

Lawrence-Douglas County
Housing Authority
Annual Report
Fiscal Year 2010



2010 Board of Commissioners

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THE AGENCY

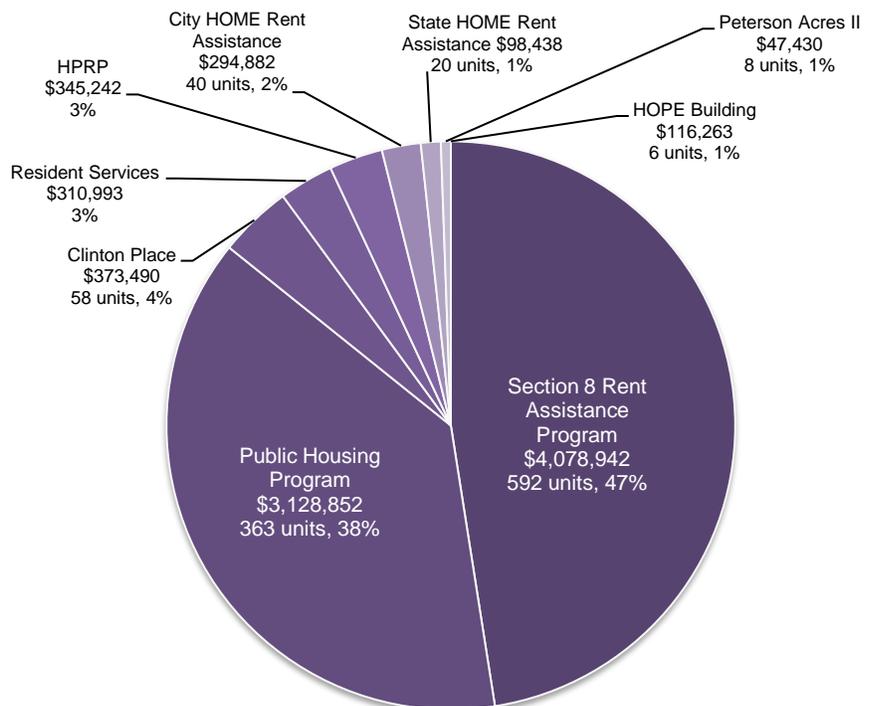
The mission of the Lawrence-Douglas County Housing Authority (LDCHA) is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The LDCHA has the power 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 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 and the agency is divided into nine departments: General Housing, Program and Property Management, Senior Housing, Multi-Family Housing, Maintenance, Capitol Improvements, Homelessness and Rapid Re-Housing, Resident Services, and Administration and Business. The agency currently employs 44 staff.

The LDCHA is responsible for the operations and management of nine programs that provide housing, housing assistance or services monthly to approximately 1,100 families and individuals throughout Lawrence and Douglas County.

- 363 units of public housing built between 1972 and 1995, located in the City of Lawrence,
- 592 Section 8 Housing Choice Vouchers,
- 60 HOME tenant-based rental assistance vouchers,
- 5 Douglas County Reentry Program vouchers,
- 58 HUD multi-family units,
- 6 units of HUD Continuum of Care permanent supportive housing,
- 4 units of HUD PRAC 811 housing for persons with disabilities in Baldwin City,
- 8 units of LDCHA-owned elderly housing at Peterson Acres II.



2010 Program Allocations: \$8,673,664

THE YEAR IN REVIEW

In 2010 the agency pursued several new initiatives directed at improving energy efficiency and the health of our tenants. In June LDCHA commenced a comprehensive energy improvements project under HUD's Energy Performance Contracting program and financed the improvements over 20 years using a \$1.5 million long-term loan from the public housing reserves that were generated through LDCHA's MTW block grant. We contracted with Siemens Industries, Inc. to carry out a detailed study of energy and water use at the agency's nine sites, in order to identify modifications to existing mechanical, electrical and plumbing systems to reduce annual electric, natural gas, and water consumption.



Under the Energy Performance Contract, the cost of the improvements will be repaid over 20 years through energy savings guaranteed by Siemens. The improvements at Babcock Place included installation of an energy management system, new chiller and cooling tower, replacement of pneumatic thermostats with electric limiting thermostats, and boiler improvements. Lighting retrofits were completed at all public housing projects for a total of 367 units, as well as lighting controls in common areas at Babcock Place and Edgewood Homes. Water conservation retrofits were completed in 273 units located at Edgewood Homes, Babcock Place and Peterson Acres. Additional

blown-in insulation was added at 25 scattered sites units. HUD's Energy Performance Contracting program and the ability use agency reserve funds to finance these improvements permitted the agency to finance more improvements than would have otherwise have been possible.

