownership 80

Neighborhood Revitalization Strategy Area

- Emergency Home Repair
- Home Improvement Loan
- Housing Development Loan
- HOMEownership 80
- Historic Loan
- Paint Grant Program
- Paint Labor Grant Program

Local Investment Area

- Boarded Up Building Demolition and Replacement Program
- HOME/CHDO Set-Aside Project Funding
- Deferred Loan Program
- Direct Loan Program
- Emergency Home Repair
- Exterior Grants
- Home Improvement Loan
- HOMEownership 80
- Housing Development Loan
- Paint Grant Program
- Paint Labor Grant Program

Other programs including Public Services and the Emergency Solutions Grant program are administered throughout the city limits for persons who meet eligibility requirements. The Housing First program is administered throughout Sedgwick County since it is jointly funded by the City and Sedgwick County. The Wichita Housing Authority Section 8 Homeless Choice Voucher and Public Housing programs are administered within the City limits.

II. Five Year Plan Assessment of Progress

The 2009-2013 Consolidated Plan was developed to address local housing and community development needs in a comprehensive manner. The City of Wichita developed the 2013-2014 Fifth Program Year Action Plan outlining ways in which the goals and priority needs established in the Consolidated Plan would be addressed in the 2013-2014 program year. The Wichita City Council approved the projects designated in the Fifth Program Year Action Plan that are funded through the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) programs.

The top two Consolidated Plan priorities, Housing and Public Services, reflect the weakened economy in our community. Safe, affordable housing will provide community stability so that the Public Services which are delivered have a reasonable expectation of improving the quality of life, and leading low and moderate-income citizens in our community towards self-sufficiency.

In addition to Consolidated Plan priorities, the City of Wichita has established goals for the entire community. During the 2013-14 program year Consolidated Plan funding was used to address the City's goal of safe, affordable housing through the following programs which create and support homeownership: down payment and closing cost assistance; development subsidies for single family home construction; and home repair for existing homeowners. A total of 20 new homes were developed, and 26 new homeowners were assisted during the year. A detailed summary of goals, accomplishments, and expenditures is included in the Narrative sections for CDBG and HOME, beginning on pages 21 and 26, respectively.

The second Consolidated Plan priority designation, Public Services, was addressed in partnerships with local community agencies and organizations. Services include short term assistance such as providing shelter for women and children fleeing domestic violence, as well as long-term services, such as engaging neighborhood residents in empowerment strategies leading them to control their own future. Other Public Services which were funded include services for the homeless and youth programming, including summer youth employment. The City of Wichita exceeded the goal of serving 100,000 community residents annually through Public Services funded with Consolidated Plan resources.

III. Assessment of Annual Progress

The projects funded in the 2013-2014 Fifth Program Year Action plan provide for an increased supply of affordable housing through operating funding for homeless shelter agencies, construction and rehabilitation of owner-occupied units, preservation of historic properties, and funding to support/create homeownership opportunities for first time buyers. Social

services are supported for job training, employment, recreation and education for youth. Together these projects offer a multi-dimensional approach to meeting priority needs and goals listed in the Consolidated Plan.

1. Affirmatively Furthering Fair Housing

The City of Wichita remains committed to affirmatively furthering fair housing. This commitment is carried out through partnerships with local agencies such as the Urban League of Kansas.

The City has established minimum Affirmative Marketing requirements for HOME-assisted rental and homebuyer projects. These requirements are incorporated into all funding agreements when the project involves five or more HOME-assisted units, and partners must meet or exceed them.

Each recipient of HOME funds for projects requiring compliance with affirmative marketing regulations is contractually required to prepare a written Affirmative Marketing Plan for their project, when applicable. The Affirmative Marketing Plan must be available for public inspection in the recipient organization's office. Each plan must contain specific steps/actions that the recipient organization will take to provide information and otherwise attract eligible persons of all racial, ethnic, and gender groups in the housing market area to the available housing.

Housing developers accessing HOME funding conduct outreach to the community by providing homeownership training services, housing counseling, and also by providing information regarding proposed projects in community newspapers, as well as the city's newspaper.

The City continues to believe in the importance of educating the public regarding fair housing issues. To that end the Housing and Community Services Department posts information on its website regarding fair housing laws and the Analysis of Impediments to Fair Housing choice. Additionally now that brochures are available for printing or purchase, the City will initiate a regular process of distributing information to housing program recipients who are in the process of purchasing a home, to landlords with whom the City contracts with its subsidized housing programs, and through the Neighborhood Resource Centers. As other opportunities are identified, these brochures will be distributed as widely as possible.

2. Affordable Housing

The City's objective is to maximize the impact of housing assistance in support of affordable housing needs, by offering a variety of programs. The City is also committed to serving low-

moderate income persons with this assistance. The following two charts reflect achievements in both areas.

**Numeric Housing Assistance Goals
City of Wichita 2009-2013 Consolidated Plan**

	Annual <u>Goal</u>	2013-2014 <u>Actual</u>
Emergency Home Repair Loans	80	168
Rental Housing Low Interest Revolving Loans	6	1
Paint Grants	175	61
HOMEownership 80 First-time homebuyers	25	26
Family Self Sufficiency Section 8 Homeownership	7	6

**Numbers of Persons Assisted per Income Range
2013-2014 Program Year**

Program	EL	VL	L	M
Neighborhood Improvement Services	91	44	124	13
Section 8 Housing Choice Voucher	2,221	357	60	0
Public Housing	438	61	19	5
HOMEownership 80	1	10	7	8
HOME Rental	23	86	15	0
Housing First	100	0	0	0
Totals	2880	558	225	26

Key

- EL Extremely Low – at or below 30% area median income
- VL Very Low – 31% to 50% area median income
- L Low – 51% – 80% area median income
- M Moderate – 81% - 115% area median income

2014 Area Median Income for Wichita KS metropolitan statistical area - \$65,900

Section 215. The City provided 26 down payment assistance loans to qualifying homebuyers, which met Section 215 requirements and are in compliance with the definitions outlined in 24 CFR 92.254 of the HOME Program regulation. The City currently monitors nine HOME-assisted rental developments that are subject to applicable affordability periods, which are consistent with the definitions outlined in 24 CFR 92.252 of the HOME Program regulation. These rental developments offer a total of 83 HOME-assisted units. A total of 126 income eligible households were served within these rental developments during the program year.

Efforts to address worst case housing needs. The City of Wichita's 2009-2013 Consolidated Plan lists renters, homeowners, homeless and non-homeless persons with special needs, as having the highest priority needs for affordable housing for the five year time frame. These priorities are also reflected in the following statement from the 1999 City of Wichita-Sedgwick County Comprehensive Plan, as amended in January, 2000: "every individual should have access to safe, decent, marketable and affordable housing". Following is a summary of programs which were administered to meet the needs of these most vulnerable populations.

- Housing First. This program provides chronically homeless individuals with rental assistance, case management and coordination of services to meet their needs. A total of 100 persons were assisted in permanent housing during this report period.
- Housing Choice Voucher Program. Housing Choice Vouchers provide subsidies to relieve persons living in overcrowded conditions or who are severely rent burdened. During the program year the Section 8 wait list opened after being closed for nearly 4 years. A total of 2,675 applications were received in the two week application period. As of June 30, 2014, Housing Choice Voucher Program had a lease up rate of 95% for its 2,573 vouchers, with 2,700 applicants on the waiting list.
- Veterans Affairs Supportive Housing Choice Voucher. The VASH program provides rental assistance for homeless veterans with case management and clinical services provided by the Veterans Administration at its medical centers and in the community. During this program year, 178 veterans received vouchers which enabled them to live in safe, affordable housing.
- Public Housing. The Wichita Housing Authority program accepted applications throughout the program year from large households of four or more members, persons aged 50 and over, and from persons with disabilities. Wait lists for other family sizes were closed due to the limited inventory turnover for smaller families. The City's Public Housing portfolio is simple in design, energy efficient and safe. As of June 30, 2014, Public Housing had an occupancy rate of 94% and 941 applicants on the waiting list.

Efforts to address the accessibility needs of persons with disabilities. The City of Wichita administers a Home Repair program that includes Emergency Repair Grants, Exterior Grants, Paint Grants and Paint Labor Grants), for eligible low income and disabled individuals. Elderly applicants who do not have the ability to paint their house, or access to someone who can apply the paint may also receive a paint labor grant. A total of 24 paint labor grants were awarded this program year.

