



THE  
2002  
ANNUAL REPORT



LAWRENCE-DOUGLAS COUNTY  
HOUSING AUTHORITY

*PROVIDING DECENT AFFORDABLE HOUSING*

# **THE AGENCY**

The Lawrence-Douglas County Housing Authority was formed through the merger of the Lawrence Housing Authority, created in 1968, and The Douglas County Housing Authority, created in 1983. Although separate entities, both agencies previously functioned under the umbrella of the Lawrence Housing Authority.

With the formal merger, effective in 2001, the LDCHA was granted the powers to plan, construct, maintain, operate and manage low rent housing developments in Lawrence and Douglas County; to enter into contracts with local, state and federal governments for funds to construct, acquire, or provide housing and housing assistance for the low income, and to enter into public-private partnerships and joint ventures, including the creation of a not-for-profit organization, in order to secure funds and contracts for affordable housing development.

The LDCHA is responsible for the operations and management of 369 units of public housing built between 1972 and 1995, located in the city of Lawrence, and the administration of 591 Section 8 and 62 HOME assisted units, located throughout the county including the city of Lawrence. Currently the agency provides housing and housing assistance to 1,018 families.

The LDCHA is governed by a five-member commission, three appointed by the Mayor of Lawrence and two by the Chairman of the Douglas County Commission. Day-to-day operations are managed by an executive director who is responsible for the administration of seven departments: General Housing, Program and Property Management, Senior Housing, Maintenance, Capitol Improvements, Resident Services and Administration. The LDCHA currently employs 35 staff.

## **The 2002 Board of Commissioners**

Mark Gonzales, Chair  
Joe Helfert, Vice-chair  
Todd Crenshaw  
Shannon Oury  
Willie Amison

# THE YEAR IN REVIEW

Edgewood Homes celebrated its 30<sup>th</sup> year anniversary in 2002. Built in 1972, Edgewood Homes is the LDCHA's oldest housing development. Located on 17 acres, the development consists of 130 units of garden-style apartments organized into cul-de-sacs all with adjacent play areas and green space. Anniversary celebrations included an open house, resident recognition awards and free monthly rent drawings.

The celebrations took place in the agency's newly renovated administration building which reopened in August after a major redesign and expansion. The renovation was undertaken, in part, to accommodate a new organizational structure that was implemented in 2002. The new structure realigned Section 8 and Public Housing program responsibilities along functional lines which resulted in the establishment of two new departments, General Housing Assistance and Program and Property Management. These new departments coincided with the agency's Moving to Work Demonstration Program.

The new structure enhanced the agency's duty and commitment to providing safe and decent affordable housing to Lawrence and Douglas County residents. This is the agency's first and primary focus and the center of all staff activity in 2002 as well as every year.

## **MOVING TO WORK DEMONSTRATION PROGRAM**

Since 1999 the LDCHA has participated in a national demonstration project to test new models for delivering Section 8 and Public Housing assistance. The LDCHA program is its own creation designed to meet the objectives of the demonstration which is to move families to work, increase housing choice and reduce the federal contribution to housing assistance.

**MTW Elements.** The LDCHA's project merged the public housing and Section 8 programs into General Housing Assistance. The waiting lists were merged and applicants offered the first form of assistance available.

The project contains a new rent structure that removes income as the sole-determining factor in setting rent and adds market value to the rent determination formula. It establishes annual minimum and maximum rents by bedroom size. It requires all able-bodied adults to work.

During 2002, 415 families participated monthly in the program, which is mandatory for all non-elderly, non-disabled individuals over the age of 17. A complete report entitled *Final Report on the Third Year Outcomes* is available for interested parties.

# THE PROGRAMS

## **PUBLIC HOUSING**

The LDCHA operates and manages 365 public housing units located across the city in seven different developments. These include 94 scattered site units and a 25-unit elderly development besides developments at Edgewood Homes and Babcock Place.

Federal regulations restrict eligibility to families and individuals with incomes at 80% of area median income.

Regulations permit tenants to choose between an income based or a flat rent structure.

Admission is by application. Families are assigned a bedroom size based on its size and composition. The LDCHA maintains two waiting lists. One for elderly housing, the other for general housing assistance which combines family housing and Section 8 units through the Moving To Work Project.

In 2002 the public housing program served a monthly average of 359 families. The average annual household income for families was \$14,014. The average family size was 2.5. For elderly families the average annual income was \$13,302. The average family size was one.