The Energy Performance Contract includes annual evaluation of the energy performance measures and the savings certified in the contracts. The anticipated guaranteed cumulative annual energy cost savings over the life of the contract based upon the comprehensive audit is \$2,240,201 which will provide sufficient funding over 20-years to repay the \$1,570,334 final investment.

These improvements will result in greater energy efficiency that will benefit the community and provide significant cost savings for the agency.

On June 28, 2010, the LDCHA Board of Commissioners approved Resolution 2010-20, adopting a policy which bans indoor smoking in all LDCHA-owned property. The policy took effect on January 1, 2011. This was a Board initiative directed at the protection of the health and safety of all residents and to reduce the costs of maintenance operations associated with units where smokers reside.

In September 2010 LDCHA began providing smoking cessation classes and sup-

port services to tenants. LDCHA will continue to provide these support services through June for tenants who wish to quit smoking. So far more than ten tenants have either directly participated in support services or used the educational materials to obtain support on their own. A No-Smoking Policy Lease Addendum was developed to institute the policy and established a progressive six step process of lease enforcement to ensure the smoking ban. LDCHA tenants will benefit from the policy that creates a healthier, safer smoke free environment.

In 1998 the LDCHA was selected to participate in the Moving to Work Demonstration program (MTW), a Congressional Demonstration program that granted broad waivers from federal housing regulation for the purpose of moving households to work. Since 1999 the agency has been engaged in a number of initiatives aimed at this objective including the initial adoption of a new rent structure and work requirement. In 2010 the agency adopted three new initiatives under this demonstration: (1) the adoption of a biennial recertification process for elderly and disabled households; (2) the allocation of \$56,000 from the MTW budget to provide employment related services to MTW participants; and (3) the loan for the Energy Performance Contract.

Over the 11 years that the agency has been participating in MTW it has achieved great success at moving residents to work. Of the 411 households participating in the program in 2010, all the residents are working, attending post secondary school full time or participating in work related activities. There were no terminations related to a resident's failure to meet the work requirement.

In 2010 we continued our increased level of services to residents through the MTW funded expansion of the Resident Services Department. We successfully helped move families to greater levels of self-sufficiency and improve their income producing potential over time through consistent and ongoing job and life skills coaching, counseling, job training and placement. In 2010, 155 tenants in the MTW rent structure with income at or below 40% of Area Median Income (AMI) received case management through Resident Services.

Besides moving families to work, a secondary initiative of the program is to move families to homeownership. To support this, the agency provides a matching grant of up to \$3000 for down payment assistance for first time homebuyers. In 2010 seven families who are MTW participants purchased a home. Since 2003 46 families have successfully become homeowners.



In 2010 the agency also completed its public housing capital improvement projects initiated in 2009 through the receipt of a \$747,109 Capital Fund grant through The American Recovery and Reinvestment Act (ARRA). The agency

used the remaining funds to complete roofing replacements at scattered sites projects, and at Edgewood Homes to install new playgrounds, washer-dryer hook-ups in the 1-bedroom units, and to carry out electrical upgrades.

In April, Executive Director Barbara Huppee received the Pioneer Award from the Bert Nash Community Mental Health Center in recognition of the long-standing partnership between the agencies in assisting persons with mental illness to obtain and retain safe and decent housing.

The LDCHA also remained active in the Community Coalition on Homelessness, and in Together Prepared, a coalition of agencies formed to ensure that vulnerable populations in Douglas County are included in emergency planning.

The Annual Elsie Sharp Flower Garden Beautification Recognition for Edgewood Homes was awarded again in 2010, with 3 residents winning cash prizes for the flowers and ornamental plants outside their apartments. The contest judges were

volunteers from the Lawrence community. The award is named after a long-time resident who was known for her lovely flower garden.

The LDCHA conducted four quarterly Section 8 landlord sessions as part of the ongoing landlord/property management training and information sharing sessions. The discussion topics included information that equipped landlords with additional tools and technical support that garners a better partnership with the LDCHA.

Longtime Executive Director Barbara Huppee announced in June that her retirement would take place at the end of 2010. In December the Board of Directors renamed the Community Facility at Edgewood Homes to the Barbara Huppee Community Facility in her honor.

In 2010, as in every year, the agency's primary focus was on providing safe, decent and affordable housing to the over 1100 families that are served by the LDCHA's housing programs.



THE PROGRAMS

PUBLIC HOUSING

The LDCHA operates and manages 363 public housing units located across the city in seven different developments. These include two sites designated elderly housing, Babcock Place with 120 units, and Peterson Acres I with 25 units. Additionally there are 94 scattered site units and Edgewood Homes with 124 units of housing.

Federal regulations restrict eligibility for assistance to families and individuals with incomes at or below 80% of area median income. Admission is by application. Families are assigned a bedroom size based on family size and composition. The LDCHA maintains several waiting lists including one for elderly housing, and one for general housing assistance which combines public housing and Section 8 applicants through the MTW program.



