

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>The City of Wichita Housing Authority</u> PHA Code: <u>ks004</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>578</u> Number of HCV units: <u>2,573</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <b>To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</b>				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <b>See Section 5.2 that follows the template</b>				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none"> <li>• Section 1(B)(4)1&amp;2 Housing Choice Voucher Wait List – removed all preferences. Applicants are selected by Date and Time only.</li> <li>• Section 3(A)(2) Public Housing Flat Rent method of determination</li> </ul> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <ul style="list-style-type: none"> <li>• Wichita Housing Authority office at 332 N. Riverview, Wichita KS</li> <li>• Wichita Housing Authority website: <a href="http://www.wichita.gov/Government/Departments/Housing/Pages/PublicHousing.aspx">http://www.wichita.gov/Government/Departments/Housing/Pages/PublicHousing.aspx</a></li> </ul>				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  <b>See Section 7.0 that follows the template</b>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.  <b>See Section 8.0 that follows the template</b>				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.  <b>The Capital Fund Program Final Rule 10/24/13 decoupled the PHA Plan and the Capital Fund Program. Annual statements are no longer required to be included with the PHA Plan nor submitted to HUD with the PHA Plan. WHA has copies of the most recent Annual Statements for CFP grants 2011, 2012, 2013 and 2014 on file and available for public viewing.</b>				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>See Section 9.0 that follows the template</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>See Section 9.1 that follows the template</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>See Section 10.0 that follows the template</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## Section 5.0

### **5.1 Mission Statement**

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

### **5.2 Goals and Objectives for 2015-2019**

**Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

- Expand the supply of affordable housing by applying for additional rental vouchers with adequate administrative funds and reduce public housing vacancies;

- Improve the quality of management performance as monitored by Public Housing Assessment System and Section Eight Management Assessment Program scores;
- Bring higher income public housing households into lower income developments and, promote income mixing in Section 8 housing, and designated housing for the elderly;
- Promote self-sufficiency by increasing the percentage of employed persons in assisted housing, attracting supportive services to improve assisted clients' employability and independence for the elderly and disabled;
- Limit public housing to persons at or below 80% of the area median income;
- Increase economic sustainability by helping families living in Section 8 and public housing achieve economic security through Individual and Family Development activities and introduce youths age 14 & 15 to a culture of work through summer youth employment and job skills training;
- Ensure equal opportunity and affirmatively further fair housing.

### **Progress in achieving 2010-2014 Goals and Objectives:**

#### **Housing Choice Voucher Program**

- Is currently operating at 95% occupancy.
- Was designated as a High Performing program for 2013.
- Successfully promoted income mixing by leasing lower income families into higher income developments.
- Applied for and was awarded additional 100 Veterans Supportive Housing (VASH) vouchers;
- Recruits supportive services to improve assistance for recipients in the Family Self Sufficiency program;
- Develops relationships with supportive service providers to increase independence for the elderly and families with disabilities through the Family Self Sufficiency Coordinator Grant
- Takes affirmative measures to ensure equal opportunity in housing regardless of race, color, religion, national origin, sex, familial status and disability.

#### **Public Housing Program**

- Improved dwelling units with capital fund grants over the last five years with new chillers in our two high rise buildings, new HVAC units in all single family dwellings, replaced original windows in 46 single family dwelling units with energy conserving windows, and rehabilitated 5 single-family units.
- Maintained an annual average occupancy of 93%.
- During the last three summers (2012 – 2014), WHA trained 14 & 15 year olds whose parents/guardians receive housing assistance, how to earn and save their own money learn how to work through summer youth employment program. Each year was more successful and rewarding than the previous year. The 2012 program had 82 youth, 2013 began with 87 youth, and 2014 started with had 96 youth.
- Administered ROSS grants to fund a service coordinator for seniors living in 226 public housing units.

- Achieved standard rating on PHAS score.

## Section 7.0 Disposition

### Disposition

Wichita Housing Authority (WHA) will consider cost cutting measures such as reduction of scattered site housing inventory for those properties with higher maintenance costs. That option would require consideration of various impacts on the program and the impact of reducing the amount of affordable housing in the Wichita community. Should the WHA decide to proceed with disposition, an application would be made to the HUD Special Applications Center to sell up to 159 properties in AMP 4 during the term of this five-year plan (2015-2019).

PIC #	Unit	Address	BR #	Accessibility Level
471154	3604	E 13TH	2	
415001	1739	E 24TH	2	
471179	2318	W 33RD ST S	2	
471164	2229	E 53RD ST S	2	
471184	2236	E 53RD ST S	2	
471153	2616	E 8TH	3	
471155	3812	E 8TH	2	
414001	1208	E ALTA	2	
404956	1501	BERKELEY	6	
404957	1507	BERKELEY	4	
404958	1515	BERKELEY	5	
404959	1521	BERKELEY	4	
404960	1527	BERKELEY	6	Fully ADA Accessibility
404961	1601	BERKELEY	4	
404962	1607	BERKELEY	5	
404963	1615	BERKELEY	4	
404964	1621	BERKELEY	6	
471171	3524	S BONN	3	
404965	1620	CATALINA	5	
404966	1614	CATALINA	4	
404967	1608	CATALINA	5	
404968	1602	CATALINA	4	
404969	1526	CATALINA	5	
404970	1520	CATALINA	4	
404971	1514	CATALINA	5	
404972	1508	CATALINA	4	
404973	1502	CATALINA	4	
404974	1501	CATALINA	6	
404975	1507	CATALINA	4	
404976	1515	CATALINA	5	
404977	1521	CATALINA	4	
404979	1601	CATALINA	4	
404980	1607	CATALINA	5	
404981	1613	CATALINA	4	
404982	1621	CATALINA	6	
404978	1527	CATALINA	6	

416003	2511	N	CHAUTAUQUA	3	Fully ADA Accessible
404983	1620		DEL MAR	4	
404984	1614		DEL MAR	5	
404985	1608		DEL MAR	4	
404986	1602		DEL MAR	5	
404987	1528		DEL MAR	4	
404988	1522		DEL MAR	4	
404989	1516		DEL MAR	4	
404990	1506		DEL MAR	5	
404991	1502		DEL MAR	4	
404992	1501		DEL MAR	6	Fully ADA Accessible
404993	1507		DEL MAR	4	
404994	1513		DEL MAR	5	
404995	1521		DEL MAR	4	
404996	1527		DEL MAR	6	
404997	1601		DEL MAR	4	
404998	1607		DEL MAR	5	
404999	1613		DEL MAR	4	
441000	1621		DEL MAR	6	
471187	3132	W	DORA	2	
471138	4712	S	ELLIS	2	
471145	3330		EUCLID	3	
471177	2047	S	EUCLID	2	
471139	1647		FAULDERS LANE	2	
471165	1631	S	FERN	3	
404904	6901		FRAZIER LANE	4	Fully ADA Accessible
404905	6915		FRAZIER LANE	5	
404906	6923		FRAZIER LANE	4	
404907	6937		FRAZIER LANE	4	
404908	7001		FRAZIER LANE	4	
404909	7015		FRAZIER LANE	6	
404910	7025		FRAZIER LANE	5	
404911	7031		FRAZIER LANE	4	
404912	7037		FRAZIER LANE	4	
404931	7036		FRAZIER LANE	5	
404932	7028		FRAZIER LANE	6	
404933	7022		FRAZIER LANE	6	Fully ADA Accessible
404934	7014		FRAZIER LANE	4	
404935	7002		FRAZIER LANE	5	
404916	7050		FREEMAN LANE	4	
404917	7042		FREEMAN LANE	4	
404918	7034		FREEMAN LANE	5	
404919	7028		FREEMAN LANE	6	
404920	7022		FREEMAN LANE	4	
404921	7014		FREEMAN LANE	4	
404922	7002		FREEMAN LANE	5	
471159	2640		GENTRY	3	
471178	1547		GENTRY	2	
471170	2165	S	GOLD	2	
471169	1348	S	GORDON	2	

416001	1212	N	GREEN	3	Fully ADA Accessible
471180	1545	N	HARVARD	2	
404936	2302	W	HASKELL	5	
404937	2308	W	HASKELL	6	
404938	2314	W	HASKELL	4	
404939	2320	W	HASKELL	5	
404940	2402	W	HASKELL	4	
404941	2410	W	HASKELL	4	
404942	2416	W	HASKELL	6	
404943	2422	W	HASKELL	4	
404944	2428	W	HASKELL	5	
404945	2434	W	HASKELL	4	
471176	2205	S	HIRAM	3	
471182	5224	S	HYDRAULIC	3	
413005	3251	S	KNIGHT	3	
471148	3615		LAVON	3	Fully ADA Accessible
414002	3402	S	LEONINE	3	
471168	1837		LITCHFIELD	2	
471146	1646	N	LORRAINE	2	
416002	2930	E	MAPLEWOOD	3	Fully ADA Accessible
413001	1204	W	MARLBORO	3	
413002	3143	S	MARTINSON	3	
471143	2002	E	MURDOCK	2	
413003	840		NEVADA	3	
404923	7001	W	NEWELL	4	
404925	7023	W	NEWELL	4	
404926	7029	W	NEWELL	5	
404927	7035	W	NEWELL	4	
404924	7015	W	NEWELL	6	
413004	2116	S	OSAGE	3	
471161	3314	S	PALISADE	3	
471149	2526	N	PIATT	2	
471156	2054	N	PIATT	2	
471151	2707	N	POPLAR	2	
471160	2002	S	POPLAR	2	
471158	546	S	RICHMOND	2	
404946	2301	S	SAINT CLAIR	4	
404947	2307	S	SAINT CLAIR	6	
404948	2313	S	SAINT CLAIR	4	
404949	2319	S	SAINT CLAIR	5	
404950	2325	S	SAINT CLAIR	4	
404952	2337	S	SAINT CLAIR	4	
404953	2302	S	SAINT CLAIR	5	
404954	2308	S	SAINT CLAIR	4	
404955	2326	S	SAINT CLAIR	6	
404951	2331	S	SAINT CLAIR	5	
414003	1213		SELMA	2	
414004	1325		SELMA	2	
471150	1752		SENECA CT	3	
471140	1329	N	SPRUCE	2	

471147	2644	N	SPRUCE	2	
471144	2620		STADIUM	3	
404901	551		SUMMITLAWN	4	
404902	545		SUMMITLAWN	6	Fully ADA Accessible
404903	539		SUMMITLAWN	5	
404913	522		SUMMITLAWN	4	
404914	514		SUMMITLAWN	6	
404915	502		SUMMITLAWN	5	
404928	550		SUMMITLAWN	4	
404929	544		SUMMITLAWN	5	
404930	538		SUMMITLAWN	4	
471183	2528		TWIN OAKS DR	2	
471157	306	S	VASSAR	2	
471163	4702		VESTA DR	2	
471175	4320		VESTA DR	2	
471141	2944	S	VINE	3	
471174	4616	S	VINE	2	
471166	550	S	VOLUTSIA	3	
471152	2350	S	WALNUT	2	
471167	2928	S	WALNUT	3	
471186	3243	S	WICHITA	3	Fully ADA Accessible
471162	1659		WOODLAND	3	
471142	5902	E	ZIMMERLY	2	Fully ADA Accessible

**Section 8.0**  
**Capital Fund Program Five-Year Action Plan Items**

WHA based its 2014 – 2018 five-year action plan on the 2014 CFP grant award of \$720,524. The Housing Authority updates its five-year action plan annually using the last CFP award as the basis for the budget. Our goal is to maintain our properties in the most cost effective way possible which includes operating costs. For that reason most of our planned improvements will be energy efficiency upgrades which stem from the five year energy audit we completed in 2013. WHA elects to have a rolling five-year action plan.