The Home Improvement Programs (HIP) Division oversees the home repair program which can include ADA modifications for owner-occupants who meet CDBG income and location guidelines. Modifications may include bathroom accessibility, plumbing, and wheelchair ramps.

3. Continuum of Care

The City of Wichita Housing and Community Services Department administers several programs designed to address the needs of homeless persons and those at risk of becoming homeless.

- Emergency Solutions Grant: During this program year the City received \$187,471. Of this amount, \$112,100 was allocated for homeless assistance, funding programs that provide emergency shelter for specific populations including women and children fleeing domestic violence and homeless families. An additional \$15,232 was allocated for homeless prevention activities, which provided funds to pay rent and utilities for eligible households at imminent risk of homelessness, and \$45,696 was allocated for rapid re-housing activities. The Homeless Management Information System (HMIS), administered in our community by United Way of the Plains, received \$383. The remaining \$14,060 was allocated for grant administration.
- Housing First: During this program year the City allocated \$78,593 in CDBG funds and \$191,368 in general funds, to provide supportive housing for 100 chronically homeless individuals. This program is operated in partnership with Sedgwick County, Kansas which also contributes \$191,368. The goal of the program is to provide permanent housing for persons meeting the definition of chronically homeless. Rent and other housing costs are paid with the City and County funds. CDBG funding is used for program administration. Through partnerships with community-based service-providers, participants receive additional services which include weekly, in-home case management and referrals for services to address mental/physical health needs, employment/education, addiction treatment and other services.

The City of Wichita formerly administered the Shelter Plus Care program however that responsibility now rests with the Sedgwick County Human Services Division. Persons in need of this supported housing are referred to that agency.

4. Other Actions in Strategic Plan or Action Plan Taken To:

a. Address obstacles to meeting underserved needs. The City continues to offer bi-lingual written materials, and to market programs and services through neighborhood based media in English and Spanish.

b. Foster and maintain affordable housing. The City of Wichita routinely reviews and evaluates proposals submitted by developers, for housing tax credits. City staff reviews the proposals, presents them to neighborhoods to be impacted by the proposed project, and makes recommendations to the City Council regarding the issuance of a resolution of support for each project. The resolution of support is required in order for the Kansas Housing Resources Corporation to evaluate tax credit proposals. In most cases the City provides the resolution, acknowledging the fact that the tax credit-funded activity will provide additional affordable housing units.

c. Eliminate barriers to affordable housing. Lack of information is often cited as a barrier to affordable housing. To address that particular barrier, the City provides access to information on CDBG, HOME and ESG programs at <http://www.wichita.gov/Government/Departments/Housing/Pages/default.aspx>. From that website citizens can also access the affordable housing database that is maintained by the Housing and Community Services Department. In addition, citizens have electronic access to the following Consolidated Plan-related documents: Executive Summary, Consolidated Plan, Annual Action Plan, Consolidated Action Plan Evaluation Report, as well as City Housing Codes, fair housing information sources and other affordable housing-related documents of interest and use to citizens and/or contractors. Links are also available to HUD websites, grant resources, housing services and general community data. Other information such as eligibility for specific programs is provided to the public upon request.

The United Way of the Plains operates the 2-1-1 information and referral system for Kansas, which provides information and referrals on a variety of topics and subjects. It is available 24 hours/day, seven days per week to link callers to community and Kansas resources related to family and social services, basic human needs, housing, health and medical services, substance abuse, training and employment, mental and physical disabilities, government services and public schools. Services available through the City of Wichita are included in the databank of this community resource.

The City of Wichita continues to offer the Housing Choice Voucher Homeownership program in accordance with HUD regulations. The program allows Housing Choice Voucher participants to use their vouchers to assist with mortgage payments for up to 15 years. Since inception in May 2001, 59 Housing Choice Voucher clients have purchased homes through this program. Many have also used the down payment and closing cost assistance available through the HOME program.

d. Overcome gaps in institutional structures and enhance coordination. In an effort to make City services more accessible to low and moderate income citizens three Neighborhood Resource Centers (NRCs) were established in low and moderate-income areas in 2001. Citizens can access a variety of City government and community services at these centers. One of the most popular and useful offerings at these centers, are public access computers. The computers interface with the City's information technology system, thereby making City forms and information readily available. In addition computer instruction is provided by the NCH staff and local agencies; the computer labs also provide continuing education opportunities for youth and their parents, as well as access to employment resources and applications.

The NRCs complement other neighborhood-based services such as recreation, community policing, fire stations, code enforcement and health services. They continue to experience high levels of citizen participation.

Each NRC also has one Community Liaison and one administrative assistant funded through the CDBG program. These staff persons provide a personal link between local government officials and citizens. They provide information on a variety of community and City services, as well as coordinate community events which connect citizens to those services.

NRC staff provided valuable information, services and assistance to over 45,619 citizens at the neighborhood level from the Atwater, Colvin, and Evergreen Neighborhood Resource Centers during the 2013-2014 program year. They addressed 943 specific citizen concerns.

e. Improve public housing and resident initiatives. The Wichita Housing Authority, in addition to responding to 2,721 routine work orders and mitigating each of 253 emergency work orders within 24 hours, made the following improvements to its housing stock:

- Replaced the windows in 18 dwelling units with Energy Star rated windows
- Replaced fencing at 16 dwellings.
- Rehabilitated two single family dwellings.
- Installed new kitchen cabinets in 40 senior apartments at Greenway Manor and McLean Manor (20 apartments in each high rise).
- Repaired 171 single family units after a major hail storm. Repairs included roof replacements, broken windows and damaged siding

The Resident Opportunities and Self Sufficiency (ROSS) program grant funded a service coordinator for residents of public housing units designated for the elderly and disabled, to help them remain independent and socially active. These services enable residents to age in place

with dignity. Individualized services included in-home services and health care assessments provided by the Sedgwick County Department on Aging.

f. Evaluate and reduce lead-based paint hazards. The City of Wichita follows regulations designed to protect at-risk populations from lead-based paint hazards in housing units that receive assistance from federally-funded programs. The City has established policies and procedures for evaluating hazards that may be present by assessing risks, controlling or eliminating the hazard and advising occupants of findings and a summary of improvements made.

In the Home Improvement Programs Division of Housing and Community Services Department, there are three certified Lead-Based Paint (LBP) inspectors and Risk Assessors on staff, who perform risk assessment and clearance tests for the Emergency Assistance Program, Minor Home Repair, Exterior Grant Program, Paint & Paint Labor Programs, Home Improvement Loan Program, Secondary Demolition, and the Historic Deferred Loan Program in order to identify lead-based paint hazards in homes being considered for home repair funding of \$5,000 or less. The Department contracts with QuanTem Laboratories to analyze dust wipe samples collected by staff risk assessors performing LBP clearance on Emergency Assistance repair, Exterior Grants, Historic Deferred, Home Improvement Loan Program, Minor Home Repair, Paint, and Paint Labor Grant projects.

When hazards are found, the staff determines the appropriate strategy to control or eliminate them. Further, the Department restricts the use of federal funds on all housing rehabilitation projects, to contractors who are qualified in interim control and lead-safe work practices. The Department has facilitated training for contractors to qualify them for this work. Contractors are required to provide LBP certification for each worker performing lead remediation activities on every project where funding exceeds \$5,000. The worker's certifications are placed in project files for verification and audit purposes. Contractors are required to provide Post Renovation Visual Inspection and Cleaning Verification Record forms, when necessary, as required by State law. On projects where hard costs exceed \$5,000, contractors are required to provide a LBP clearance performed by a third party certified LBP Risk Assessor.

The cost of lead remediation activities (up to \$7,500) is included in Deferred Loan Projects and can fund risk assessments, temporary relocation, lead abatement, interim controls and clearance during the rehabilitation of homes occupied by low and very low-income owner-occupied single-family homes. This assistance is provided in the form of a grant. A grant up to \$2,500 is available for lead remediation on Emergency Assistance, Exterior Grant, Historic Deferred Loan and Minor Home Repair projects.