In 2010 the public housing program served a monthly average of 355 families. The average annual household income for Edgewood Homes households was \$13,632; for scattered site households it was \$18,995. For Edgewood Homes, the average family size was 2.5 and for scattered sites the average family size was 3.0. The average monthly rent paid by Edgewood Homes' residents was \$288, while for scattered site residents it was \$300.

For elderly housing households, the average annual income at Babcock Place was \$16,118, and for Peterson Acres I it was \$15,526. The average family size was one. The average monthly rent paid by Babcock Place residents was \$304, while at Peterson Acres I it was \$181.

PUBLIC HOUSING FINANCING AND SUPPORT

The federal government originally financed the development of LDCHA's public housing. 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 direct City or County financial support for the public housing units. Maintenance of property, equipment,

betterments and additions are paid by a federal program called the Capital Fund. In 2010, the LDCHA spent \$872,775 for maintenance and upkeep

of the \$23 million in public housing property it administers. This included \$333,957 in ARRA funding.

SECTION 8 RENTAL ASSISTANCE

The LDCHA has been operating the Section 8 Rental Assistance Program since 1977. The program has steadily expanded over the years. By 2010 the LDCHA was authorized to provide 592 units of assistance, with the addition of 1 unit of Disaster Housing Assistance in 2009. 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 but is monitored annually by LDCHA through an inspection process.

Over the course of 2010 the LDCHA provided 667 units of Section 8 assistance in Lawrence and Douglas County and spent \$2.98 million dollars in federal rent subsidy to 276 landlords on behalf of these families. The average family size served was 1.93. The average household income was \$14,450.

MULTIFAMILY HOUSING

The Multifamily Housing program is a HUD sponsored affordable housing program that was implemented in the



1970s as a 20-year loan guarantee program for private developers to build and operate low income housing. As

the loan period came to an end, many developers opted out of their contracts, returning their property to the market rate rents. In communities where this happened the property, as an affordable housing development, was lost to the community. Some properties fell into disrepair and became troubled properties with high vacancies and higher deferred maintenance costs. Many of these properties fell into foreclosure. In December 2006 the LDCHA bought Clinton Place Apartments at 2125 Clinton Parkway which was classified by HUD as a troubled multifamily development. The development, which contains 58 living units, was built as a senior development but was no

longer being rented to seniors. It needed over \$1 million in deferred maintenance which included a new roof, windows, siding, interior repairs to the common areas including new floors, paint and furniture, and extensive rehabilitation of the individual apartment units. In 2008, the agency completed the renovations and comprehensive improvements. The total spent on physical improvements over the two year period was \$1,167,183. In 2010 an additional \$74,499 was spent to upgrade the elevator in the building.

In January 2009 a well-publicized Clinton Place open house was hosted by the agency. By the end of March 2009,

the facility was rented at full capacity. Programming has since been implemented including writing workshops, presentations by the Lawrence Public Library, painting classes, and a community garden.

In January 2010, Clinton Place was rented to full capacity. All programming has continued with the addition of bi-weekly exercise classes. Average annual income of the residents was \$12,309. The average monthly rent was \$159 with HUD paying the difference toward the monthly market rent of \$555.

LDCHA OWNED PROPERTY

In fall 2007 the agency completed construction on Peterson Acres II, 8 units of housing on a parcel of land located adjacent to Peterson Acres I at 2930 Peterson Road. All units are completely handicapped accessible.

The units are restricted to occupancy by seniors or near senior, defined as individuals over 50 years old. There is no direct subsidy attached to these units although Section 8 senior households may use their assistance at these units. Non assisted households pay a monthly fixed rent based on a

sliding scale schedule. In 2010 the average annual income of the residents was \$15,918. The average monthly rent was \$485.



HOME RENTAL ASSISTANCE

The HOME program was passed by Congress in the early nineties with the goal of expanding and improving hous-

ing 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 (TBRA) to homeless families and individuals. In 2010 the LDCHA provided an average of 60 units of assistance monthly and paid \$264,951 in rental subsidies to landlords. The majority of rental assistance is used to support families in transitional housing that includes a case management component.

Admission to the HOME programs is through a referral process from local service agencies that have entered into agreements with the LDCHA to provide case management services. At the end of 2010 eight (8) agencies had Transitional Housing agreements: the

Salvation Army (Project ABLE), Bert Nash Community Mental Health Center, Independence Inc., the State of Kansas Department of Social and Rehabilitation Services, ECKAN, Cottonwood, the Lawrence Community Shelter, and Family Promise.

The Bert Nash Center is a recipient of state HOME grants to provide rent assistance to its clients. The LDCHA administers these grants and maintains a separate waiting list which is controlled by the Bert Nash Center. In 2010 the LDCHA provided an average of 19 units of assistance monthly and paid \$93,823 in rental subsidies to landlords through this program.