The WHA Tenant Advisory Board approved the 2014-2018 CFP Five-year Action Plan on September 11, 2013 and it was approved by the WHA Board on October 1, 2013. It was submitted to HUD at the same time as that we sent our 2014 Annual Plan. Planned improvements:

**KS004000001: Greenway Manor - 86 units and McLean Manor – 90 units**

Modifying or replacing windows

Replacing two 125 gallon domestic hot waters

Replacing existing hall way lights with energy efficient lighting

Installing new kitchen cabinets in 46 apartments

Sealing one roof

Painting one high rise building

**KS004000002: Rosa Gragg – 32 garden apartments and Bernice Hutcherson – 18 garden apartments**

Replacing existing lighting with energy efficient lighting in apartments and common areas

**KS004000003: 193 scattered site single-family units**

Replace existing windows in 52 units with energy star rated windows

Fully or partially rehabilitate 10 units

Site improvements at 17 units including fencing or dead tree removal

**KS004000004: 159 scattered site single-family units**

Replace existing windows in 18 units

Fully or partially rehabilitate 79 vacant units

Install new roofs on roof replacements.

## **Section 9.0 Housing Needs Assessment**

### **Needs Assessment Overview**

Data in this section is from 2000 and 2010 Census records, American Community Survey 2006-2010 (ACS) the 2006-2010 Comprehensive Housing Affordability Strategy (CHAS), the 2013 Point in Time Count and the 2014 Public Housing Residents Survey. The following summary represents conclusions based on an analysis of the data, interviews and discussions with service providers.

Housing Needs Assessment – The most common housing needs of Wichita households are related to cost burden. The CHAS data reports 37,305 households (25%) of the City's total households have a cost burden of 30 percent or more; 18,365 households have a cost burden greater than 50 percent. African Americans, American Indian/Alaskan Natives, and Hispanics experience these issues at higher rates than the jurisdiction as a whole.

Disproportionately Greater Need – HUD defines a disproportionately greater housing need when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percent or more) than any other income level as a whole. While no groups meet the HUD threshold for disproportionately greater need, there are populations whose needs exceed that of the total population at less than 10 percent.

Public Housing – The Wichita Housing Authority (WHA) Public Housing units are well maintained and operated efficiently. There is a much greater demand for this housing than can be met with the current inventory of 578 units and the Housing Authority has no financial capacity to acquire and maintain additional units. It is anticipated that the number of families and individuals on the waiting list will continue to hover around 1,000, however the largest number of applicants need three-bedroom units. There are very few large families on the wait list and none currently that qualify for five-bedroom or larger units.

Section 8 – The WHA Section 8 Housing Choice Voucher program administers over 2,500 tenant-based vouchers, valued at just under \$12M. The program has widespread appeal because it offers voucher-holders a choice as to where they live. The demand for this program is such that the waiting list closed in 2010 after reaching over 4,000 applicants. The list reopened in January, 2014.

Homeless – Based on the jurisdiction's 2013 Point-In-Time survey, approximately 550 individuals experience homelessness on any given night, with 86 percent of them accessing shelter. African Americans, Native Americans, and White Non-Hispanic persons experienced homelessness at a higher rate than any other racial or ethnic group according to the 2013 survey.

Non-Homeless Special Needs Populations – The elderly and frail elderly, persons with severe mental illness, those with physical and developmental disabilities, and persons addicted to

alcohol and/or drugs have special housing needs. Most require a variety of support services to help them remain independent and with a high quality of life. Service providers report a lack of sufficient resources to address the unique housing needs of these populations.

**Summary of Housing Needs**

Renter-occupied households earning between 0-30 percent of the Area Median Income (AMI) are most likely to experience one or more housing problems including: substandard housing, overcrowding, and cost burden. Low-income renters are more likely to experience severe cost burden by paying 30 percent or more of their income on housing compared to other renter-occupied income levels in the jurisdiction.

Owner-occupied households earning between 50-80 percent of AMI are most likely to experience one or more housing problems including: substandard housing, overcrowding, and cost burden. CHAS data suggests that homeowner households living above the poverty level account for the majority of owner occupied households with housing needs.

According to 2006-2010 ACS data, Wichita has a total of 166,470 housing units with a vacancy rate of 9.68 percent. Following is a list of housing units by structure type:

- 1-unit detached total 113,090 units
- 1-unit attached total 6,728 units
- Structures with 2 to 19 units total 29,139 units
- Structures with 20 or more units total 12,110 units
- Structures such as mobile homes, RVs, etc. total 5,403 units

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2010</b>	<b>% Change</b>
Population	344,284	373,725	9%
Households	139,127	150,353	8%
Median Income	\$39,939.00	\$44,360.00	11%

**Table 1 - Housing Needs Assessment Demographics**

**Data** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)  
**Source:**

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	19,140	18,700	28,305	16,830	67,380
Small Family Households *	5,950	6,170	10,010	6,785	35,285
Large Family Households *	1,195	1,695	2,525	1,695	6,545
Household contains at least one person 62-74 years of age	2,335	2,310	4,280	2,335	10,620
Household contains at least one person age 75 or older	2,370	3,505	3,590	1,755	4,520
Households with one or more children 6 years old or younger *	4,045	4,435	5,430	3,035	8,090
* the highest income category for these family types is >80% HAMFI					

**Table 2 - Total Households Table**

**Data** 2006-2010 CHAS

**Source:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter-occupied					Owner-occupied				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	245	145	225	55	670	65	55	155	40	315
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	245	165	140	35	585	35	10	55	10	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	275	495	325	205	1,300	80	350	410	190	1,030
Housing cost burden greater than 50% of income (and none of the above problems)	9,250	1,995	370	20	11,635	2,945	1,825	1,125	275	6,170

	Renter-occupied					Owner-occupied				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,010	5,710	3,365	375	11,460	985	1,950	4,080	1,870	8,885
Zero/negative Income (and none of the above problems)	735	0	0	0	735	465	0	0	0	465

**Table 3 – Housing Problems Table**

**Data** 2006-2010 CHAS

**Source:**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter-occupied					Owner-occupied				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	10,015	2,800	1,060	315	14,190	3,130	2,235	1,745	515	7,625
Having none of four housing problems	3,170	8,320	12,375	5,815	29,680	1,630	5,340	13,125	10,185	30,280

	Renter-occupied					Owner-occupied				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	735	0	0	0	735	465	0	0	0	465

**Table 4 – Housing Problems 2**

**Data** 2006-2010 CHAS

**Source:**

3. Cost Burden > 30%

	Renter-occupied				Owner-occupied			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	4,330	3,280	1,820	9,430	1,200	1,230	2,425	4,855
Large Related	655	580	215	1,450	380	585	545	1,510
Elderly	1,640	1,235	660	3,535	1,490	1,155	1,270	3,915
Other	5,275	3,050	1,115	9,440	1,015	1,030	1,125	3,170
Total need by income	11,900	8,145	3,810	23,855	4,085	4,000	5,365	13,450

**Table 5 – Cost Burden > 30%**

**Data** 2006-2010 CHAS

**Source:**

4. Cost Burden > 50%

	Renter-occupied				Owner-occupied			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,710	1,000	115	4,825	950	635	560	2,145
Large Related	465	150	0	615	270	220	65	555
Elderly	1,210	520	200	1,930	925	460	370	1,755
Other	4,360	410	75	4,845	910	540	245	1,695
Total need by income	9,745	2,080	390	12,215	3,055	1,855	1,240	6,150

**Table 6 – Cost Burden > 50%**

**Data** 2006-2010 CHAS

5. Crowding (More than one person per room)

	Renter-occupied					Owner-occupied				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	430	570	410	125	1,535	90	290	350	144	874
Multiple, unrelated family households	19	10	65	115	209	25	75	115	54	269
Other, non-family households	70	80	35	0	185	0	0	0	0	0
Total need by income	519	660	510	240	1,929	115	365	465	198	1,143

**Table 7 – Crowding Information – 1/2**

**Data** 2006-2010 CHAS

**Source:**

	Renter-occupied				Owner-occupied			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 8 – Crowding Information – 2/2**

**Data Source**

**Comments:**

**Number and type of single person households in need of housing assistance.**

According to 2006-2010 ACS data, there are 373,725 people living in Wichita. Of this total, 58,226 or more than 15.5 percent of the population is living in poverty. The types of households needing housing assistance vary. Married couple households living in poverty total 4,364; single female head of households living in poverty total 6,370; and single male head of households living in poverty total 1,664.

According to the U.S. Census Bureau and 2012 ACS 1-Year Estimates, the Poverty Status in the Past 12 Months, households with children are the largest subgroup living below the poverty level. Married couple households with children living in poverty total 3,350. Single female headed households with children living in poverty total 5,828, while single male headed households with children living in poverty total 1,078.