The City's Housing and Community Services Department, through the Home Improvement Programs Division, has established a partnership with the Kansas Healthy Homes and Lead Hazard Prevention Program, which is administered by the Kansas Department of Health and Environment. The U. S. Department of Housing and Urban Development awarded a grant in the amount of \$3.1 million to this program, which addresses unhealthy housing conditions, primarily those conditions related lead-based paint hazards in homes where children six years of age and younger reside. The City and KDHE are working together on selected projects, in order to combine resources to address lead-based paint hazards in the homes of qualified program participants through existing City program offerings.

g. Ensure compliance with program and comprehensive planning requirements. City staff monitors program activities according to procedures described in the Monitoring section on page 20. City staff in the Metropolitan Area Planning Department conduct environmental reviews for all CDBG activities and review all properties 50 years old or older, to determine whether they are of historical significance. Neighborhood plans are also reviewed to ensure that proposed housing activities are consistent with the plans. Environmental reviews are completed prior to any work beginning on CDBG and HOME funded projects.

h. Reduce the number of persons living below the poverty level. The City of Wichita is the designated Community Action Agency for Sedgwick County and receives Community Services Block Grant (CSBG) funds to address poverty issues at the community level. The Wichita Sedgwick County Community Action Partnership (WSCCAP), a division of the Department of Housing and Community Services, administers these CSBG funds and, with citizen input, develops programs to assist individuals and families to overcome the challenges of poverty. Following is a summary of activities related to this goal:

- Medical Care - Through an alliance with the Central Plains Regional Health Care Foundation, Inc., WSCCAP provides funds for prescription medications, physician-prescribed medical supplies, durable medical equipment and the coordination of medical services for low-income, uninsured Sedgwick County residents. Under this collaborative project, associated physician and hospital services are donated and coordinated through the Foundation's Project Access. In its fifteen years of operation, Project Access has coordinated the efforts of eight hospitals, 1,085 physicians (both primary care and specialists), 39 dentists and 85 pharmacies in providing care for 12,070 low-income residents of Sedgwick County, for a total value of over \$161 million in donated services and medications. From July 2013 through June 2014, 491 persons received medical services with WSCCAP assistance.

- **Employment** – During this report period the WSCCAP provided assessment, service planning, and case management to low income families in Sedgwick County through its Individual and Family Development (IFD) Program. The IFD Program is a comprehensive process through which clients establish goals and improve their abilities to reach those goals. WSCCAP staff provides support services to help clients reach their goals or coordinate services with community partners. The focus shifts from the “individual” to the whole family to achieve financial independence. Through an employment, education and training contract with Workforce Alliance of South Central Kansas, Inc., WSCCAP referred 20 families for job search, life skills, employment, and retention services. From July 2013 through June 2014, 105 Section 3 residents became employed with an average wage of \$7.34 per hour. The WSCCAP utilized FFY 2013 CSBG Non-Discretionary grant dollars to fund non-personnel program costs for the City’s 2014 The Way to Work summer youth employment program. The summer youth employment program was designed for young people ages 14-15 who are in families receiving subsidized housing in Public Housing or receiving a Section 8 Housing Choice Voucher. Ninety-six youth participants gained employment, received uniform shirts, improved their social and emotional development, and 18 were assisted with transportation costs.

5. Leveraging Resources

The City of Wichita has developed significant public/private partnerships with for-profit and not-for-profit organizations to enhance and leverage the economic value of federal funds. The City’s funds serves as a catalyst for additional investment and reinvestment in areas of the community which might not otherwise attract private participation. Following is a summary of federally funded projects and the private investment they generated during the reporting period:

Home Improvement Loan Program (HILP). CDBG expenditures of \$12,366.00 leveraged \$57,147.83 (\$4.62 to \$1) in other funds to buy down the interest rates for home repair loans.

Youth Recreation and Enrichment. After school activities to provide productive, constructive leisure activities for middle-school aged youth, are the goal of CDBG funding for the YMCA and Rainbows United. The YMCA total program budget of \$351,998 included \$101,907 in CDBG funds, and provided services to 4,836 youth. Rainbows United has a program budget of \$180,280 which includes \$23,093 in CDBG funds, utilized to provide scholarships for 11 disabled youth.

Summer Youth Employment. During 2013-2014 program year, the City of Wichita operated “The Way to Work”, a job training and employment program for youth ages 14-15 who reside in households living in public housing or receiving a Section 8 Housing Choice Voucher. Utilizing an allocation of \$146,650, a total of 185 youth received training and employment by the City of Wichita.

YWCA Women’s Crisis Center. During the 2013-2014 program year, this agency provided emergency shelter, food, advocacy, and support groups for 183 women and children fleeing domestic violence. The CDBG allocation of \$143,964 supported the total program budget of \$530,880, which also includes City ESG program funds.

Catholic Charities Harbor House. During the 2013-2014 program year, this agency provided emergency shelter, food, advocacy services, a crisis line and support groups for 306 women and children who were fleeing domestic violence. The CDBG allocation of \$105,036 supported the total program budget of \$827,595, which also includes City ESG program funds.

Stepstone, Inc. During the 2013-2014 program year, an allocation of \$26,000 enable this agency to provide therapeutic counseling services to 66 mothers and children who have experienced domestic violence and have participated or are currently participating in Stepstone, Inc.’s transitional housing program. Additional activities for youth include tutoring, homework assistance, and enrichment opportunities.

HOME Projects. HOME expenditures of \$1,930,085.55 leveraged \$2,393,891 in other funds for mortgage and construction financing, as well as other down payment assistance. See page 36 for details on the HOME program.

6. Citizen Comments

The citizen participation process is integral to obtaining community input in the development of programs that best suit the needs of low and moderate income persons. Therefore the City of Wichita has established a comprehensive citizen participation process to help identify short term and long term priority needs. The first step in this process is to engage citizens in establishing priorities for the Consolidated Plan. The 2009-2013 Consolidated Plan was developed with input from the six District Advisory Boards (DABs) that correspond to each City Council district. Each board has 11 members representing a cross-section of their neighborhoods. The purpose of the DABs is to provide citizens an opportunity to provide input to the elected council members on a broad range of social and community issues affecting their neighborhoods. Their feedback on priority surveys is reflected in the Consolidated Plan.

A similar process occurs with the development of the annual action plan. Presentations are made at DAB meetings and citizens are asked to prioritize community needs for the coming year. The Wichita City Council also conducts several public hearings during the year regarding Consolidated Plan funding. Staff incorporates all of this information into the projects and other planned activities utilizing the Consolidated Plan funding.

Throughout these processes, public notices are published in local newspapers including the Wichita Eagle and The Community Voice. Information regarding public comment opportunities is also posted on the City's website and City-7 News Channel. Electronic copies of the Consolidated Plan, One-Year Action Plans and CAPERs are available on the City's website. Hard copies of these documents are distributed to the Neighborhood City Halls, all branches of the public library and various departments in City Hall for public review and comment. Each person who wishes to speak at public hearings is allowed to do so for five minutes and citizens are provided staff names, email and mailing addresses for submitting written comments.

Once proposals have been submitted for programs identified in the initial public comment period, they are reviewed by a 14 member Grants Review Committee (GRC). The GRC is appointed by the Mayor and City Council and its members represent neighborhood associations, the school district, higher education, large and small businesses. The GRC also has representation from all six District Advisory Boards. GRC members conduct a public hearing to obtain citizen comments regarding housing and non-housing community development needs and make funding recommendations to the City Manager for CDBG, HOME, and ESG programs and is a major part of the Citizen Participation Process for review of annual community planning and development funding decisions.

A public notice regarding the 2013-2014 CAPER was published in the Wichita Eagle on Aug. 8, 2014, and will be in The Community Voice on Aug. 21, 2014. Both notices invite the public to make comments on the CAPER and provided a listing of the sites where copies of the CAPER could be found including the City's website.

They announced the dates of the 15-day public comment period, when and how to submit written comments and the public hearing on September 16, 2014, at the regularly scheduled City Council meeting. Throughout the public comment period, notification and requests for comment were frequently broadcast on the City-7 News Channel. All public notices also include information for persons needing auxiliary aid or service for effective communication with City of Wichita personnel, as to how they can access such services.

7. Self Evaluation

The City of Wichita is committed to achieving the goals of the Consolidated Plan through grant disbursements and program management, which includes formal monitoring and technical assistance workshops for recipients of CDBG funding. The City is also committed to responsible stewardship of federal funds and has ensured that expenditures are consistent with letter of credit disbursements and HUD timeliness standards for expenditure of CDBG funds.