DOUGLAS COUNTY REENTRY RENTAL ASSISTANCE

In 2009 the agency launched a small housing demonstration program in collaboration with the Douglas County Sheriff's Corrections Department under its inmate re-entry program. Under this program the LDCHA provides up to 5 housing vouchers to Douglas County Correction Facility inmates being released to the community who have participated in the re-entry program while incarcerated.

In 2010 the LDCHA leased up three individuals in the Douglas County Reentry Program. The average annual income of these families was \$13,616 with an average family size of one. A total of \$11,258 in monthly subsidy was paid on behalf of these individuals and another \$1,441 in security deposits.

SUPPORTIVE HOUSING PROGRAM

HOPE Building is permanent housing with support services for chronically homeless individuals with mental health and substance abuse disabilities. The program offers one bedroom and single room occupancy units to el-

igible homeless disabled individuals referred by the community shelter. Mental health and substance abuse services are provided by the Bert Nash Community Mental Health Center and by DCCA. HOPE Building began tak-

ing applications in November 2004 and opened in January 2005. It is funded through an annual continuation grant

under the Continuum of Care Program. The program serves 6 individuals.

e-HOUSING CONNECTION

In 2009 the LDCHA created the e-Housing Connection as a voluntary temporary housing program that matches landlords with vacancies with homeless families for whom the local emergency homeless shelter is not an appropriate placement. The e-Housing Connection grew out of a collaboration with the Community Commission on Homelessness to address the needs of homeless families for whom the Community Shelter was not a suitable placement. The Connection is designed as a vehicle to provide temporary housing to non-chronically homeless families and individuals who are waiting for permanent housing. The program created a data base of landlords with vacant properties willing to lease their unit at a reduced rent to a homeless family.

The LDCHA in 2010 expanded and

maintained the data base of 112 landlords willing to work with e-Housing clients. The LDCHA determined eligibility based upon residency and federal housing prohibitions only, and then facilitated the match. All participants were involved with case management services with local social service providers as part of the client's participation requirements. The program permits assistance of up to \$500 in HOME funds for security deposit assistance, and \$300 in rental assistance for up to three months. In 2010, assistance was provided for 10 families with \$3,849 in MTW funds. All 10 families that received rental assistance funds in 2010 successfully reside in affordable housing. This program expanded the amount of affordable temporary housing in Lawrence, Kansas at no cost to the taxpayer.

In November of 2009, LDCHA began serving families with Homelessness Prevention and Rapid Re-Housing Program funds in lieu of e-Housing funds when possible. Using HPRP allowed a more comprehensive approach to helping families that were homeless or who would become homeless if not for the assistance.



HOMELESSNESS PREVENTION AND RAPID REHOUSING (HPRP)

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) was funded with federal stimulus money by HUD through a \$648,000 grant to the City of Lawrence to operate a temporary two-year program. Under the Homelessness Prevention category, qualified families can receive up to two months of assistance with rental arrearages and one month of rental assistance going forward. Additionally, up to two months of utility arrearages can be funded. The focus of this program is to help the family avoid eviction and become stabilized in housing. Families are required to participate in case management and attend a Housing Stabilization Class which is facilitated by Housing and Credit Counseling, Inc.

Under the Rapid Re-Housing category, funds can be provided for rental units, deposits, and utility deposits and up to three months of rental assistance. The household is required to participate in housing case management services during the period of time they are receiving assistance.

A distinguishing feature of the HPRP program is that only families that can demonstrate that they can be stabilized in housing are eligible for funding. The program and eligibility criteria are directed toward families that have lost income as a result of the downturn in the economy. Most families that have been found ineligible do not have a

source of income to maintain their housing and therefore cannot be stabilized.

It is important to note that possibly the most beneficial aspect of HPRP has been that all families that inquired and/or applied were afforded the opportunity to consult with a social worker regarding their situation and referrals to other agencies and other potential resources were provided. This resulted in many families in crisis being connected to needed resources and programs for which they were eligible but did not know existed.

In 2010, 286 Families applied, and 251 were found eligible and participated in case management. Of those families that were determined eligible, 141 avoided eviction by receiving rent and utility assistance and 26 homeless families received financial assistance that permitted them to become housed. Of the 167 families that received funding, 111 had minor children in their households. Overall, a total of 467 individuals avoided eviction or obtained affordable housing through this program. It is important to note that all of the families that were homeless and became housed moved into units where rent and utilities combined were less than 50% of the gross household income in an attempt to ensure they could remain stably housed.