The elderly make up one of the fastest growing population groups and many struggle with cost burden related to the availability of affordable housing. Approximately 11.4 percent of the city's population is persons aged 65 years and older. There are approximately 4,700 households with at least one person aged 62 or older earning between 0-30 percent of the AMI. To meet the needs of the elderly and especially to address the benefits of "aging in place," increased supportive and affordable housing resources are needed for this growing population.

Based on the household types listed, single female head of household families with young children have a disproportionately higher need of housing assistance followed closely by the elderly and married couples with children respectively.

**Estimated number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Disabled Persons-According to the WHA at any given time persons with disabilities comprise of approximately half of the total population on the wait list for the Housing Choice Voucher (Section 8) program and approximately 44 percent of the total population on the wait list for Public Housing.

Community organizations who provide supportive and housing services to individuals with developmental and intellectual disabilities struggle to keep up with the needs of the populations they serve. There are over 1,000 persons with developmental disabilities on the wait list for services in Sedgwick County. Many of those persons are requesting residential services. Starkey, Inc. of Wichita houses and provides supportive services for 250 persons in properties owned or leased by Starkey and, according to staff, the demand for available openings is constant.

Domestic Violence-The Wichita community has experienced a high rate of reported incidents of domestic violence, which includes dating violence, sexual assault and stalking. In 2012 the Sedgwick County Sheriff's Department documented 6,626 reports of domestic violence. In 2011 the Kansas Bureau of Investigations (KBI) reported 7,039 incidents of domestic violence, 2,332 Protection from Abuse filings, and 1,274 Protection from Stalking filings in Sedgwick County.

Outreach and emergency shelters for victims and families provide a safe haven for those who are in the process of emotional recovery from domestic violence incidents and preparation for a safe future. Both of the shelters that serve this population have indicated that, due to space limitations, they are unable to provide the support needed to ensure the safety of increasing numbers of persons who are fleeing from abuse and, as a result, often have to turn people away. They report that when Wichita shelters are full, persons seeking shelter from violence often flee to surrounding cities.

In 2012, the YWCA of Wichita reported sheltering 268 individuals following domestic violence incidents; 54 of these individuals were adults with minor children. There were 103 adults

without minor children who were in need of housing due to domestic violence during the same period.

Catholic Charities of Wichita serves this population through their Harbor House facility. They estimate the need for shelter beds to grow at a rate of one percent per year from 2013 through 2018 as illustrated in the following chart. This is estimated to increase from 175 families or adult women and 175 children in 2014 to 198 families or adult women and 212 children in 2018.

### **Availability of safe affordable housing**

Wichita's population has increased from 344,384 in 2000 to 373,725 in 2010. This equates to a 9 percent increase according to 2006-2010 ACS data. The city's population growth reflects a trend for families with dependent children to remain in the city. According to the National Citizen Survey for the City of Wichita, KS-2012, "Many of the city of Wichita's residents gave favorable ratings to their neighborhood and the community as a place to live". The survey also reports that 84 percent of those surveyed would remain in the city for the next five years.

The population growth also reflects a need for the housing market to match that growth with a variety of housing options for residents. The most common housing problems reported are finding decent and affordable housing.

Families who are renters and earn between 0-30 percent of the AMI continue to struggle to find suitable housing options. The city's lowest income earners find it difficult to locate safe, affordable housing despite vacancies in the city's housing stock. The lack of safe, affordable housing results in many households sharing the same living space. Ultimately, this creates overcrowded living conditions, which can then lead to other housing and interpersonal problems.

People want safe neighborhoods to live in. Neighborhood safety is a quality of life measurement. A neighborhood may have good and affordable housing, but if violence is present including, but not limited to fighting, shootings, gang presence nothing about the area is considered safe by the people who live there. Neighborhood safety is not a brick and mortar issue and will not be solved unless people take risks and report what they see or know to police.

### **Populations/household types more affected than others by these problems.**

According to 2006-2010 ACS data, renter households are twice as likely to experience higher levels of cost burden compared to owner occupied households. Renters who earn less than 30 percent of the AMI have a higher cost burden compared to households who earn greater than 50 percent of AMI.

In addition to single headed households, the City's Housing & Community Services Department [2014-2018 Consolidated Plan Public Input Survey](#) identifies the working poor who earn minimum wage as the top household type most affected by housing affordability. **When**

**asked to select 3 groups who are most in need of affordable housing, the working poor earning minimum wage was the top choice while the homeless and single parent families round out the three choices.** According to the Consolidated Plan Survey, citizens identified jobs, reliable transportation, and having safe, affordable housing as the best ways to combat the condition of poverty.

In addition to the impact of a growing population on the housing market, Wichita has a large amount of housing that was built before 1959 especially in the core areas of the city. Older housing typically lacks the space needed for larger households, and is often functionally obsolete in terms of the needs of modern families. Houses built prior to 1959 also present structural challenges with older basic systems (plumbing and electrical) and a high likelihood of the presence of lead-based paint.

### **Characteristics and needs of Low-income individuals and families with children.**

There are a number of factors that place families with children in an imminent risk of residing in shelters or becoming unsheltered. The following list is taken from responses to community surveys, information provided by service providers and staff experience in administering programs which serve this population. The following is a summary of factors, characteristics and needs of this population.

Parents who lack jobs or who earn less than a living wage are forced to make choices regarding housing and other living expenses. This often leads to overcrowded living situations or housing costs which create a significant burden on the household income (greater than 30%). In addition, extremely low income families often face large utility bills, which is usually a result of living in housing which is not energy-efficient.

Such families also have insufficient income to provide safe, affordable child care for their children and they often lack access to adequate medical care. These factors contribute to a cycle of lost employment when these situations interfere with the parent(s)' ability to maintain steady employment.

Because the Wichita community does not have a robust public transit system, lack of reliable transportation also reduces the ability of parents to obtain and maintain employment, so that they can afford adequate housing.

For families who own their homes often have needs for repair, weatherization, and energy efficient upgrades. Often such families don't have the resources through savings, to afford such repairs.

In addition to these external factors there may be are psycho-social conditions which, when left untreated, also interfere with the ability of families to access safe and affordable housing. Such conditions include substance abuse, mental illness, developmental disabilities, physical disabilities, and domestic violence. Job loss and previous episodes of homelessness also contribute to a family's housing instability.

The City of Wichita currently administers the Rapid Re-Housing (RRH) program from its Emergency Solutions Grant allocation. In general, assistance is provided for no more than three months of future rent and utilities, and/or payment of outstanding utility bill balances up to six months in arrears. The City's administration of this program is in partnership with community agencies which make referrals to the RRH program. Those partner agencies work with their clients prior to making the referral for RRH assistance, helping them develop a housing plan that will provide steps they need to take to achieve stability following the RRH assistance. This program design ensures to the extent possible, that families are provided support and planning services so that they are prepared to maintain their housing independent of RRH support.

### **Housing characteristics linked with instability and an increased risk of homelessness**

The housing characteristics that have been linked with instability and increased risk of homelessness include rent higher than 50 percent of one's income, low wages, poor previous rental history, and high utility costs. Other non-housing characteristics which lead to instability and homelessness include: populations who have untreated substance abuse and mental health conditions; victims of domestic violence and abuse; and unexpected household expenses, such as home repairs, health problems, or transportation.

**Wichita Public Housing 2014 Tenant Survey.** Housing & Community Services Department issued a survey to WHA Public Housing tenants in January, 2014, to identify their specific needs and concerns. A summary is below.

1. Which of the following describes your financial situation? **76% report fixed income; 15% report no income; and 9% report other income.**
2. If you could change one thing about your income what would it be? **The majority response fell in the 'other' category however apply for government benefits and get a job were the top two listed responses.**
3. What best describes your current housing situation? **65% report living in public housing, 11% report living in a Homeless Shelter, 9% report having agency/government subsidized rent payments, 5% report living on the streets**
4. If you could change one thing about your living situation what would it be? **The majority response was to have their own place, however the second highest response was 'no change', with a preference to stay where they are.**

These responses reflect a need to provide non-housing supports for Public Housing tenants who are interested in improving their current housing and/or economic condition.

**Disproportionate Housing Problems measured among racial groups**

Needs were assessed between racial and/or ethnic groups for disproportionately greater needs in comparison to the needs of that category of need as a whole.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate greater than 10 percent of the rate for the income level as a whole. The 2006-2010 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Area Median Family Income (AMI) levels. Housing problems include:

**0%-30% of Area Median Income**

<b>Housing Problems</b> Incomplete kitchens; incomplete plumbing systems; more than one person per room; cost burden <30%	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	17,415	2,045	1,085
White	10,110	1,440	515
Black / African American	3,865	350	315
Asian	565	40	100
American Indian, Alaska Native	110	4	0
Pacific Islander	0	0	0
Hispanic	2,280	155	100

**Table 9 - Disproportionally Greater Need 0 - 30% AMI**

**Data** 2006-2010 CHAS

**Source:**

**30%-50% of Area Median Income**

<b>Housing Problems</b> Incomplete kitchens; incomplete plumbing systems; more than one person per room; cost burden <30%	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	11,670	7,355	0
White	7,270	5,080	0
Black / African American	2,095	1,075	0
Asian	230	250	0
American Indian, Alaska Native	85	80	0
Pacific Islander	0	0	0
Hispanic	1,740	735	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

**50%-80% of Area Median Income**

<b>Housing Problems</b> Incomplete kitchens; incomplete plumbing systems; more than one person per room; cost burden <30%	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	9,335	20,140	0
White	6,645	14,645	0
Black / African American	1,155	2,160	0
Asian	365	515	0
American Indian, Alaska Native	70	80	0
Pacific Islander	40	0	0
Hispanic	850	2,330	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

**Data** 2006-2010 CHAS

**80%-100% of Area Median Income**

<b>Housing Problems</b> Incomplete kitchens; incomplete plumbing systems; more than one person per room; cost burden <30%	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,485	13,620	0
White	1,865	10,400	0
Black / African American	180	1,305	0
Asian	29	455	0
American Indian, Alaska Native	15	120	0
Pacific Islander	0	0	0
Hispanic	390	1,020	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

**Data** 2006-2010 CHAS

The following tables detail the incidence of the severe housing problems described above, by income, race and ethnicity