CDBG funds were used to support housing, capital improvements and public services while HOME funds provided first time homebuyer assistance, home repair funds for income-eligible residents in Wichita, and financing for new construction. ESG funds were disbursed to homeless service providers to support essential services and operations, and to agencies providing homeless prevention services.

Programs funded through the 2013-2014 Fifth Program Year Action Plan provided safe, decent, and affordable housing, and a suitable living environment for the City's low and moderate-income neighborhoods and residents. The supply of safe, affordable housing increased through programs that offered financial incentives to developers of affordable housing and financial assistance to enable people with low and moderate incomes to access such housing. A total of 20 new homes were constructed during the program year with development subsidies provided through the City's HOME Program. The City provided additional incentives for these projects, including permit fee waivers and partial property tax rebates. Buyers of the new homes received down payment/closing costs assistance loans.

Homeownership priorities have been achieved through the HOMEownership 80 and Deferred Loan Programs which assist low-income first time homebuyers with down payment and closing costs and which provide funding for home repairs for eligible homeowners. Housing priorities were also met through the City's various home repair programs, where many of the recipients are elderly homeowners living in older homes, and whose fixed incomes cannot stretch to provide necessary health and safety improvements. The City has also continued to support rehabilitation of rental property so that it meets affordability and safety standards. The availability of tax rebates through the Neighborhood Revitalization Program also supports the stabilization of our community.

The needs of the homeless were addressed through City contracts with local homeless service providers who utilize Emergency Solutions Grant funds in addition to their other resources. To enhance efficiency and accountability, the United Way of the Plains administers the Homeless Management Information System (HMIS), which local providers use to track and coordinate client services. Homeless needs were also addressed through the City/County-funded Housing

First program and through the City's administration of the Homelessness Prevention and Rapid Re-Housing program.

8. Monitoring

The Housing and Community Services Department (HCSD) performs regular internal monitoring reviews to ensure there is accountability for all federal and state funds received.

Community Development Block Grant and Emergency Solutions Grant funded programs are monitored in several ways. The monitoring process is modeled after the method outlined in the HUD's publication of Managing CDBG: A Guidebook for CDBG Grantees on Subrecipient Oversight. Staff reviews monitoring policies and procedures annually to implement any new HUD designated regulations. Following is a description of the process used to ensure compliance for contracts for CDBG and HOME-funded activities.

As part of the initial application for funding, programs must submit a number of external audit documents to confirm their organizational capacity. Notes are made of any irregularities which must be addressed prior to entering into a funding agreement. City contracts with subrecipients for annual funding include performance measures which require submission of monthly reports on progress toward meeting those goals. Staff reviews monthly reports of accomplishments and spending for all subrecipients. At the end of each quarter, a desk audit of each program is conducted, and all subrecipients receive written feedback concerning their performance, spending, and accomplishment of goals and objectives. Strengths and weaknesses are documented, and any required corrective action must be addressed. A formal risk analysis is conducted annually for all programs to determine which subrecipients present the greatest risk in terms of their capacity to manage and administer CDBG program activities and funds. Risk factors include the subrecipients' previous experience with federal funds, their organizational capacity and experience administering programs, timeliness and accuracy of their previous reports and spending (if applicable). Subrecipients with the highest risk are most closely monitored, including on-site visits for program monitoring and technical support. Site visits are conducted routinely. Comprehensive on-site monitoring is conducted for all new programs during their first year and for all continuing programs at least every two years.

The HOME Investment Partnerships program monitoring plan includes annual on-site monitoring of all multi-family rental projects which have been funded with HOME funds. The monitoring occurs throughout the affordability period. Homeownership projects receiving HOME program assistance for purchase and /or rehabilitation/construction are subject to mortgage liens filed with the Sedgwick County Register of Deeds Office, which serve as the long-term deed restriction required to enforce the applicable HOME affordability period. And finally, during the development process, HOME staff monitors construction progress in order to

ensure the validity of reimbursement requests submitted for payment. Construction progress is monitored through the use of on-site inspections and by reviewing the on-site inspections documented by the Metropolitan Area Building and Construction Department (MABCD). The inspections performed by MABCD verify compliance with local building codes, as required under the HOME regulation.

IV. Program Narratives

Community Development Block Grant Narrative Statement

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

All activities undertaken during the 2013-2014 program year addressed priorities of the Consolidated Plan and the specific activities of the current Annual Action Plan.

All activities undertaken during the 2013-2014 reporting period complied with the national objective by primarily benefiting low to moderate-income persons and aiding in the prevention of slum and blight. No situations arose that required urgent needs to be addressed within the city of Wichita. Total CDBG disbursements for the program year were \$2,366,535 including \$1,565,073 expended for activities benefiting low to moderate-income persons.

Housing Rehabilitation Information

The City of Wichita funded several types of housing programs with CDBG funds. Following is a list of the individual programs with the number of units completed, CDBG funds expended during the year, and any public or private funds involved.

The Home Repair Program was established to address declining housing conditions in the city. Several distinct grants are offered: Exterior Grants, Emergency Repair, Paint Grants and Paint Labor Grants. A total of 272 households were assisted through the various Home Repair programs, resulting in an expenditure of \$852,762.49. The Deferred Loan Program provides financial assistance to rehabilitate very-low income households located within the Local Investment Area (LIA). There were two Deferred Loans provided during the program year.

Eligibility for home repair assistance is based on household income and the location of the home. Emergency repair assistance is available to address health and safety issues in homes anywhere in the Wichita city limits. The homeowner must live in the home to be repaired and the household income may not exceed 50% of the area median family income for Wichita. Assistance is limited to a \$5,000 deferred loan which is forgiven after five years provided the

recipient remains owner-occupant of the home. Failure to remain the owner-occupant during the five year time period will result in the loan having to be repaid in its entirety.

The Exterior Grant is available in specific targeted areas within the Local Investment Area (LIA) where other public investment projects have been completed or are underway. A One hundred percent (100%) of all owner-occupant recipients of the Exterior Grant must have household income that does not exceed eighty percent (80%) of area median income limits. A zero percent (0%) loan may be provided to investors for repairs to rental property located within the special targeted area.

The Minor Home Repair Program is available within the LIA and requires the recipient to be owner-occupant, and be 65 years of age or older. One hundred percent (100%) of households assisted under this activity must have household income not exceeding 50% of the area median. The assistance comes in the form of a zero interest deferred loan that is forgiven after five years, provided the recipient remains owner-occupant of the property. Failure to remain the owner-occupant during the five year period will result in the loan having to be repaid in its entirety.

Paint grants are available for properties located within any one of the seven Local Investment Areas (LIAs) in the City's Neighborhood Revitalization Area (NRA) or within the City's Redevelopment Incentive Area (RIA). At least fifty-one percent (51%) of the households assisted located within the LIA must have incomes that do not exceed eighty percent (80%) of the median. One hundred percent of households assisted that are located outside the LIA but within the RIA must have income that does not exceed eighty percent (80%) of median. Applicants meeting the location and income criteria can receive up to \$200 in paint for the exterior of their homes. Elderly applicants (55 years of age) or disabled heads-of-household who do not have the ability to, access to, or resources to pay for someone who can apply the paint, may also receive a paint labor grant, provided they are owner-occupants with household income of no more than 80% of the area median. Such grants are not used for purchasing equipment such as brushes or ladders.

Everyone who receives paint and/or a paint labor grant receives a video on safe practices related to lead based paint removal. The video is at no charge and the homeowner is required to sign a statement agreeing to view it before beginning work on painting their home. During the 2013-2014 program year, 61 homeowners were provided paint for their homes 24 of whom also received labor grants. The total materials cost was \$18,277.68 and labor grants for the 24 homeowners was \$77,912.

The Direct Loan Program provides home rehabilitation loans to low-income homeowners in the Local Investment Areas, with a variable interest rate based on income. The maximum loan amount is \$35,000 with a maximum 20-year pay back, secured by a mortgage on the property. During the 2013-2014 program year no new loans were made under this program.

The Home Improvement Loan/Grant Program (HILP) buys down the interest rate for loans provided by an external financial institution. Five homeowners received assistance from this program for a total expenditure of \$12,366.80 in CDBG funds that leveraged \$57,147.83 in private funds.