RENTER EDUCATION PROGRAM

The LDCHA has offered a Renter Education Program since November 2002. In a series of four classes prospective tenants learn what is required to be a successful renter, including how to budget to pay rent and how to avoid lease violations. The classes are open free of charge to all LDCHA tenants and applicants. A total of 1,237 people have attended the program and

941, or 76% of attendees, have earned a certificate of completion. LDCHA applicants who have no independent residential history can qualify for the General Housing waiting list by completing the Renters Education Program. In 2010, 135 persons attended the program and 127 earned certificates of completion.

RESIDENT SERVICES

The Resident Services Office provides a comprehensive program serving individuals, families, youth and elderly/disabled residents. All programs and activities were made possible through



\$663,177 in HUD grant and MTW funding, (which was increased in 2010 by \$56,000). Services are based out of offices located at Edgewood Homes and Babcock Place. In 2010, the Resident Services Office at Edgewood Homes assisted an average of 70 persons (adults and youth) per day, serving as a resource center for all housing residents by offering computer access and training, phone/fax/copy and resume services for job seekers, education and career resource library, and referral services. Many programs and workshops are offered through community collaboration with other agen-

cies in the Lawrence area. Programs are offered at various times to maximize residents' ability to participate and childcare is provided for most evening activities. In 2010, 17,523 hours of service and 5020 hours of programming were provided by Resident Services. This number includes services and programs for adults and children housed under Section 8, Public Housing, Transitional Housing and the Douglas County Corrections re-entry program.

Employment Center

The Resident Services office has provided residents assistance in finding employment since the implementation of the MTW Demonstration Project. In 2010 we continued the MTW initiative that expanded Resident Services to “provide individual case management for all households with income below 40% AMI to reduce barriers to employment and underemployment, in order to maximize the household’s potential for securing worthwhile long

term employment.” This past year 155 individuals/households under 40% of AMI received services.

During 2010, tenants receiving case management achieved the following successes: 57 obtained a job, 25 retained a job secured in 2009 or before; 6 were in GED or diploma completion programs; 17 obtained short-term trainings; 18 were enrolled in a 2-4 year education program; 2 completed their 2-4 year education program; 3 were in graduate school; and 7 families purchased homes.

Of the 155 participating households, 61 were also served in 2009, and 94 participants began receiving services in 2010. Of the 155 households, 74 were public housing and 81 were Section 8 households.

The average AMI of these 155 households on January 1, 2010 was 20%. During 2010, 60 of the 155 (39%) experienced an increase in income. Eighteen households moved to above 40% AMI, which includes 9 households that are now above 50% of AMI. Eight of these households moved to the maximum rent for their bedroom size.

In the last year, the Employment Center offered 11 different employment readiness workshops totaling 40 sessions. The Employment Center Coordinator made contact with the local employers by organizing workshops with the Jayhawk Chapter Society for Human Resource Management (SHRM). This included accommodat-

ing SHRM's annual clothes drive at our Neighborhood Network Center, which had a high turnout of more than 75 individuals, both tenants and community members. This collaboration resulted in the creation of half a dozen employment workshops each conducted by a different human resource person from local businesses. We were also invited by SHRM to be part of the Community Career Connections job fair committee. In addition to those outreach efforts, an introductory letter and brochure was mailed to local businesses regarding our new Wage Match program. With the wage match program we were able to match four clients with four different employers; Shamrock Tree Services, Trinity Imagine Daycare, Fred's Auto Mechanic and Just Like Home Cleaning Services. Altogether we created six new relationships with local employers through this program. Other partnerships created include Express Personnel, Adecco and Sedona staffing agencies where we are now on their lists as an agency to call first for our pool of applicants. We also created a partnership with Imagine Drop-in Daycare in order to give our clients a place for their children to go when they have to attend to employment search obligations such as interviews or trainings.

In 2010, a total of 61 individuals, 57 in the MTW rent structure and 4 elderly/disabled individuals, all of whom received case management through Resident Services, were able to obtain employment in 2010. An additional 63 tenants, also receiving case manage-

ment support, continued to thrive and maintain employment they obtained in 2009 or prior.

Family Self-Sufficiency Program

LDCHA provides both public housing and Section 8 residents with a broad range of support services designed to increase self-determination and economic stability that are funded through HUD's Housing Choice Voucher Program, and the Resident Opportunity and Self-Sufficiency Resident Services Delivery Model-Family grant programs. Participation in the Family Self-Sufficiency (FSS) program is voluntary and can include individualized case management, employment assistance, job training, post secondary and vocational education opportunities, counseling, substance abuse treatment, parent education and therapeutic support groups. Last year 286 residents participated in the FSS program (135 Public Housing and 151 Section 8), with 43 participants successfully completing their goals. Resident Services staff typically spends 75% of their time providing direct service to program participants.