**0%-30% of Area Median Income**

<b>Severe Housing Problems</b> Incomplete kitchens; incomplete plumbing systems; more than 1.5 persons per room; cost burden <50%	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	13,625	5,835	1,085
White	7,885	3,665	515
Black / African American	3,045	1,175	315
Asian	475	130	100
American Indian, Alaska Native	70	39	0
Pacific Islander	0	0	0
Hispanic	1,755	680	100

**Table 13 – Severe Housing Problems 0 - 30% AMI**

**Data** 2006-2010 CHAS

**Source:**

**30%-50% of Area Median Income**

<b>Severe Housing Problems</b> Incomplete kitchens; incomplete plumbing systems; more than 1.5 persons per room; cost burden <50%	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	4,080	14,950	0
White	2,335	10,015	0
Black / African American	790	2,385	0
Asian	65	420	0
American Indian, Alaska Native	25	140	0
Pacific Islander	0	0	0
Hispanic	800	1,670	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

**Data** 2006-2010 CHAS

**Source:**

**50%-80% of Area Median Income**

<b>Severe Housing Problems</b> Incomplete kitchens; incomplete plumbing systems; more than 1.5 persons per room; cost burden <50%	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,520	26,955	0
White	1,520	19,770	0
Black / African American	330	2,990	0
Asian	100	780	0
American Indian, Alaska Native	4	150	0
Pacific Islander	0	40	0
Hispanic	505	2,675	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

**Data** 2006-2010 CHAS

**Source:**

**80%-100% of Area Median Income**

<b>Severe Housing Problems</b> Incomplete kitchens; incomplete plumbing systems; more than 1.5 persons per room; cost burden <50%	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	665	15,440	0
White	420	11,840	0
Black / African American	15	1,470	0
Asian	4	475	0
American Indian, Alaska Native	10	125	0
Pacific Islander	0	0	0
Hispanic	210	1,200	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

**Data** 2006-2010 CHAS

**Source:**

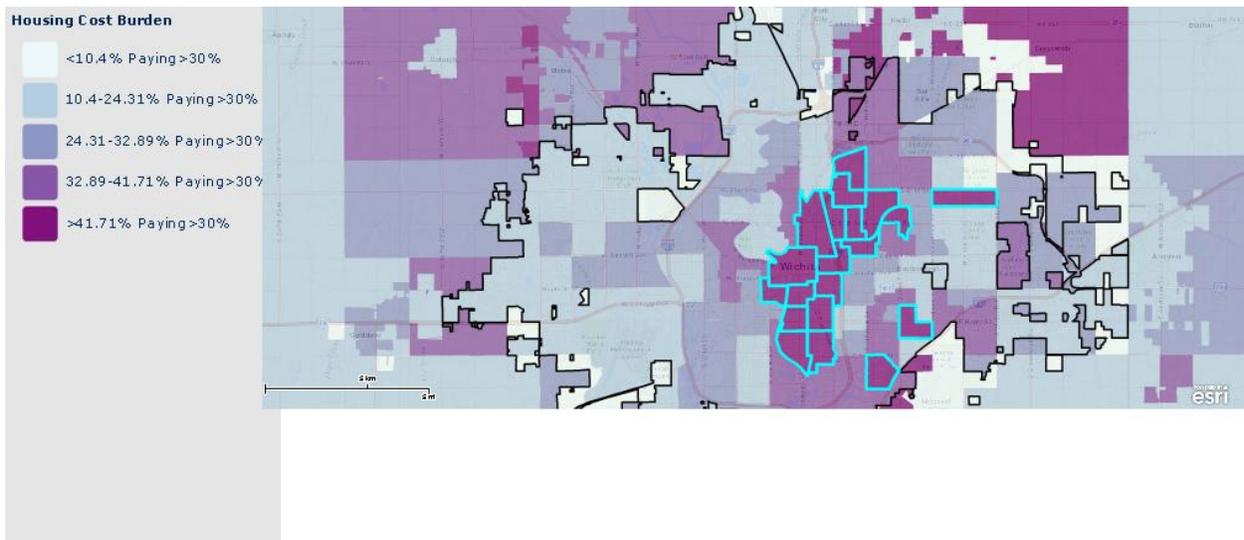
### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	105,245	23,265	18,225	1,125
White	82,815	15,925	11,280	535
Black / African American	8,300	3,305	3,865	315
Asian	3,845	710	485	120
American Indian, Alaska Native	685	170	90	0
Pacific Islander	0	40	0	0
Hispanic	7,910	2,650	2,020	100

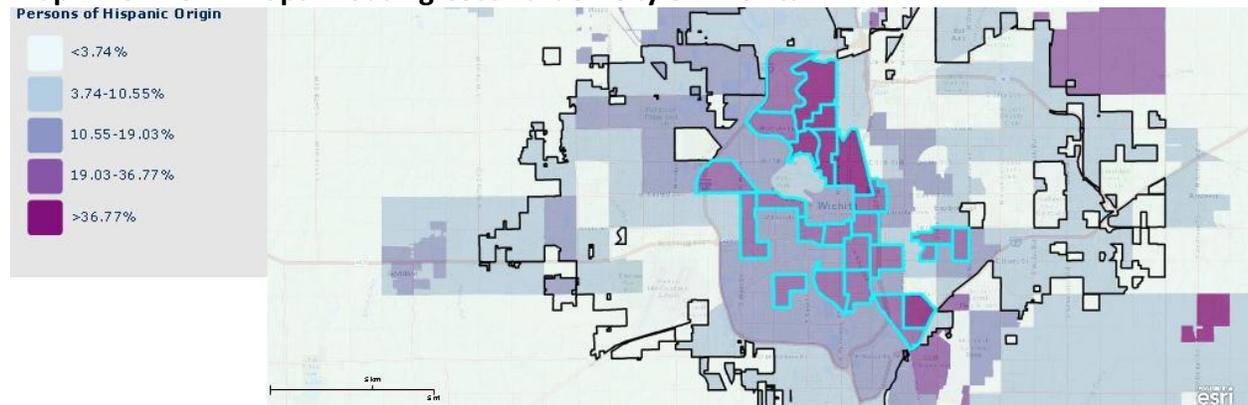
**Table 17 – Greater Need: Housing Cost Burdens AMI**

**Data** 2 006-2010 CHAS

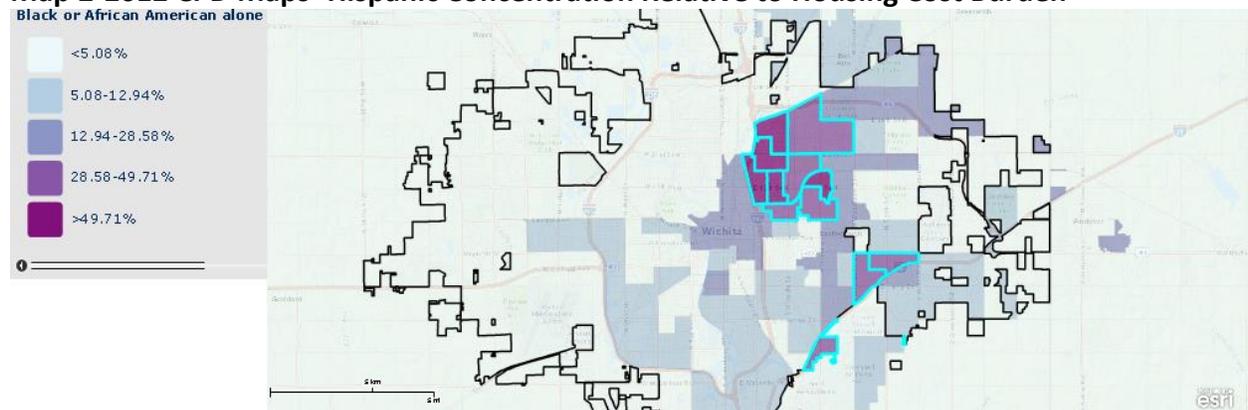
**Source:**



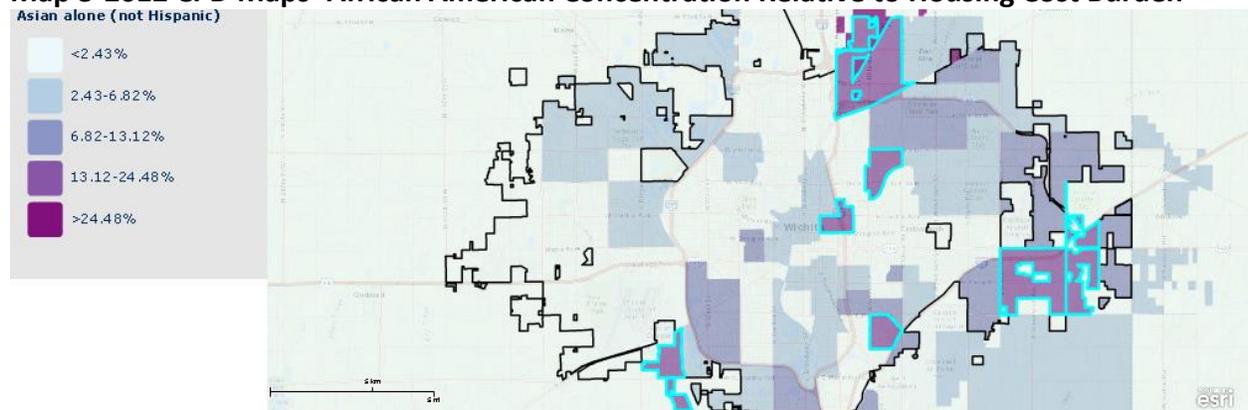
**Map 1-2012 CPD Maps- Housing Cost Burden City of Wichita**



**Map 2-2012 CPD Maps- Hispanic Concentration Relative to Housing Cost Burden**



**Map 3-2012 CPD Maps- African American Concentration Relative to Housing Cost Burden**



**Map 4-2012 CPD Maps- Asian Concentration Relative to Housing Cost Burden**

Table 21-Disproportionately greater need with a cost burden between 30-50% of income exists for one racial group. The jurisdiction experiences cost burden at 16 percent compared to Pacific Islanders at 100 percent.

Disproportionately greater need with a cost burden of 50 percent or greater exists for one racial group. Approximately 12 percent of the jurisdiction experiences severe cost burden of 50 percent compared to approximately 25 percent of African Americans.