The Deferred Loan Program provides housing rehabilitation loans up to \$35,000 in the Local Investment Areas, and is secured by a mortgage on the property. On the first five anniversaries, the loan is reduced by 10% provided the recipient remains owner-occupant. A mortgage is filed for any assistance over \$1,000. Repayment of the full Deferred Loan or remaining balance is required when the recipient is no longer owner-occupant and the new owner-occupant does not meet program guidelines. During the 2013-2014 program year, two homeowners received Deferred Loans.

The Residential Revolving Historic Loan Program provides loans to owners of local or nationally designated historic structures for renovation. The loan maximum is \$25,000 however loans over that amount may be awarded with City Council approval. The interest rate is four points below the prime rate on the day of closing with a 20-year payback period. One new loan was made during the program year.

The Rental Housing Revolving Loan-Single Unit program provides low-interest loans for rehabilitation of single unit residential rental properties in the Local Investment Areas. When loans are repaid, those funds become program income which is then made available for loans to other borrowers. No new projects were completed during the program year.

The Rental Housing Revolving Loan-Multi Unit program provides low-interest loans for rehabilitation of multiple unit structures in the Local Investment Areas. When loans are repaid, those funds become program income which is then allocated for additional program uses. One new loan was made during the program year.

Neighborhood Revitalization Information

The Neighborhood Clean-up Program pays for dumpsters and tire removal during one-day neighborhood clean-up efforts in the Local Investment Areas. Five clean-ups were completed during the 2013-2014 program year, expending \$19,419.13.

The goal of the Secondary Structure Demolition Program is to eliminate blighting influences in low income neighborhoods. The program provides grants to income eligible, owner-occupants of property in the Local Investment Areas, to remove deteriorated secondary structures. The maximum amount of assistance is \$2,500 per structure. There were no structures removed during the 2013-2014 Program Year.

2. Changes in Program Objectives

During the 2013-2014 program year there were no changes in program objectives.

3. Assessment of Efforts in Carrying Out Planned Actions

During the 2013-2014 program year the City targeted housing activities and infrastructure improvements in designated Local Investment Areas (LIAs), which are located within the Neighborhood Revitalization Strategy Areas (NRSAs). The NRSA plan is required by the Kansas Neighborhood Revitalization Act in order to create an incremental tax rebate program to encourage reinvestment and improvement of blighted, declining areas of the community. By establishing joint State and Federal (HUD) NRSAs, the City can offer rebates for home improvements outlined in the State Statute.

During the 2013-2014 program year, the City provided certifications of consistency with the Consolidated Plan to support applications which were prepared by community agencies and organizations for funding to meet community needs. Such certifications were issued after Housing and Community Services Department staff reviewed the application documents, and determined that the project would enhance the City's housing and community development goals as stated in the Consolidated Plan.

Staff from the Housing and Community Services Department worked with subgrantees and subrecipients to monitor progress of planned activities. Particular attention was paid to the scope of services and performance measures to assure performance of accomplishments as anticipated.

4. Use of CDBG Funds for National Objectives

All funds, other than planning and administration, were used exclusively for activities benefiting low/mod persons and addressing slum/blight issues. The City used 94.30% of its CDBG disbursement for low/mod activities, which exceeds the minimal requirement of 70%.

5. Anti-displacement and Relocation

The City did not buy occupied housing with CDBG or HOME funding during the program year.

6. Low/Mod Job Activities

The City of Wichita did not have any economic development activities that involved CDBG funds during the program year.

7. Program income received

Program income in the amount of \$321,078 was generated during the program year. A portion of the program income was loan repayments (\$204,221) which were reallocated to the CDBG funded housing rehabilitation programs. Other funds received, in the amount of \$116,857, were made available for reallocation to other eligible activities for the 2014-2015 First Program Year Action Plan.

Home Repair:	\$ 70,174
Direct Loan:	\$ 10,228
Rental Rehabilitation:	\$ 90,932
Historic revolving loan:	\$ 32,887
Total:	\$204,221

8. Prior period adjustments

No prior year adjustments were made for disallowable payments.

9. Loans and other receivables

The City did not issue CDBG funding for float loans. All funds were allocated before the beginning of the program year and held in accounts until ready to spend.

Outstanding Home Repair Loans by Program

Program	Number of Loans	Amount
Emergency Home Repair Assistance Loans	4,247	\$5,337,101
Deferred Loans	293	\$5,180,691
Direct Loans	3	\$13,860.95
Historic Revolving Loans	8	\$100,562.35
Single Family Rental Rehabilitation Loans	12	\$101,818.52
Multi-Family Rental Rehabilitation Loans	6	\$171,633.89
Total	4,569	\$10,905,667.71

The City did not own any property acquired or improved with CDBG funding that was for sale at the end of the reporting period.

10. Lump sum agreements

The City did not issue CDBG funding in lump sums during the program year.

11. Neighborhood Revitalization Strategies

Through Home Improvement Programs, the City provides grants for free paint for residential properties in the local investment area. Additionally, grants for labor associated with exterior painting are available for eligible applicants, such as the elderly or disabled, who are physically unable to complete exterior house painting. During this program year, a total of 61 paint grants were provided, and 24 of those recipients also received grants for labor. This strategy has the effect of improved curb appeal and often triggers other homeowners in the area, to make exterior improvements to their properties.

HOME Narrative Statement

Housing priorities identified in the Consolidated Plan include homeownership and single-family construction/infill. Following is a summary of the allocation of HOME funds for the 2013-2014 program year, which were designed to address these priorities.

Community Housing Development Organization (CHDO) Operating Support Funding (Affordable Rental/Homeownership): HOME funding in the amount of \$50,000 was allocated for organizational support of two City-certified CHDOs during the program year. This funding is designed to assist with salaries, training, and general office expenses, to provide for organizational support while the CHDO carries out HOME-funded housing development projects.

HOMEownership 80 Program (Homeownership): HOME funding in the amount of \$383,014 was allocated for the City's homeownership assistance program. The HOMEownership 80 Program has been successful in overcoming one of the more formidable barriers to homeownership, which is the accumulation of sufficient resources for down payment and closing costs. Many HOMEownership 80 Program recipients utilize down payment assistance loans to complete the purchase of homes constructed by City-certified CHDOs.

During the 1998/1999 program year, HOMEownership 80 became a component of the City's Neighborhood Revitalization Plan. This action targeted funding to the City's Local Investments

Areas (LIAs). During the 2001/2002 program year, the target area was expanded to make assistance available in the City's newly established Redevelopment Incentives Area (RIA). During the current report period, as in previous years, loans are provided for down payments and closing costs, as well as for minor rehabilitation, in order to improve code compliance.

Applicants for HOMEownership 80 program assistance are required to attend a homeownership training class. While attending the class, applicants become familiar with the aspects involved in purchasing and financing a home, including negotiating the real estate contract, working with a real estate agent, loan qualifying and credit reparation. The training also provides post-purchase information useful to new homeowners.

HOMEownership 80 program assistance is provided in the form of a zero-interest deferred loan secured by a mortgage. The mortgage is due and payable at the time of ownership transfer or if the family ceases to use the home as its principal residence. One-half of the down payment assistance is forgiven after a period of five years, or after a period of 10 years, depending on the amount of the assistance loan and the applicable HOME affordability period.

Boarded-up HOME Program (Homeownership/Housing Development): HOME funding in the amount of \$100,000 was allocated to provide a means for City-certified CHDOs to obtain zero-interest development subsidy loans to purchase boarded-up or otherwise blighted non-commercial structures. These structures are rehabilitated or demolished to enable CHDOs to construct new homes on the sites. Newly constructed/rehabilitated homes are re-sold to HOME-eligible, owner/occupied families.

Housing Development Loan Program (HDLP): HOME funding in the amount of \$147,637 was allocated for the HDLP. The purpose of the HDLP is to provide a means for CHDOs, other non-profit developers or for-profit developers to obtain zero-interest development subsidy loans to develop housing on idle or under-utilized real estate for underserved populations. Projects may include new construction or rehabilitation for owner/occupied households. The program is available in the City's RIA.

CHDO Set-Aside Funding (Housing Development/Homeownership): A total of \$266,959 was allocated for housing development projects to be undertaken by City-certified CHDOs, within the City's LIAs. This amount exceeded the 15% set-aside for CHDO housing development projects which is required under the HOME regulation. Mennonite Housing received \$175,000 in 2013 HOME funding to develop single-family housing projects within the City's six LIAs. Power CDC received \$91,959 in 2013 HOME funding for the development of single-family

homes in the Millair Creek neighborhood. Both organizations planned to construct new single-family homes for HOME-eligible, owner-occupant low-income homebuyers.