Transitional and other Housing Case Management

2010 was the second year the Resident Services office, utilizing MTW funds, provided case management to Transitional Housing (TH) and Douglas County Corrections Re-entry partici-



pants. We served a total of 15 TH families and 2 individuals in the Corrections re-entry program and two families on the TH waiting list that were referred from the e-Housing Connection/Homeless Prevention and Rapid Re-Housing Program. A total of 355 hours of services were provided to these 19 households. Case manage-

ment services are heavy on the front end and the need for services is reduced as the families acclimate to the responsibilities, rules and regulations of receiving housing assistance. Of the four families served in 2009, the households remain fairly stable and

they require less case management in 2010 than they did their first year. One individual in the Douglas County Corrections re-entry program had their housing assistance terminated but the other individual and the new TH families continue to thrive and remain stable.

Nutrition Program

In addition to providing the summer lunch program, Resident Services collaborated with ECKAN, Just Foods, the Douglas County office of the K-State Family and Consumer Sciences Extension, and the Lawrence Farmer's Market to introduce families to fresh produce through cooking and nutrition classes as well as field trips to the Farmer's Market. Thirty-five individuals attended the 3 class offerings. An additional 79 household members also be-

nefitted from the nutritional knowledge gained by the class participants. The average participant age was 43, 19 participants lived in public housing, and 12 participants lived in Section 8 housing. Eight individuals participated in field trips to the Farmer's Market organized by the LDCHA.

We continued to distribute nearly two tons of fresh and local produce to tenants. Most tenants come to the Barbara Huppee Community Facility to pick out the produce themselves. Youth volunteers bagged produce and then delivered to those homebound tenants who were unable to make the pick-up. In addition, through a contribution from Einstein Brothers Bagels, we distributed approximately 400 dozen bagels to tenants and Resident Services programming participants.

Homeownership and Financial Literacy

Nine families served through Resident Services purchased homes in 2010. Of these nine, seven were working families and two families were elderly/disabled. Six of these homeowners received loans through traditional bank financing and participated in our MTW

matching grant program. Three families purchased through our homeownership partners, two of those through Habitat for Humanity and one through the Lawrence Community Land Trust.

Participation in this program helped homebuyers by assisting them in building and increasing credit scores to meet the financial institutions' requirement for a mortgage loan. In addition, 32 other participants in this program increased their credit scores by an average of 30 points. One of the highlights of this program is the workshops we provide to help educate tenants about the home buying process. In 2010, we offered 21 workshops which were attended by a total of 51 participants. The success of the program continues to improve each year.



2010 Resident Services Programs and Workshops

Adults

- VITA Tax Assistance Program
- Smoking Cessation Sessions
- Women's Writing Workshop
- Crafts Club
- RSO Tenants Thanksgiving Potluck
- Career Coaching Club
- Bus Routes Training
- Hireability Seminar
- The Do's and Don'ts of Resume and Applications Workshop
- Microsoft Word and Typing Class
- Interview Prep 101 Workshop

- Employer / Employee Wish-list Workshop
- Keeping Your Cool Anger Management Seminar
- Microsoft Excel Class
- Microsoft Office – Other applications
- Educational Opportunity Center's College Preparation Seminar
- SHRM Work Clothing Giveaway
- Debt Management: How to manage your \$\$\$ on a limited budget
- Asset Building: Saving on a Shoestring Budget
- Bankruptcy/Foreclosure Prevention
- Understanding How Credit Works
- Rebuilding Credit
- Homeownership 101: For First Time Homebuyers
- A Roadmap to Homeownership
- The Role of the Realtor
- The Mortgage Closing Process
- Home Maintenance
- Lawrence Community Land Trust
- Banking Services
- Prosperity Partners Program
- Habitat for Humanity Program
- Westar Energy: How to Save money on your Utility Bill
- Identity Theft
- Keeping Score on your credit
- General Housekeeping Principles
- Have a Debt Free Holiday
- Tips on Buying a Car

Youth

- Cooking and Nutrition workshops
- Summer lunch program
- Girl Scouts
- Boy Scouts
- SEAT Group (Partnership with Ga-DuGi) In 2009 this was a girls group. In 2010 it was expanded to include boys.
- Spring Break Family Cookout
- End of School Family Cookout (grade card collection)
- Back to School Family Cookout (Partnership with New York School)
- Youth Program and Computer Lab Open House
- Passport Summer Camp
- Overnight Summer Camp
- Beginner Computer Class
- Youth Employment Workshop (Partnership with Workforce Center)
- Halloween Haunted House
- Haskell Indian Nations University storytelling field trip
- Learning Through the Arts (with Lawrence Arts Center)
Including metal-smithing, portrait painting, and printmaking
- Movement Based Education

ELDERLY SERVICES

The LDCHA is committed to helping residents successfully age in place. Funds to assist residents are provided

by the LDCHA operating fund. The LDCHA operates three housing developments for older adults: Babcock Place,

a 120-apartment high-rise at 1700 Massachusetts; Peterson Acres I and II, a 32-unit development located at 2930 Peterson Road; and Clinton Place, a 58-unit multifamily development located at 2125 Clinton Parkway.