Maps labeled 1 through 4 highlight the racial and ethnic concentration relative to the cost burden experienced throughout the jurisdiction.

**Specific areas or neighborhoods in Wichita with disproportionate needs.**

Maps labeled 1 through 4 highlight the racial and ethnic concentration relative to the cost burden experienced throughout the jurisdiction.

**Public Housing**

The Wichita Housing Authority has a total of 578 units made up of 226 apartments and 352 single family homes. As of December 31, 2013 there were 1,248 families on WHA's public housing waiting list, including 550 (or 44 percent) who have indicated having a disability.

As of December 31, 2013 there were 225 families on WHA's Section 8 waiting list and 119 (or 53 percent) of those who have indicated having a disability. Applicants who have applied for Section 8 housing, including those who have transferred from another housing authority and VASH (Veteran Affairs Supportive Housing) applicants have an average wait time of 331 days depending upon on the type of housing needed. Public Housing applicants spend an average of 309 days waiting for housing depending on the type of unit needed. The needs of public housing residents were identified using a community participant survey. Primary needs identified through the survey included affordable and safe housing.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	545	2,261	0	2,261	140	13	296

**Table 18 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Alternate Data Source Name:**

Total Number of Units by Program Type

**Data Source** Total Number of Units by Program Type as of 12/31/13 according to Wichita  
**Comments:** Housing Authority

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,106	10,293	0	10,300	6,626	12,157
Average length of stay	0	0	5	4	0	4	0	10
Average Household size	0	0	2	2	0	2	1	3
# Homeless at admission	0	0	1	30	0	4	26	0
# of Elderly Program Participants (>62)	0	0	132	262	0	243	5	3
# of Disabled Families	0	0	178	900	0	814	16	17
# of Families requesting accessibility features	0	0	526	2,450	0	2,272	72	34
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 19 – Characteristics of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)  
**Source:**

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	212	867	0	772	45	14	2
Black/African American	0	0	295	1,489	0	1,412	24	19	2
Asian	0	0	12	37	0	33	2	0	
American Indian/Alaska Native	0	0	7	56	0	54	1	1	
Pacific Islander	0	0	0	1	0	1	0	0	
Other	0	0	0	0	0	0	0	0	

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 20 – Race of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)  
**Source**

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	41	144	0	135	3	3	3
Not Hispanic	0	0	485	2,306	0	2,137	69	31	50

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 21 – Ethnicity of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)  
**Source:**

**Section 504 Needs Assessment: Accessibility needs description for public housing tenants and applicants on the waiting list:**

The Wichita Housing Authority maintains a centrally located waiting list for Public Housing and a wait list for Section 8 Housing Choice Voucher programs. As of December, 2013, 43 percent of the applicants on the Public Housing waiting list declared themselves to be disabled; 53 percent of the applicants on the Section 8 waiting list made that declaration. Staff makes the assumption that the majority if not all of those applicants will require accessible housing units. As of December 31, 2013 there were 1,248 families on the waiting list for Public Housing. The Section 8 program opened its waiting list for two weeks in late January/early February, 2014 and accepted 2,675 applications. The majority of applicants on both lists are households with two or more members, which results in a need for safe, affordable multi-bedroom units.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

As of December 31, 2013, there were 526 (of 578) units of Public Housing occupied, and 33 percent of the families in those units had a disability. At that same time there were 2,450 Housing Choice Vouchers in service, 37% of which were held by families with disabilities. This is the largest subpopulation with special needs and represents the most immediate needs of residents of Public Housing and Housing Choice vouchers are housing options that provide accessibility features.

Thirteen percent of all persons housed in Wichita Housing Authority programs are over the age of 62, the majority of whom are in or in need of units with special accommodations. This trend is expected to continue as the American population continues to age. The City currently does not have any Certificates, Mod-Rehab, or project based housing programs.

**Public Housing needs compared to the housing needs of the population at large**

The barriers that exist for housing residents in need of accessible units are similar to those of the general population, with the primary difference being that the population receiving assistance is very low income. Nearly all applicants for Public Housing (97%) qualify as being extremely low income. According to 2014 income data, the extremely low income limit for one person is \$13,850/year. Public housing is a primary source of accessible housing for many households with extremely low and low income levels. Safe and affordable housing will continue to be a primary need for families with extremely low and low income households.

Affordable housing with accessibility features is among the highest needs of residents in Public Housing and participants in the Housing Choice Voucher program. Families with disabilities and persons 62 or older have the greatest need for accessible and affordable housing because of their low and fixed income levels. The inventory of accessible Public Housing units is much lower than the demand.

HUD's definition of unsheltered homeless includes persons who are staying in places not meant for human habitation, such as living in their cars or on the streets. HUD defines chronic homelessness as an individual, or at least one adult in the family, who has been continuously homeless for more than one year or has had four or more episodes of homelessness in the past three years and has a disabling condition. Data provided by United Way of the Plains for the 2013 Point-In-Time Count show 538 total persons were unsheltered on any given night. Of those, 144 experiencing homelessness had severe mental illnesses and another 104 of those experiencing homelessness also suffered from chronic substance abuse. In addition to those statistics, there were a total of 49 households experiencing homelessness with at least one adult and one child present.

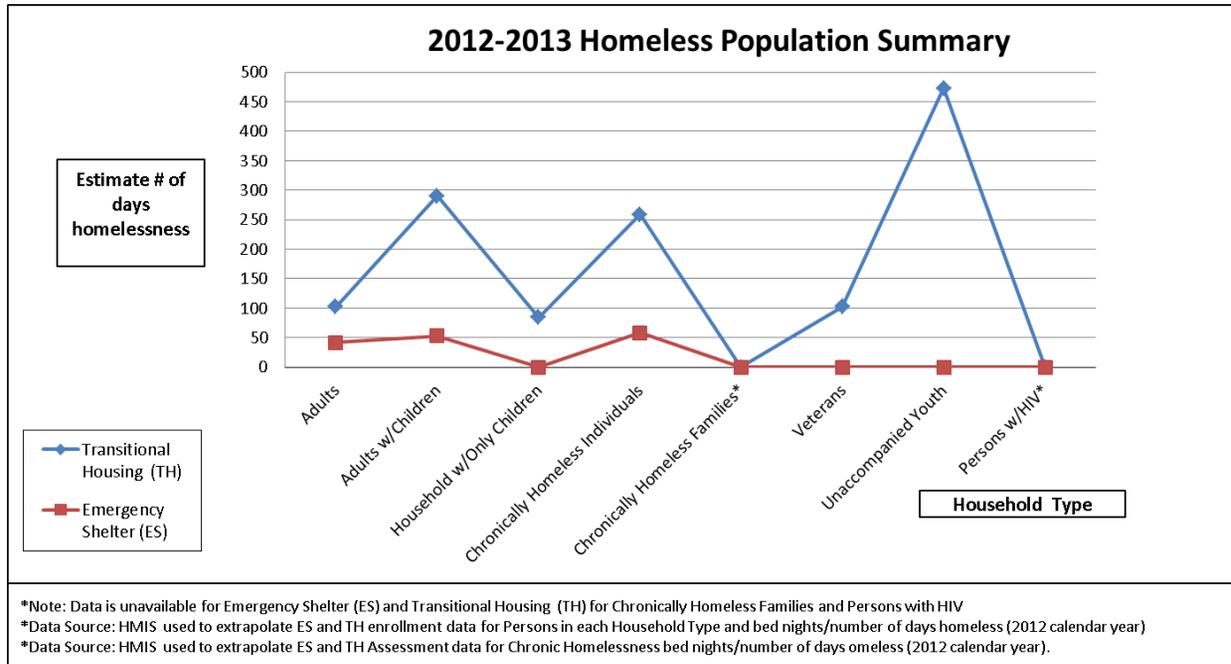
**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	178	178	244	120	0
Persons in Households with Only Children	0	1	1	4	4	0
Persons in Households with Only Adults	71	288	359	423	165	0
Chronically Homeless Individuals	24	67	91	91	36	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	8	48	56	56	8	0
Unaccompanied Child	0	1	1	2	2	0
Persons with HIV	2	8	10	0	0	0

**Table 22 - Homeless Needs Assessment**

Data Source: Point-In-Time Homeless Count 2013:Wichita-Sedgwick County Continuum of Care (WSC-CoC).Data Source: 'Estimate the # exiting homelessness each year; data extrapolated from comparison of 2012 and 2013 PIT Count results and Annual Performance Reports (APR).

**Data Source**  
**Comments:**



**Graph 1- 2012-2013 Homeless Population Summary**

Indicate if the homeless population is: Has No Rural Homeless

**Nature and Extent of Homelessness:**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered</b>
White	291	54
Black or African American	180	28
Asian	6	2
American Indian or Alaska Native	62	5
Pacific Islander	25	20
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered</b>
Hispanic	31	10
Not Hispanic	533	99

**Data Source** Total Sheltered Homeless persons = 564. Total Unsheltered Homeless persons = 109. Pacific Islander Sheltered persons = 25 Multi-racial persons. Pacific Islander  
**Comments:** Unsheltered persons = 7 Multi-racial/13 Unknown race.

**Estimated number and type of families in need of housing assistance for families with children and the families of veterans.**

Based on the 2013 Point-In-Time (PIT) Count, the number of persons who are classified as literally homeless has decreased by 2.2 percent when compared with the PIT Count of 2012. There were 538 homeless men, women, and children in the City of Wichita during a 24-hour overnight period on January 30, 2013. Of the 538 literally homeless persons, 122 were under the age of 18; 32 individuals were between 18 and 24 years old; and 384 individuals were 21 years of age or older. The 2013 Homeless Count results show that 59.6 percent of homeless are living in emergency shelters, 25.4 percent live in transitional housing, and 1.6 percent was temporarily housed in a Safe Haven.

Since 2009, Wichita has seen an increase in the number of unsheltered adults with children although there was a slight decrease between 2012 and 2013. In 2009 there were 32 reported cases of unsheltered homeless families. The unsheltered homeless population is defined as persons who are staying on the streets, under bridges, in a car or any place not meant for human habitation. In 2013, there were 49 homeless families (households with at least one adult and one child) compared to 55 families in 2012. That's an 11 percent decrease according to the Point-In-Time (PIT) Count. Homeless veterans have slightly increased to 56 persons compared to 53 persons in 2012.