HOME Program Administration: A total of \$122,790 in HOME funding was allocated for the administration of the City's HOME program, from the 2013 HOME Grant. This activity includes the provision of technical assistance, oversight of CHDO development activities, general administrative activities, and monitoring of existing HOME-funded rental projects currently subject to HOME-applicable affordability periods.

A. Summary of Accomplishments

The HOME program plays a significant role in the City’s Neighborhood Revitalization Plan by addressing the barriers to affordable housing based on the needs of low and moderate-income homebuyers and existing homeowners. During the 2013-2014 program year, HOME funds were targeted to the City’s LIAs, NRA and RIA as previously described. Following is a description of goals and accomplishments in connection with HOME-funded projects, as specified in the One year action plan.

<u>Project Name</u>	<u>Goal</u>	<u>Actual</u>	<u>HOME Assisted</u>
Homeownership 80	25 Loans	26	26
CHDO Set-Aside Housing Development Projects	8 Units	11	11
Housing Development Loan Program	12 Units	10	10
CHDO Operational Funding	2 Organizations	2	N/A
CHDO Boarded-up HOME Program	2 Units	3	3
Deferred Loan Program	3 Loans	2	2

The following summary provides additional detail regarding HOME Program expenditures and accomplishments during the 2013-2014 program year, utilizing current year funding, prior year funding and allocated program income.

HOMEownership 80: Down payment/closing costs assistance loans were made available to HOME-eligible, owner-occupied homebuyers under this program in connection with the purchase of a home. Assistance loans were provided in the form of a zero-interest deferred payment loan. Homebuyers utilizing the program were required to attend pre-purchase homebuyer counseling classes. HOME funds were utilized to pay for the cost of the pre-purchase counseling/homebuyer training, when a homebuyer completed the purchase of a home.

General Program Statistics

Total Purchases	26
Total HOME Funds	\$ 386,474.39
Single Head of Household	6
Average Subsidy	\$ 14,864.39

Income Breakdown

61% - 80%	8
51% - 60%:	7
31% - 50%:	9
0% - 30%:	1

Race by Head of Household

	<u>Count</u>	<u>Percentage</u>
AA	6	23%
W	20	77%
A	0	0
NH	0	0
NA	0	0
A & W	0	0
AA & W	0	0
NA & AA	0	0
Other	0	0
Total	26	100

9 of the above persons are of Hispanic origin

Key: AA – African American; W – White; A – Asian; NH – Native Hawaiian; NA – Native American.

Deferred Loans (Homeownership): Like the HOMEownership 80 program, assistance provided under the Deferred Loan Program is in the form of a zero-interest deferred loan, which is secured by a mortgage on the property. The loan does not become due and payable until the property changes ownership or if the owner ceases to occupy the property. Household income for families participating in the program must be below 50% of median income.

The Deferred Loan Program has proven to be successful in overcoming the barriers to homeownership in the City’s LIAs, by restoring potentially blighted homes and making them safe, clean and affordable for the owner occupying the home.

Following are the statistics regarding the Deferred Loan Program:

General Program Statistics

Total Rehabilitations	2
Total HOME Funds Invested	\$73,064
Average Subsidy	\$36,532
Units in very-low income CT	2
Households with Disabilities	0

Race by Head of Household

	<u>Count</u>	<u>Percentage</u>
AA	2	100
W	0	0
A	0	0
NH	0	0
NA	0	0
A & W	0	0
AA & W	0	0
NA & AA	0	0
Other	0	0
Total	0	100

None of the above persons are of Hispanic origin

Neighborhood Stability and Blight Removal:

Following is a summary of housing development activities undertaken during the 2013/2014 program year by various housing development organizations utilizing programs made available with HOME Program funding:

- Boarded up House Program: A total of \$191,370.94 was spent for acquisition, demolition and to leverage private construction loans, in connection with final expenses for projects completed during the prior program year. Three homes were constructed and sold to HOME-eligible, owner-occupant families during the 2013-2014 program year. Funding was also used to initiate projects that will be completed during the 2014-2015 program year.

Mennonite Housing Rehabilitation Services:

- 2013 LIA Redevelopment Project (CHDO Set-Aside): HOME funding in the amount of \$183,094.07 was expended to complete construction of three homes in the City's Local

Investment Areas during the program year, and to begin construction of a fourth home. The completed homes were sold to HOME-eligible owner-occupant homebuyers during the program year.

- 2012 LIA Redevelopment Project (CHDO Set-Aside): HOME funding in the amount of \$143,114.65 was expended to complete construction of three homes in the City's Local Investment Areas during the program year. The completed homes were sold to HOME-eligible owner-occupant homebuyers during the program year.
- 2011 LIA Redevelopment Project (CHDO Set-Aside): HOME funding in the amount of \$37,200.46 was expended to complete construction of one home in the Northeast Local Investment Area, which was sold to a HOME-eligible owner-occupant homebuyer and to reimburse final expenses related to two homes completed and sold in the prior program year.
- 2011 Neighborhood Homes (Housing Development Loan Program): HOME funding in the amount of \$95,503.54 was expended to acquire sites and initiate construction of four homes in the City's Redevelopment Incentives Area. These homes will be completed in the 2014-2015 program year.
- 2012 Neighborhood Homes (Housing Development Loan Program): HOME funding in the amount of \$14,882.67 was expended to acquire sites for homes to be constructed in the City's Redevelopment Incentives Area during the 2014-2015 program year.

Power Community Development Corporation:

- 2011 Northeast LIA Redevelopment Project (CHDO Set-Aside): HOME funding in the amount of \$382,594.95 was expended during the 2013-2014 program year, to repay private construction loans and to pay for expenses associated with completion of four single-family rental housing units.

Residential Housing Solutions:

- 2012 Housing Development Loan Program, 1st Allocation: During the 2013-2014 program year, \$43,735.44 in HOME funding was expended to complete construction of one home within the City's Redevelopment Incentives Area, and to reimburse final expenses in connection with a home completed during the previous program year. The completed home was sold to a HOME-eligible owner-occupant homebuyer.
- 2012 Housing Development Loan Program, 2nd Allocation: During the 2013-2014 program year, \$59,978.14 in HOME funding was expended to complete construction of one home within the City's Redevelopment Incentives Area. The completed home was sold to a HOME-eligible owner-occupant homebuyer.

Habitat for Humanity:

- 2010 Housing Development Loan Program: During the 2013-2014 program year, \$40,327.00 in HOME funding was expended to leverage materials donations and volunteer labor in order to complete construction of two homes in the City's Neighborhood Revitalization Area, and to reimburse final expenses in connection with a home constructed and sold during the previous program year. The completed homes were sold to HOME-eligible owner-occupant homebuyers.
- 2011 Housing Development Loan Program: During the 2013-2014 program year, \$90,000.00 in HOME funding was expended to leverage materials donations and volunteer labor in order to complete construction of six homes in the City's Neighborhood Revitalization Area. The completed homes were sold to HOME-eligible owner-occupant homebuyers.

Universal Design Initiatives:

- 2012 Universal Design Initiatives: During the 2013-2014 program year, \$8,461.00 in HOME funding was expended to incorporate universal design components into a home constructed and sold by Mennonite Housing.

HOME CHDO Operating Funding/Technical Assistance: Two of the City's recognized CHDOs received operational support funding from the HOME Program. Mennonite Housing Rehabilitation Services received \$28,339.00 and Power CDC received \$20,833.30 during the program year. These figures include previous year grant funding.

HOME Program Administration: A total of \$131,112.00 was expended to administer activities related to the City's HOME program including the provision of technical assistance, oversight of CHDO development activities, and monitoring of existing HOME-funded rental projects currently subject to HOME-applicable affordability periods.

HOME-Assisted Rental Projects: Eight rental project developments previously funded by the City are currently subject to an affordability period as required under the HOME program. Following is a summary of the tenants served, as well as a breakdown of demographic information for each project, as of June 30, 2014.