## **PUBLIC HOUSING FINANCING AND SUPPORT**

The federal government finances Public Housing developments. The City of Lawrence owns all LDCHA property. Management and operations are financed primarily through tenant rental income. Approximately 30% of the LDCHA's operating revenue comes from federal

operating subsidy. The LDCHA receives no City or County financial support.

Maintenance of property, equipment, betterments and additions are paid by a federal program called the Capital Fund. In 2002 the LDCHA spent \$510,000 for maintenance and upkeep of the \$32,000,000 in public housing property it administers.

## **SECTION 8 RENTAL ASSISTANCE**

The LDCHA has been operating the Section 8 Rental Assistance Program since 1977. The program has steadily expanded each year. By 2002 the LDCHA was authorized to provide 591 units of assistance. Non-MTW Section 8 tenants pay 30% of adjusted gross household income toward the contract rent less an allowance for utilities. Once the tenant portion of rent equals the contract rent for six consecutive months, the tenant terminates from the program.

Maintenance of the property is the landlord's responsibility and is monitored annually through an inspection process.

In 2002 the LDCHA provided 591 units of Section 8 assistance in Lawrence and Douglas County and spent \$2.4 million dollars in federal rent subsidy to 268 landlords on behalf of these families. The average family size served was three. The average household income was \$12,089.

## **HOME RENTAL ASSISTANCE**

The HOME program was passed by Congress in the early nineties with the goal of expanding and improving housing opportunities for low-income persons. The City of Lawrence and the State of Kansas are recipients of these funds. The LDCHA receives funds directly from the City to

provide Tenant Based Rental Assistance to families. In 2002 the LDCHA provided 131 units of assistance and paid \$137,715 in rental subsidies to landlords. The majority of assistance is used to support families in transitional housing supported through a case management program.

The Bert Nash Center is a recipient of a state HOME grant to provide rent assistance to its clients. The LDCHA administers this grant and maintains a separate waiting list which is controlled by the Bert Nash Center. In 2002 the LDCHA provided 19 units of assistance and paid \$28,323 in rental subsidies to landlords through this program.

### **MOVING TO WORK DEMONSTRATION PROJECT**

Since 1999 the LDCHA participated in the Moving to Work Demonstration Project (MTW). Thirty-two authorities from across the country are operating non-traditional public housing and Section 8 programs of their own design aimed at achieving the goal of moving families to work.

Tenants in the MTW program are governed by different rules and regulations than existing HUD regulations. The three most notable rules of the LDCHA program are its rent structure with a significant minimum and below market maximum rent (\$200-\$450 for a 3-bedroom unit), annual rents and a work requirement for all adults not enrolled in school. Elderly and disabled individuals are exempt from MTW participation.

Originally limited to 5 years MTW agencies may ask for an extension of the program.

### **RESIDENT SERVICES**

The Resident Services Office provides comprehensive programs and services for residents both onsite and through community collaboration with other social service agencies. These activities are made possible through \$483,325 in grant funding.

The Resident Services Office at Edgewood Homes acts as a resource center for residents offering computer access and training, phone/fax/copy and resume services for job seekers, education and career resource library, and referral services for community agencies.

**Family Self-Sufficiency Program** – Funded through HUD’s Family Self-Sufficiency Program and Resident Opportunity and Self-Sufficiency grant programs, these provide both tenant and project based residents with a broad range of support services to promote self-reliance and economic stability. Families can participate in individualized case management services, employment assistance, job training, higher education opportunities, individual counseling, substance abuse treatment, cultural-based parent education and therapeutic support groups. These programs provide additional support for families participating in the MTW program. Last year 141 residents participated in the family self-sufficiency program, with 37 participants successfully completing their goals. Resident Services staff spent 1,817 hours providing direct service to program participants.

**The Drug Elimination Grant** – This year marked the end of this crime and drug prevention/elimination grant program which had been in place since 1992. The PHDEP supported onsite security and prevention programs that included academic enrichment, leadership, arts and recreation activities and Neighborhood Watch. Last year the Resident Services Office provided 2,456.25 hours of structured prevention-based activities for youth.