Other data from the 2013 Point in Time count includes an increase in homeless persons who were victims of domestic violence, from 66 in 2012 to 75 in 2013. Additionally, the percentage of homeless individuals who reported having a severe mental illness has also increased from 139 in 2012 to 144 in 2013. The 2013 PIT count reports 144 persons with severe mental illness and 104 persons with chronic substance abuse. Both of these populations combined represent the highest subpopulation within the city's homeless count. These two groups combined comprise 46 percent of the total homeless count of 538.

**Nature and Extent of Homelessness described by Racial and Ethnic Group.**

According to the 2012-2013 Demographics of Sheltered and Unsheltered Populations, Whites and African Americans have the highest percentage of homeless persons in the jurisdiction. Whites represent 51 percent and African Americans, the second largest homeless population, represent 31 percent. Asians represent 1 percent, Multi-racial groups represent 5 percent, Native American/Alaskan Natives represent 10 percent, and 2 percent of the jurisdiction's homeless population is categorized as Unknown/Not asked.

**Nature and Extent of Unsheltered and Sheltered Homelessness.**

**2013 Homeless Point-In-Time Count – Other Subpopulations** (Sheltered-Persons in emergency shelters, transitional housing and safe havens):

<u>Sheltered</u>	<u>Unsheltered</u>	<u>Total</u>	
8	2	10	Persons w/HIV/AIDS
51	8	59	Veterans
115	29	144	Severely Mentally Ill
82	22	104	Chronic Substance Abuse
74	1	75	Victims of Domestic Violence

This chart does not provide data for those who may be represented in more than one subcategory, however from an anecdotal perspective, there is much overlap among them. That overlap increases the need for specific intervention strategies related to these unique circumstances. To some degree all of these subpopulations benefit from the outreach efforts of the Wichita Police Department’s Homeless Outreach Team (HOT) and the Wichita Children’s Home Street Outreach Services (SOS). The two outreach efforts are staffed by specially trained intervention specialists whose job is to first seek safe shelter, then refer to appropriate resources. Safe (appropriate) shelter is hardest to find for youth and the community continues to explore avenues to address this gap in services.

Addressing the needs of these subpopulations is included in the Wichita/Sedgwick County Continuum of Care 10 Year Plan to End Homelessness through a series of strategies aimed at providing permanent housing, addressing the barriers these groups face to securing permanent housing, promoting community collaboration and education, specifically addressing the mental and physical health needs of the homeless population and identifying strategies to address the growing numbers of homeless children in Wichita public schools.

Because the U.S. Department of Education defines homelessness more broadly than HUD, the families of homeless children in local schools do not always meet the definition of homelessness for purposes of accessing HUD-funded programs. For instance HUD does not recognize as homeless, families which are doubled up with friends or other family members. However because the DOE uses this definition the number of homeless children in the Wichita public school district is well over 2,000.

## **Non-Homeless Special Needs Assessment**

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, and those suffering from alcohol/other drug addiction. The portion of these populations requiring special housing options has not been quantified. Many persons with such special needs also have very low incomes. Therefore, their needs may have already been taken into account when estimating the housing needs of persons with very low incomes.

According to HUD, the supportive housing program is designed to provide living units and services that will allow homeless persons to live as independently as possible. Assistance in the supportive housing program is provided to help homeless persons meet goals such as:

- achieve residential stability,
- increase their skill levels and/or incomes, and
- obtain greater self-determination (i.e. greater influence over decisions that affect their lives).

### **Characteristics of special needs populations in Wichita:**

Persons with Disabilities (Mental, Physical, and Developmental): There are many agencies that partner with the City to address the housing and personal service needs of persons with disabilities. The Sedgwick County Developmental Disability Organization provides a variety of services including day and residential support services, and supportive home care. Day services provide activities that create a sense of participation, accomplishment, personal reward, personal contribution, or remuneration and thereby serve to maintain or increase adaptive capabilities, productivity, independence or integration and participation in the community. Activities are individually tailored according to the Person Centered Support Plan (PCSP) which is developed for each participant. Residential supports provide services to individuals who live in a residential setting and do not live with someone defined as family. This service provides assistance, acquisition, retention and/or improvement in skills related to activities of daily living, such as, but not limited to, personal grooming and cleanliness, household chores, eating and the preparation of food, and the social and adaptive skills necessary to enable the individual to reside in a non-institutional setting. Supportive home care provides services for individuals living with family, and is delivered on an individualized basis. Services include attendant care, assistance with accessing and administering medication, supervision, ambulation and exercise, and household services essential to health care at home.

Elderly: A large percentage of elderly persons will need ongoing housing assistance due to the high incidences of low incomes among this population group. Many will need the support of a trained person to assist them with daily tasks and routines such as bathing, eating, cooking, and medication administration. The need for housing and support increases as the elderly age and as their health diminishes or their income decreases. Many older persons would access services within the community if the services help them to remain in their home and age in place. The Central Plains Area Agency on Aging (CPAAA) provides options, assistance, and counseling for this population. With over 71,000 persons aged 65 and older in the Wichita area, and a projected growth rate of approximately 82.8 percent by 2030, there will continue to be a significant need for programs that address rising housing cost burdens as a result of inflation, health and wellness challenges, and the desire of many elderly persons to safely age in place.

Alcohol/Other Drug Addiction: The definition of alcohol and/or drug addiction is the excessive and impairing use of alcohol or other drugs. Typically, persons with significant addictions have a history of inpatient or outpatient treatment.

Domestic Violence Survivors: According to the Kansas Bureau of Investigation, there were 7,039 incidents of domestic violence reported to Sedgwick County law enforcement agencies in 2011. Arrests were made in 50 percent of those cases. There were 2,332 Protection from Abuse filings and 1,274 Protection from Stalking filings in the County. In 2012, both the Sedgwick County Sheriff Department and the Wichita Police Department reported 6,626 incidences of domestic violence and 7 domestic violence-related homicides. All agencies confirm that there are many instances when domestic violence goes unreported and, as a result, it is likely that incidents of domestic violence occur more often than the reports reflect.

### **Housing and supportive service needs of these populations**

Shelter is a need which all agencies agree is critical as most report having to turn away dozens of persons seeking shelter from abuse throughout the year. Catholic Charities of Wichita further projects a one percent increase in need for services in each of the next five years, culminating with 410 individuals (198 families or 198 adult women and 212 children) seeking shelter by 2018. The anticipated total of unduplicated individuals to be served from 2014 through 2018 is 1,935: 951 families or 951 adult women and of 984 minor children.

Supportive services are also needed including continuation of the following types of programs: 24-hour crisis hotline; emergency shelter for victims of domestic violence and their children; personal advocacy; safety planning; children's programming; crisis intervention; court advocacy; outreach services; domestic violence education and parenting classes. Support groups for specific conditions are also useful, such as the safe and sober support group offered by the YWCA. Community education programs are also essential as a preventive strategy to reduce the number of domestic violence incidents.

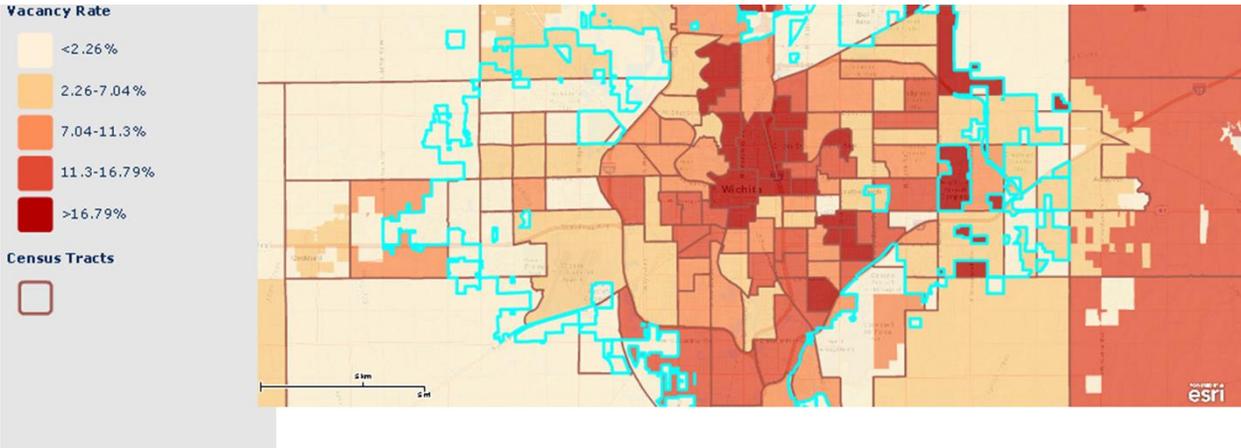
### **Size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

There were 48 cases of HIV/AIDS reported in Sedgwick County during 2012 according to the Sedgwick County Health Department. The state of Kansas had a total of 255 cases reported in 2012. Whites and African Americans have the highest percentage of cases reported at 44 and 35 percent respectively. Hispanics make up 13 percent of the reported cases in Sedgwick County according to a five year study completed by the Kansas Department of Health and Environment. On average, there are 40-50 new cases of HIV/AIDS reported in Sedgwick County each year. This statistic has remained consistent for the last five years.