Transportation Services are available to tenants four days a week. Primary use is for medical appointments, shopping, personal errands and special programs. Average ridership usage for 2010 was 9.7 per day. Staff are trained as ambassadors for the Lawrence Transit System and assist tenants in riding the “T” and the T-lift.

Wellness Programs include a weekly screening provided by the Lawrence Memorial Hospital and monthly audiology and podiatry visits to Babcock Place. Individual exercise instruction and equipment are available at Babcock Place and Clinton Place. Trained LDCHA staff act as counselors for the Senior Health Insurance Counseling for Kansas (SHICK) Program and assist tenants in navigating the process of insurance coverage and enrollment. Multi-session education programs in 2010 included balance skills training with Lawrence Therapy Services and Com-

munity Emergency Response training with Douglas County Emergency Management.

Nutrition Assistance includes commodity distribution, a congregate meal served at noon at Babcock Place and Clinton Place by Douglas County Senior Services and evening meal delivery to Babcock Place through collaboration with Lawrence Memorial Hospital. Education programs provide current nutrition information to tenants about dietary needs for healthy, independent living. Partners include the Community Mercantile and Visiting Nurses Association.

Legal Assistance is provided by the Jayhawk Legal Services for Senior Citizens. Jayhawk Support Services for Elders has partnered with the LDCHA to assist tenants with financial management. Tax preparation is coordinated with the AARP Tax Assistance program.

Leisure and Community Programs at Babcock Place provide a variety of community services. The Babcock Tenant Association sponsors social programs and entertainment. Arts programs include exhibits, music and drama at the Lied Center, Theater Lawrence and civic productions. Tenants frequently use the computer stations to communicate with family and friends. Student interns and volunteers from Washburn University and Kansas University staff new and existing programs.

Individual Services including assistance with housekeeping and activities

of daily living are provided by community agencies. The Resident Services Elderly Services Coordinator at Babcock

Place assists with the referral and application process.



Douglas County Housing, Inc. (DCHI) is a 501(c)(3) non-profit corporation that is affiliated with LDCHA. DCHI was activated to permit application for sources of funding for which LDCHA is not eligible, in order to maximize services and opportunities for residents.

DCHI continues to partner with other community organizations and volunteers to maximize the services to residents. Corey Hine, a volunteer who works at Hallmark, generously donated his time and skills to design the above logo for DCHI.

The activities of DCHI are focused on our youth programs. DCHI provides out-of-school youth activities located in the newly renamed Barbara Huppee Community Facility. LDCHA's youth program is open to any child whose family receives housing assistance. All the programming is free to eligible youth. Additionally, we also serve youth who have been expelled from other programs. By serving all

at-risk youth, Resident Services is able to provide educational assistance, supervision/mentoring, and prevent educational regression during school breaks. Approximately 24 youth were served each day. The total number of children served throughout the year, including the lunch crowd is 226.



2010 was a year of "seconds" for the LDCHA youth program. This was our second year operating out of the Barbara Huppee Community Facility. This was also our second year hosting AmeriCorps VISTAs and serving summer lunches. In 2010 we also welcomed back the SEAT program (Students of Expressive Art Theatre).

Serving summer lunches continued to have a positive impact on the number of youth we served. Approximately 700 lunches were served in June and July of 2010. As with the previous year, the diversity of activities offered encouraged youth to stay once they finished eating.

Youth are required to complete an educational activity, such as reading a book or working math problems, before they are able to engage in other activities. Aside from educational computer games, staff also helps youth become computer literate. Most children receiving housing assistance still come to the Network Center knowing very little about computers.

Workshops are provided on basic computer usage and typing. More effective than classes is the one-on-one assistance provided with individualized support based on their strengths and weaknesses. We are able to help seven year olds identify basic computer components, 12 year olds write a 5 paragraph essay, and help college bound seniors identify and navigate the federal student financial aid website. These free services help to provide low-income youth access, experience and skills which might not otherwise be available to bridge the digital divide.

The computer assistance serves as a compliment to our after school tutoring program. Tutoring services are also provided free of charge and offered in a group or individually. These services help provide youth with the skills they need to succeed in school and gain meaningful employment.

Self expression and healthy interactions through the arts also played a large role in our programming. Youth of all ages enjoyed exploring a variety

of art projects including designing a logo. This youth designed Full Circle logo was printed onto cups and a summer art program allowed youth to screen print the logo onto t-shirts. Resident Services also took youth on field trips and worked with other organizations to provide wide ranging experiences to the youth.