HOME-Assisted Rental Projects Performance

Project Name (in expiration date order)	Affordability Expires	Income Breakdown		General Program Statistics					Race by Head of Household (Defined Below)										# of Hispanic Origin
		0- 50%	51- 80%	# of Units	50% Units	60% Units	Vacant	# Female Hd/House	1	2	3	4	5	6	7	8	9	10	
SANCHO Market Street Studios	12/2014	6	0	4	4	0	0	1	5	1	0	0	0	0	0	0	0	0	0
Mosley Street Apartments (formerly South Beech Apartments)	4/2014	4	9	4	4	0	0	1	13	0	0	0	0	0	0	0	0	0	0
Innes Station Apartments	12/2016	16	5	10	10	0	0	1	21	0	0	0	0	0	0	0	0	0	0
Mennonite Housing Rehabilitation Services: Country Acre Senior Residences	07/2017	9	1	10	2	8	0	0	10	0	0	0	0	0	0	0	0	0	0
Mental Health Association: Pinecrest Place Senior Residences**	5/2020	12	0	10	10	0	0	0	3	9	0	0	0	0	0	0	0	0	1
Harvester Apartments	1/2020	5	0	4	4	0	0	1	5	0	0	0	0	0	0	0	0	0	1
Inter-Faith Villa North Apartments	11/2019	19	0	11	11	0	0	0	12	7	0	0	0	0	0	0	0	0	0
Eaton Place Apartments	11/2022	35	1	26	26	0	0	11	32	3	1	0	0	0	0	0	0	0	3
Power CDC Rental	6/13/2034	3	1	4	0	4	0	3	0	4	0	0	0	0	0	0	0	0	0
Totals		109	17	83	71	12	0	18	101	24	1	0	5						

**Project is subject to a Project-Based Rental Assistance Contract

- Race Definitions:
- 1 White
 - 2 Black/African American
 - 3 Asian
 - 4 American Indian/Alaskan Native
 - 5 Native Hawaiian/Other Pacific Islander
 - 6 American Indian/Alaskan Native & White
 - 7 Asian & White
 - 8 Black/African American & White
 - 9 American Indian/Alaskan Native & Black/African American
 - 10 Other Multi-Racial

Affirmative Marketing: The City has established minimum Affirmative Marketing requirements for HOME-assisted rental and homebuyer projects. These requirements are incorporated into all funding agreements when the project involves five or more HOME-assisted units.

Each recipient of HOME funds for projects requiring compliance with affirmative marketing regulations is contractually required to prepare a written Affirmative Marketing Plan for their project, when applicable. The Affirmative Marketing Plan must be available for public inspection in the recipient organization's office. Each plan must contain specific steps/actions that the recipient organization will take to provide information and otherwise attract eligible persons of all racial, ethnic, and gender groups in the housing market area to the available housing.

Housing developers accessing HOME funding conduct outreach to the community by providing homeownership training services, housing counseling, and also by providing information regarding proposed projects in community newspapers and the city's newspaper.

On-Site Inspections of Rental Housing: Following is a summary of the results of on-site inspection compliance monitoring of HOME-assisted rental housing conducted during the program year, for projects currently subject to HOME affordability periods:

- SANCHO Market Street Studio Apartments: Project was found to be in compliance with HOME regulations and requirements.
- South Beech Apartments (now Mosley Street Apartments): Project was found to be in compliance with HOME regulations and requirements.
- Mental Health Association (Pinecrest Place Senior Residences): Two minor condition issues were noted and resolved. Project was otherwise found to be in compliance with HOME Program regulations and requirements.
- Innes Station Apartments: Project was found to be in compliance with HOME regulations and requirements.
- Eaton Place Apartments: Project was found to be in compliance with HOME regulations and requirements.
- Mennonite Housing Country Acres: One compliance issue noted with the lease agreement, which has since been resolved.
- Harvester Apartments: Project was found to be in compliance with HOME regulations and requirements.

- Interfaith Villa North: Project was found to be in compliance with HOME regulations and requirements.

B. Leveraging Resources

A variety of funding sources were leveraged by City HOME funds for projects completed during the year and projects currently in process. Local lenders and agencies provided over \$1,557,510 in first mortgage loans in order to facilitate home purchases assisted through the HOMEownership 80 program. Local Lenders and other organizations also provided over \$768,183 in private construction financing in order to leverage CHDO single-family construction projects completed during the program year. Local non-profit CHDOs, lenders, and Habitat for Humanity provided \$68,197 in additional down payment and closing costs assistance for HOMEownership 80 program clients through the Federal Home Loan Bank's Affordable Housing Program (AHP), and other initiatives.

The City's Neighborhood Revitalization Program continues to provide for a waiver of permit fees, water/sewer tap and plant equity fees for homes constructed or rehabilitated in the City's designated Neighborhood Revitalization Area. These fees were waived in connection with the construction of 13 HOME-assisted single-family homes in the designated area.

C. HOME Performance Measurements

Following is a summary of the goals, inputs, activities, outputs and outcomes for the City of Wichita's HOME Program.

HOME Program Projects	
Goals	Increase property values and improve neighborhood stability through increased homeownership, preservation of homeownership, and construction/rehabilitation of housing in the City's targeted areas
Inputs	Actual HOME Program expenditures, including program income, totaled \$1,930,085.55, for HOME Program staff, operating support funding for two Community Housing Development Organizations (CHDOs), four CHDO set-aside development contracts, one development contract with a non-profit organization, two development contracts with a CHDO, two development contracts with a for-profit organization, and a down payment assistance program.
Activities	HOME Program staff coordinates/oversees contracted housing development projects, administers the City's homeownership program, administers the homeowner rehabilitation program and monitors rental projects subject to long-term affordability periods. Activities include project inspections, applicant eligibility certification, preparation of construction specifications, and approval of loans
Outputs	26 households became homeowners, two households were assisted in maintaining homeownership status (homeowner rehabilitation program), and 20 new homes were constructed with home development subsidies.
Outcomes	Increased homeownership in the City's targeted areas, stabilized neighborhoods through homeownership rehabilitation.

Annual Performance Report HOME Program

U.S. Department of Housing and Urban Development Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	This report is for period (mm/dd/yyyy) Starting 10/1/2012	Ending 09/30/2013	Date Submitted (mm/dd/yyyy) 09/16/14
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Part I Participant Identification

1. Participant Number MC-20-0204	2. Participant Name City of Wichita	3. Name of Person completing this report Mary K. Vaughn, Director of Housing and Community Services	4. Phone Number (Include Area Code) (316) 462-3795
5. Address 322 N. Riverview	6. City Wichita	7. State KS	8. Zip Code 67203

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expected; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period \$ 0.00	2. Amount received during Reporting Period \$ 339,887.95	3. Total amount expended during Reporting Period \$ 229,472.02	4. Amount expended for Tenant-Based Rental Assistance \$0.00	5. Balance on hand at end of Reporting Period (1+2-3)= 5 \$ 110,415.93
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	14			2	12
2. Dollar Amount	\$549,722			90,000	\$459,122
B. Sub-Contracts					
1. Number	102			0	102
2. Dollar Amount	\$714,147	0.00	0.00	0.00	\$714,147
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	14	0	14		
2. Dollar Amount	\$549,722		\$549,722		
D. Sub-Contracts					
1. Number	102		102		
2. Dollar Amounts	\$714,147		\$714,147		

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired	4	\$17,379.00				
2. Businesses Displaced	0	0				
3. Nonprofit Organizations Displaced	0	0				
4. Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0					
6. Households Displaced - Cost	0					

Match Contributions for
Federal Fiscal Year 7/1/13 through 6/30/2014

Part I Participant Identification

1. Participant No. (assigned by HUD) MC-20-0204		2. Name of the Participating Jurisdiction City of Wichita		3. Name of Contact (person completing this report) Mary K. Vaughn, Director of Housing and Community Services	
5. Street Address of the Participation Jurisdiction 332 N. Riverview (Housing and Community Services Department)				4. Contact's Phone Number (include area code) (316) 462-3795	
6. City Wichita		7. State KS	8. Zip Code 67203		

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$ 3,141,494.55	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 404,368.00	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$ 3,545,862.55
4. Match liability for current Federal fiscal year.		\$ 202,056.74
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$ 3,343,805.81

Part II Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fee, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
2495	9/17/13	12,000	24,714					36,714
2483	9/27/13	5,000	4,787					9,787
2494	9/27/13	12,000	19,072					31,072
2538	10/8/13	12,000	23,786					35,786
2539	10/8/13	13,000	22,560					35,560
2542	11/7/13	13,000	21,102					34,102
2543	11/20/13	8,000	22,317					30,317
2489	12/4/13	4,000	4,876					8,876
2544	12/5/13	12,000	22,414					34,414
2488	3/31/14	2,697						2,697
2557	3/19/14	14,800	9,607					24,407