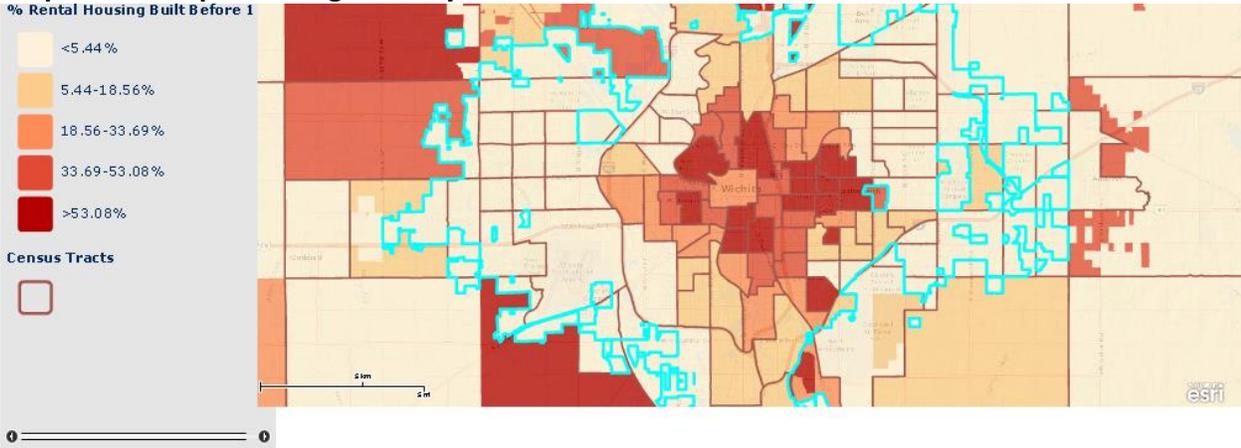
The City of Wichita does not receive HOPWA funds. Kansas Care administers the HOPWA program in the state. The University of Kansas School of Medicine-Wichita Medical Practice Association (KUSM-WMPA) sponsors the Kansas Care program. Primary medical services are offered by the medical school faculty and internal medicine residents via the KUSM-WMPA HIV program.

The City will continue to partner with agencies throughout the community to ensure that the non-homeless special needs populations receive support and services which ensure their chances for self-sufficiency and a high quality of life.

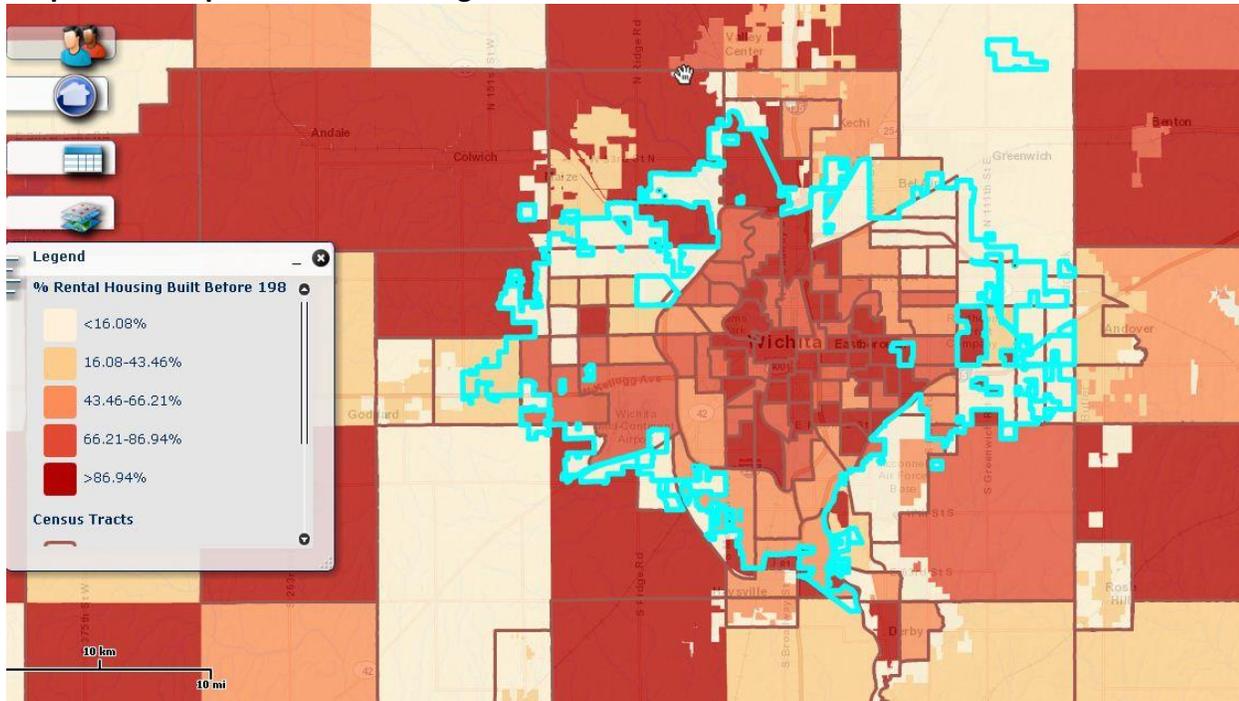
Location of affordable units



Map 5-CPD Maps Housing Vacancy Rates



**Map 6-CPD Maps % Rental Housing Built Before 1949**



**Map 7-CPD Maps % Rental Housing Built Before 1980**

This section provides an overview of the structural types of residential units available in the Wichita area. This overview includes structures with a large population of low income residents.

**All residential properties by number of units**

Property Type	Number	Percentage
1-unit detached structure	113,090	68%
1-unit, attached structure	6,728	4%
2-4 units	14,134	8%
5-19 units	15,005	9%
20 or more units	12,110	7%
Mobile Home, boat, RV, van, etc	5,403	3%
<b>Total</b>	<b>166,470</b>	<b>100%</b>

**Table 23 – Residential Properties by Unit Number**

**Data** 2006-2010 ACS

**Source:**

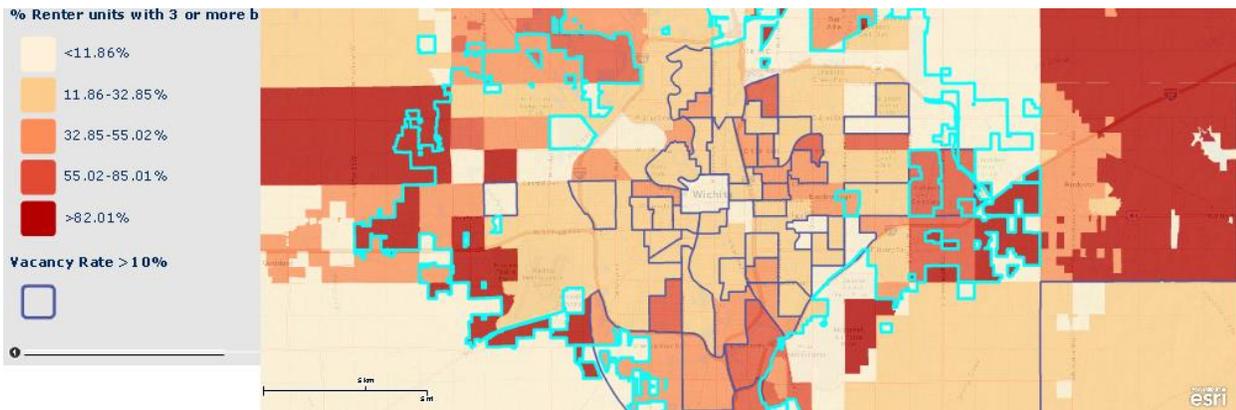
### Unit Size by Tenure

	Owners		Renters	
	Number	Percentage	Number	Percentage
No bedroom	89	0%	2,873	5%
1 bedroom	1,401	1%	16,819	30%
2 bedrooms	21,168	22%	21,799	39%
3 or more bedrooms	72,262	76%	13,942	25%
<b>Total</b>	<b>94,920</b>	<b>99%</b>	<b>55,433</b>	<b>99%</b>

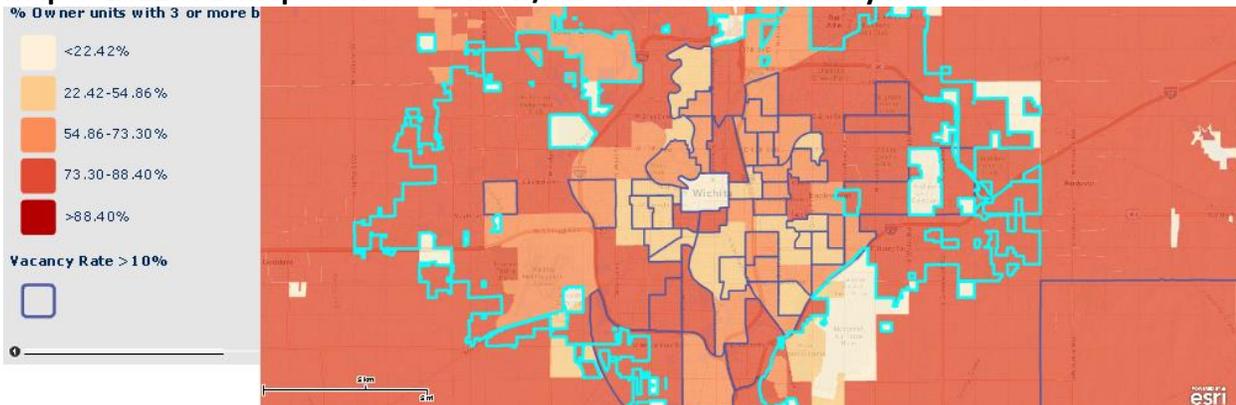
Table 24 – Unit Size by Tenure

Data 2006-2010 ACS

Source:



Map 8- 2012 CPD Maps % Renter Unit w/3 Bedrooms and Vacancy Rate >10 %



Map 9- 2012 CPD Maps % Owner Units w/3 Bedrooms and Vacancy Rate > 10%

### Does the availability of housing units meet the needs of the population?

The availability of housing units is not sufficient to meet the needs of the population that face significant cost burdens in their housing choices. While the fair market rent (FMR) of a two bedroom unit averages \$700, most low income families are unable to afford that rent level and meet their other basic living expenses. This cost burden is illustrated by the fact that there are 12,215 households in Wichita that are paying more than 50 percent of their household income towards rent. Individuals and families who are on the waiting list for public housing have an average adjusted income of \$9,415 which means that extremely low income (ELI) households can afford to pay no more than \$235 a month for rent. The FMR for a two bedroom is almost three times more than what

ELI households are able to pay. While much of Wichita's housing inventory has the capability of accommodating households with children, generally speaking, it is the owner occupied units that best do so. There is a total of 72,262 owner occupied units classified as having 3 or more bedrooms. With approximately 47,691 households having children, there are only 13,942 or 25 percent of renter units with 3 or more bedrooms.