### **Listing of Programs and Workshops offered during the year:**

#### *Adults*

- Healthy Relationships
- Healing the Sacred Hoop–Native
- American Parent Education and Support

- Women's Writing Workshop
- Career Series
- Office Training Program
- Health and Wellness Workshops
- Money Management and Budgeting
- VITA Tax Assistance
- Educational Opportunities Center
- Computer Training

### **Youth**

- Scouting- Brownies, Juniors, Cadettes and Boy Scouts
- Tutoring/Computer Resource Room
- KU Activity Days
- SmartMoves, SmartGirls/SmartBoys
- Garden Project
- Art Camp
- Art Therapy
- Book Club
- Current Events Club
- 4-H

## **ELDERLY SERVICES**

The LDCHA operates two housing developments for older adults. Babcock Place, 120-apartment high-rise and Peterson Acres, a 25-unit development. The LDCHA is committed to helping residents age in place. Funds from the Resident Services Delivery Model/Elderly Services Grant provide for a full-time elderly services coordinator and implementation of many services.

**Transportation Services** are available to tenants four days a week. Primary use is for shipping, medical appointments, personal errands and special programs. In 2002 rider ship exceeded 2,000 riders.

**Health Screenings** are provided weekly by the Douglas County Health Department.

**Nutrition Assistance** includes commodity distribution, the Heartland Share Program, a congregate meal served at noon at Babcock Place and Edgewood Homes by Douglas

County Senior Services and evening meal delivery through collaboration with Lawrence Memorial Hospital.

**Legal Assistance** provided by the Jayhawk Legal Services for Senior Citizens.

**Mental Health and Support Counseling Services** provided by the aging specialist from the Bert Nash Community Mental Health Center.

**Massages** are provided to residents at a reduced fee by a private contractor.

**Hearing Evaluations** and simple repair of hearing aids are provided by Lawrence Otolaryngology.

**Eyeglass Services** include simple adjustments and repair to extend the life of eyeglasses.

**Health Education** is offered both in the classroom setting and with individual training. Licensed therapists and nutrition educators provide current information to tenants about skills for healthy, independent living.

**Leisure and Community Programs** represent a variety of community services. The Douglas County Senior Services provide classes. Tenant Associations sponsor social programs and entertainment. The arts programs include classes and exhibits including writing classes, gallery tours, music and drama productions. The Kansas Humanities Council lecture series has been well attended by tenants and the public. Tenants frequently use the computer stations to communicate with family and friends.

**Individual services** including assistance with housekeeping and activities of daily living are provided by community agencies. The Elderly Services Coordinator assists with the referral and application process.

# 2002 FINANCIAL STATEMENTS

## STATEMENT OF OPERATING RECEIPTS AND EXPENDITURES YEAR ENDING DECEMBER 31, 2002

### PUBLIC HOUSING PROGRAMS OPERATING RECEIPTS

Rental Income	\$ 964,394
Interest Income	18,766
Other Income	76,525
HUD Subsidy	<u>454,506</u>
	\$1,514,191

### SECTION 8 RENTAL ASSISTANCE OPERATING RECEIPTS

Interest Income	\$ 14,481
Annual Contributions	<u>2,843,323</u>
	\$2,857,804

### PUBLIC HOUSING PROGRAMS OPERATING EXPENDITURES

Total Administrative	\$ 362,816
Tenant Services	6,122
Utilities	236,160
Ordinary Maintenance	390,501
Protective Services	6,600
Insurance	80,882
PILOT	
72,823	
Employee Benefits	110,570
Collection Losses	10,720
Other General Expense	500
Non-routine Maintenance	2,145
Capital Expenditures	165,498
Prior-Year Adjustments	<u>(11,571)</u>
	\$ 1,433,706

### SECTION 8 RENTAL ASSISTANCE OPERATING EXPENDITURES

Hsg.Assistance Payments	\$2,405,788
Administrative Costs	556,665
Prior-Year Adjustments	<u>16,582</u>
	\$2,979,035
Net Operating Income or (Deficit)	\$ (121,231)

### GRANT PROGRAM EXPENDITURES

Capital Fund	\$ 726,420
Public Housing Drug Elimination Grant	72,202
Economic Development and Self-Sufficiency	46,560
Family Self-Sufficiency	31,112
Elderly Services Coordinator	21,086
Tenant Opportunity Program	12,573
Resident Services Delivery Model-Families	77,257
MTW Technical Assistance	7,023
Resident Services Delivery Model-Elderly	64,587
Kansas Judicial Grant	1,975
Pathig Intergenerational Grant	207

**Lawrence-Douglas County Housing Authority  
1600 Haskell Avenue, Lawrence, Kansas 66044**