Participation in the AmeriCorps VISTA program has allowed Resident Services to have the equivalent of two additional full time employees at a minimal cost to the agency. VISTA members focus on capacity building within DCHI. A generous grant from the Kansas Health Foundation allowed us to host the Passport

Summer Day Camp program. Also due to this grant we were able to hire a summer staff person.

We applied for, among others, a grant from the Douglas County Community Foundation (DCCF). Although funding was not granted in the initial announcement, staff met with Marilyn Hull, DCCF Program Officer, to discuss DCHI and the youth program. This meeting led to an award from DCCF through the Sue and Richard Himes managed fund of \$4,000 to fund the newly named Full Circle Youth Program. With these grants, staff enhanced our tutoring program and grew our lending library.

At the end of 2010, a LiveWell Lawrence grant, another Douglas County

Community Foundation endeavor, was awarded to DCHI for \$1,500. This grant is being used to develop a "Walking School Bus" for New York Elementary School, which serves most of the children living in Edgewood Homes. As part of this initiative we applied for and received 2500 Lara Bars to give to the children as a snack on the "bus" walk home.

Additional grant applications were submitted in 2010 and one submitted to the Captain Planet Foundation is still pending. We secured 1,100 donated books from Half Price Books. This will be an ongoing partnership. In addition, we were recently awarded \$1,000 from the Lawrence Cultural Arts Commission to fund a yearlong art program that will culminate in an art show.



2010 FINANCIAL STATEMENTS

STATEMENT OF OPERATING RECEIPTS AND EXPENDITURES YEAR ENDING DECEMBER 31, 2010

PUBLIC HOUSING PROGRAMS Operating Receipts

| | |
|-----------------|----------------|
| Rental Income | \$ 1,224,258 |
| Interest Income | 10,105 |
| Other Income | 155,439 |
| HUD Subsidy | <u>774,011</u> |
| | \$ 2,163,813 |

Operating Expenditures

| | |
|-------------------------|--------------|
| Total Administrative | \$ 614,539 |
| Tenant Services | 101,008 |
| Utilities | 312,873 |
| Ordinary Maintenance | 607,567 |
| Protective Services | 11,808 |
| Insurance | 141,246 |
| PILOT | 91,139 |
| Collection Losses | 3,881 |
| Other General Expense | 0 |
| Non-Routine Maintenance | 22,280 |
| Capital Expenditures | 0 |
| Prior-Year Adjustments | <u>0</u> |
| | \$ 1,906,341 |

Operating Income or (Deficit) \$ 257,472

PETERSON ACRES II Operating Receipts

| | |
|-----------------|------------|
| Rental Income | \$ 46,583 |
| Interest Income | 236 |
| Other Income | <u>612</u> |
| | \$ 47,431 |

Operating Expenditures

| | |
|-------------------------|-----------|
| Total Administrative | \$ 4,752 |
| Tenant Services | 0 |
| Utilities | 341 |
| Ordinary Maintenance | 5,308 |
| Protective Services | 0 |
| Insurance | 3,203 |
| PILOT | 0 |
| Collection Losses | 0 |
| Other General Expense | 0 |
| Non-Routine Maintenance | 3,746 |
| Capital Expenditures | 0 |
| Prior-Year Adjustments | <u>0</u> |
| | \$ 17,350 |

Operating Income or (Deficit) \$ 30,081

SECTION 8 MTW Operating Receipts

| | |
|-------------------------------|--------------|
| Interest Income | \$ 19,726 |
| Annual Contributions | 4,058,297 |
| Fraud Recovery | 26 |
| Admin Fees Earned-Portability | <u>893</u> |
| | \$ 4,078,942 |

Operating Expenditures

| | |
|-----------------------------|--------------|
| Housing Assistance Payments | \$ 2,984,898 |
| Administrative Costs | 637,097 |
| Prior-Year Adjustments | 0 |
| Audit Costs | 6,815 |
| | \$ 3,628,810 |

Operating Income or (Deficit) \$ 450,132

CLINTON PLACE Operating Receipts

| | |
|-----------------|----------------|
| Rental Income | \$ 133,620 |
| Interest Income | 781 |
| Other Income | 5,446 |
| HUD Subsidy | <u>233,643</u> |
| | \$ 373,490 |

Operating Expenditures

| | |
|-------------------------|------------|
| Total Administrative | \$ 96,642 |
| Tenant Services | 0 |
| Utilities | 35,303 |
| Ordinary Maintenance | 48,968 |
| Protective Services | 0 |
| Insurance | 17,887 |
| PILOT | 0 |
| Collection Losses | 549 |
| Other General Expense | 0 |
| Non-Routine Maintenance | 45,353 |
| Capital Expenditures | 75,224 |
| Prior-Year Adjustments | <u>0</u> |
| | \$ 319,926 |

Operating Income or (Deficit) \$ 53,564