### **Specific housing types needed:**

The following is a summary of specific types of housing needs in the jurisdiction, based on feedback from a variety of public surveys and agency reports:

- Affordable housing that lowers cost burden
- Rental units with contract rent meeting the needs of households with income at 30 percent of AMI
- Home rehabilitation and repair programs to assist neighborhoods with low income earners
- Housing with support services to meet the needs of persons who are transitioning out of homeless or are at risk for homelessness.

Many of the city's vacant housing units go uninhabited because they are not affordable. Wichita has approximately 166,470 housing units. Data in the Unit Size by Tenure Chart show that the majority of the units--57 percent--are owner occupied. Approximately 33 percent of Wichita's housing stock is renter occupied while 10 percent remains vacant. The 2014-2018 Consolidated Plan Public Input Survey rated homeownership as the top condition that leads to neighborhood stability.

A related challenge for the city's low income residents is their inability to afford home repair or homeownership. The City uses HOME funds for housing development, homeownership and home repair programs, and often does so in partnership with local non-profits. One such organization is Mennonite Housing and Rehabilitation Services (MHRS) which has addressed housing needs in Wichita since 1975. MHRS has completed over 12,000 home repairs and built over 500 new homes in Wichita and the surrounding areas over the last 25 years. They also offer credit counseling and home buyer education classes. The City plans to continue successful partnerships and collaborations with Mennonite Housing Rehabilitation Services, Inc. (MHRS) and others on behalf of its many residents who are in need of safe affordable housing.

### **Cost of Housing**

According to the 2000 Census (Base Year) and the 2006-2010 ACS (Most Recent Year) data, the median home value in Wichita increased by 48 percent in the last decade. The median contract rent also increased by 21 percent. The current median contract rent for an efficiency unit is significantly higher than what most families can afford.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	75,000	111,300	48%
Median Contract Rent	398	481	21%

**Table 25 – Cost of Housing**

**Data** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

**Source:**

Rent Paid	Number	%
Less than \$500	30,997	55.9%
\$500-999	22,079	39.8%
\$1,000-1,499	1,551	2.8%
\$1,500-1,999	396	0.7%
\$2,000 or more	410	0.7%
<b>Total</b>	<b>55,433</b>	<b>100.0%</b>

**Table 26 - Rent Paid**

**Data** 2006-2010 ACS

**Source:**

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,255	No Data
50% HAMFI	20,445	9,995
80% HAMFI	40,785	26,580
100% HAMFI	No Data	37,470
<b>Total</b>	<b>64,485</b>	<b>74,045</b>

**Table 27 – Housing Affordability**

**Data** 2006-2010 CHAS

**Source:**

### Monthly Rent

Monthly Rent (\$)	Efficiency (0 bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	428	529	704	971	1,070
High HOME Rent	428	529	704	971	1,070
Low HOME Rent	428	529	704	845	942

**Table 28 – Monthly Rent**

**Data** HUD FMR and HOME Rents

**Source:**

### Insufficient housing for households at all income levels

According to 2006-2010 CHAS data, there are 3,255 rental units considered affordable to families earning 30 percent of AMI, however, there are more than 19,140 households at this income level.

The statistics improve for households at 80 percent of AMI where there are 40,785 rental units available for the 16,830 households at this income level.

**Housing Affordability likely to change considering changes to home values and/or rents.**

Changes in the national mortgage environment which require higher credit scores to qualify for traditional mortgage products is slowing the pace of middle income buyers. These facts are especially significant given the strongly held belief in increased neighborhood stability as a result of increased home ownership. These changes have been implemented to bring about stability and offset the mortgage failures of 2008. This will continue to limit the growth in homeownership for lower to middle income buyers. Given the reduced number of able buyers in the market for homes and continuing economic uncertainty, values have declined over the last two to four years, or have remained relatively stable, based on the property valuations established by the County Appraiser's office.

However, as the housing market stabilizes it is anticipated that the impact on renters will be significant because a primary source of affordable rental housing development depends upon subsidies from a variety of local and federal sources. Incentives such as low income tax credits have a major impact on the development of affordable rental housing. The tax credit market has followed the mortgage industry's requirements for stronger individual financial potential by reducing access to this funding mechanism. Federal programs such as Section 8 Housing Choice Vouchers are also being reduced by virtue of decreased funding for program administration. Without changes to this mainstay of subsidized housing, another incentive for the private sector to participate in the affordable housing market will be reduced.

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,438	12%	3,375	6%
1980-1999	27,137	29%	13,195	24%
1950-1979	39,054	41%	26,482	48%
Before 1950	17,291	18%	12,381	22%
<b>Total</b>	<b>94,920</b>	<b>100%</b>	<b>55,433</b>	<b>100%</b>

**Table 29 – Year Unit Built**

**Data** 2006-2010 CHAS

**Source:**

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	56,345	59%	38,863	70%
Housing Units build before 1980 with children present	3,290	3%	51,565	93%

**Table 30 – Risk of Lead-Based Paint**

**Data** 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

**Source:**

### **Need for Owner and Rental Rehabilitation**

Age often determines the condition of the housing units within a jurisdiction. The older the unit, the greater the probability that maintenance is needed to bring the unit up to code. Low income families often live in older units because they can afford what is generally lower rental cost in such units.

According to 2006-2010 American Community Survey, 59 percent of owner occupied homes and 70 percent of renter occupied homes were built before 1980. The general condition of the city's housing units and the cost burdens imposed upon low and moderate income citizens illustrates the continuing need to fund housing rehabilitation programs.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The best way to estimate the number of units meeting this criterion is to research the number of units which were constructed prior to 1976. Although some or many of those units may have had lead based paint issues abated, using this as the baseline provides a worst case scenario for housing with this threat. ACS and CHAS data provides the following renter occupancy in housing constructed before 1980: 38,863 renter occupied units with 93 percent of those units occupied by children.

The City of Wichita has completely abated lead based paint in all Public Housing units, and partners with the Kansas Department of Health and Environment to abate lead issues identified in homes approved for CDBG-funded repairs. The Section 8 Housing Choice Voucher program also enforces regulations associated with lead based paint in the units subsidized by that program. Staff in the home repair and Section 8 programs are certified lead assessors which validates the conclusions they reach with respect to lead based paint hazards. Hence, all properties which come to the attention of the City of Wichita's housing program are assessed and lead paint problems are addressed.

### **Homeless Facilities and Services**

The City of Wichita and the Continuum of Care constantly monitor the availability of temporary and transitional shelter/housing options for the homeless. This includes sub-populations of chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Furthermore, the community also actively supports a continuum of services which includes prevention strategies, emergency shelters, transitional shelters, and permanent housing, as well as essential support services in such areas as health and employment.

The following charts provide detail as to the inventory of facilities and services available for the homeless in Wichita.

## **Section 9.1 Strategy for Addressing Housing Needs**

The WHA is committed to maintaining decent, safe and affordable housing for its residents. To gain the attention of families in need of affordable housing WHA will market its properties with signage, local publications, on its website, at community events and through service agencies.

WHA will continue to administer ROSS grants in order to provide funding for a service coordinator. The service coordinator will assist seniors living in 226 public housing apartments to obtain services they need to improve their quality of life and to age in place. The coordinator also provides group classes on health, housekeeping, and neighbor issues for the senior residents. WHA partners with

other agencies to enhance the services provided by the service coordinator including occasional group meals and special events.

WHA will make ADA modifications in units when financially feasible. When a project's scope exceeds WHA's resources it will deny the request, but offer to allow the tenant to transfer to the next available accessible unit. WHA may allow the tenant to pay for some modifications if performed by licensed and approved contractors. The tenant must demonstrate that they have funds required to complete a project before a notice to proceed will be issued.

It is important that tenants become engaged in conversations and policy making as their input is valuable to the development of affordable, suitable living. One way this is being addressed is with active involvement of residents through the resident councils. The WHA Tenant Advisory Board (TAB) meets every other month to discuss matters pertaining to resident needs and concerns. They also provide input on proposed changes to the Section 8 Housing Choice Voucher Administrative Plan and/or the Public Housing Admissions and Continued Occupancy Policy and the Annual and Five Year Plan plus Capital Fund Program Five Year Action Plan.

It is imperative for residents to maintain good housekeeping practices and treat their dwelling units with respect in order to keep maintenance costs down and physical conditions up.

## Section 10.0

### a) Progress in achieving 2010-2014 Goals and Objectives:

#### Housing Choice Voucher Program

- Is currently operating at 95% occupancy.
- Was designated as a High Performing program for 2013.
- Successfully promoted income mixing by leasing lower income families into higher income developments.
- Applied for and was awarded additional 100 Veterans Supportive Housing (VASH) vouchers;
- Recruits supportive services to improve assistance for recipients in the Family Self Sufficiency program;
- Develops relationships with supportive service providers to increase independence for the elderly and families with disabilities through the Family Self Sufficiency Coordinator Grant
- Takes affirmative measures to ensure equal opportunity in housing regardless of race, color, religion, national origin, sex, familial status and disability.

#### Public Housing Program

- Improved dwelling units with capital fund grants over the last five years with new chillers in our two high rise buildings, new HVAC units in all single family dwellings, replaced original windows in 46 single family dwelling units with energy conserving windows, and rehabilitated 5 single-family units.
- Maintained an annual average occupancy of 93%.
- During the last three summers (2012 – 2014), WHA trained 14 & 15 year olds whose parents/guardians receive housing assistance, how to earn and save their own money learn how to work through summer youth employment program. Each year was more successful and rewarding than the previous year. The 2012 program had 82 youth, 2013 began with 87 youth, and 2014 started with had 96 youth.
- Administered ROSS grants to fund a service coordinator for seniors living in 226 public housing units.
- Achieved standard rating on PHAS score

**b) Significant Amendment or Modification to the Annual Plan** – as referenced in the *Quality Housing and Work Responsibility Act of 1998, Section 511, (g)*, a significant amendment or modification to the annual plan may not be adopted, other than at a duly called meeting of the governing board of the public housing agency that is open to the public after a 45 day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of HUD and approved. Amendments or modifications, which are **not** defined as being significant and will not be subject to a public meeting with a 45-day public notice and notification to the Secretary of HUD will be the following amendments or modifications:

1. the transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-year Action Plan;
2. the transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget;
3. additional work projects funded by the Capital Fund Program not included in the 5-year Action Plan, which have been deemed to be emergencies;

4. policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and
5. any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD 50075 PHA Plan.