2532	5/30/14	7,500	4,788					12,288
2550	5/30/14	7,500	4,788					12,288
2496	1/17/14	5,500	4,859					10,359
2531	3/14/14	1,500	4,809					6,309
2493	1/17/14	5,500	1,161					6,661
2551	5/1/14	4,000	1,089					5,089
2558	4/1/14	12,400	8,364					20,764
2523	2/21/14	1,500	4,870					6,370
2562	5/20/14	5,000	24,490					29,490
2492	12/30/13	5,500	5,518					11,018

Emergency Solutions Grant Program Narrative

1. Assessment of Relationship of ESG Funds to Goals and Objectives

The City's Emergency Solutions Grant (ESG) program is part of the Wichita/Sedgwick County Continuum of Care, and provides funds to local agencies to help meet the needs of the homeless and near-homeless. During the reporting period the City continued to work with the local CoC to support a variety of homeless assistance programs. This local network of non-profit organizations provides a range of services, including:

Access to Mainstream Resources	Food	Permanent Supportive Housing
Emergency, short-term shelter	Case Management	Mental Health Assessments
Outreach and Referrals	Permanent Housing	Transitional Housing

In 2013-2014, the City received ESG funds in the amount of \$187,471. Based on recommendations from the Continuum of Care, the maximum amount of 60% of the award was allocated for homeless assistance activities. A total of \$60,923 was allocated for homeless prevention (\$15,232) and rapid re-housing (\$45,696). The Homeless Information Management System (HMIS) was administered by United Way of the Plains, and received a total allocation of \$383. The City's contracts with local agencies include requirements for direct services, matching funds, record keeping and HMIS reporting as required by HUD.

For additional information on how the City is accomplishing goals and objectives to assist homeless families including chronically homeless individuals see pages 11 and 12 of this report.

2. Matching Resources

All local homeless services agencies that contract with the City provide matching funds or in-kind services equal to their allocation.

3. Activity and Beneficiary Data

Catholic Charities – St. Anthony Family Shelter. During the 2013-2014 program year, this agency provided emergency shelter, food, advocacy, and support groups for 515 homeless individuals and family members. The City's ESG allocation of \$21,000 supported the total program budget of \$698,276.

Catholic Charities – Harbor House. During the 2013-2014 program year this agency provided emergency shelter, food, advocacy, a crisis line and support groups for 306 women and children

who were victims of domestic violence. The City's ESG allocation of \$12,600 supported the total program budget of \$965,668.

Inter-Faith Ministries – Inter-Faith Inn. During 2013-2014 program year this agency provided emergency shelter, food, clothing, and access to health care, job counseling and transportation services 306 homeless persons. The City's ESG allocation of \$18,100 supported the total program budget of \$250,000.

Salvation Army – Emergency Lodge. During the 2013-2014 program year this agency provided emergency shelter, food, advocacy, and support groups for 122 persons who were homeless. The City's ESG allocation of \$21,000 supported the total program budget of \$881,876.

United Methodist Open Door – Drop In Center. During the 2013-2014 program year this agency provided day services, a place to get in out of the weather, along with showers, a laundry facility, and advocacy services for 1,777 persons who were homeless. The City's ESG allocation of \$29,400 supported the total program budget of \$263,823.

YWCA Women's Crisis Center. During the 2013-2014 program year this agency provided emergency shelter, food, advocacy, and support groups for 183 persons who were victims of domestic violence. The City's ESG allocation of \$10,000 supported the total program budget of \$514,992.

Center of Hope. During the 2013-2014 program year, this agency provided homelessness prevention activities. Their allocation of \$15,232 enabled them to prevent 74 families from becoming homeless by assisting with rent payments.

City of Wichita Rapid Re-housing. During the 2013-2014 program year the City administered a rapid re-housing program. Homeless service providers from across the Continuum of Care referred homeless families to the City for assistance with rent, security deposits, utilities and/or other eligible expenses. Utilizing an allocation of \$60,923, 190 people were re-housed.

4. Chronic Homelessness

The City's Housing First program serves those who fit the original HUD definition of chronic homelessness, with a focus on homeless individuals. Details are presented on pages 11 and 12.

5. Homeless Discharge Coordination

Foster Care Discharge Protocol. The Kansas Department for Children and Families) has adopted a policy designed to prevent discharging homeless individuals from publicly funded institutions

or systems of care into homelessness or into HUD funded programs for the homeless. The policy was approved December 2006. The policy states that staff will ensure to the maximum extent practical and when appropriate that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent being discharged into homelessness. Youth who leave the foster care system because they have reached the age of 18 are eligible to participate in Independent Living Services through the Chafee Foster Care Independence Program. This is a voluntary program and youth may choose not to participate. Prior to discharge and release at 18 years of age, youth receive information concerning transitional planning which includes information on housing, employment and educational services available to them through the Independent Living Program. Transition plans do not include direct discharge to homeless shelters. The Department for Children and Families has six Regional Independent Living Coordinators who help children in foster care transition into independent living.

Health Care Discharge Protocol

The Kansas Department on Aging follows state and federal regulations in relation to discharge planning however neither the state nor federal regulations address assurance that residents will be discharged into housing. The Kansas Department on Aging has agreed to be a member of the Kansas Interagency Council on Homelessness. The same applies to general health care facilities. They are bound by state and federal regulations but assurance that housing will be available is not in the regulations. The Kansas Hospital Association has been invited to join the Kansas Interagency Council on Homelessness, although a representative has not yet begun to attend the meetings.

Mental Health Discharge Protocol

Since 2006 the Kansas Department for Children and Families (DCF) contracts with local community mental health providers, and has adopted a formal policy that would prevent discharging homeless individuals from publicly funded institutions or systems of care into homelessness or into HUD funded programs for the homeless. The policy states that staff will ensure to the maximum extent practical and when appropriate that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent being discharged into homelessness. Due to the restructuring of State of Kansas department responsibilities, the Mental Health Discharge Policies are now the purview of the Department for Aging and Disability Services (KDADS). The strategic plan to standardize discharge planning protocols among the three State Mental Health Hospitals has not yet been finalized. It is still under consideration by a key group of stakeholders.

Corrections Discharge Protocol

The Kansas Department of Corrections has a formal policy regarding release and discharge planning, with planning for all offenders beginning at 16 months pre-release, or upon admission if their length of incarceration is less than 16 months. Offenders are assessed for risk and need, and plans are developed for their return to the community. Specialized reentry and discharge planning staff are in all facilities working with offenders. Housing specialists in Topeka, Kansas City and Wichita support release and discharge planners in their effort to find suitable housing for offenders. Despite much progress, multiple barriers still exist in this area. Housing specialists and other homeless service providers continue to support the KDOC release and discharge planners in their efforts to find suitable housing for offenders. A recent WSC-CoC Quarterly Forum was dedicated to employment issues related to ex-offenders, with a focus on how to expunge certain felonies in order to alleviate one barrier so the ex-offender may be seen as a more feasible applicant when rejoining the workforce.

Public Participation

The City of Wichita Consolidated Annual Performance Evaluation Draft Report will be available for public review from August 18, 2014 until September 5, 2014 online and at the following locations:

City Hall

- City Council Office

Housing and Community Services Department

Wichita Public Library

- Central Library
- Lionel Alford
- Ford Rockwell
- Westlink

Neighborhood City Halls

- Atwater
- Evergreen
- Colvin

Oral comments may be made at the public hearing to be held at 9:00 a.m. September 16, during the City Council meeting on the first floor of City Hall, 455 N. Main, Wichita, Kansas. Anyone requiring an auxiliary aid or service for effective communication with City of Wichita personnel may contact the ADA coordinator in the Office of the City Manager no later than 48 hours before the scheduled event.

**Written comments may be submitted to City of Wichita,
Housing and Community Services Department, 332 N.
Riverview, Wichita, KS 67203, or via email to
llank@wichita.gov.**



City of Wichita
City Council
September, 2014

Carl Brewer, Mayor
Jeff Blubaugh, District 4 and Vice Mayor
Lavonta Williams, District 1
Pete Meitzner, District 2
James Clendenin, District 3
Jeff Longwell, District 5
Janet Miller, District 6

