



# 2015 Annual Report

# The LDCHA and Moving to Work

Established in 1968, the Lawrence-Douglas County Housing Authority (LDCHA) has a long history of leadership and innovation in affordable housing in our community. The LDCHA works diligently for the benefit of our community to develop, acquire, operate and maintain housing for low-income residents .

**The LDCHA Mission is to promote quality affordable housing, economic opportunity and a suitable living environment free from discrimination.**

In 1999, the LDCHA was selected as one of the first 23 housing authorities to participate in the Moving to Work Program (MTW), a Congressional Demonstration program. The most meaningful change allowed by MTW is the work requirement for all workable adults and the significant minimum rent. MTW designation gives the LDCHA the flexibility to provide more units of affordable housing and the opportunity for participants to increase their self-sufficiency, whether that is facilitating seniors or persons with disabilities to live independently, assisting working families to become economically independent, or providing youth with learning opportunities otherwise not accessible to them.

In 2015, there were **485** LDCHA MTW households and all were employed, gaining vocational and post secondary education, or both.

On behalf of the Board of Commissioners and staff of the LDCHA, this Annual Report is presented to give an overview of the housing assistance provided and individuals served in 2015.



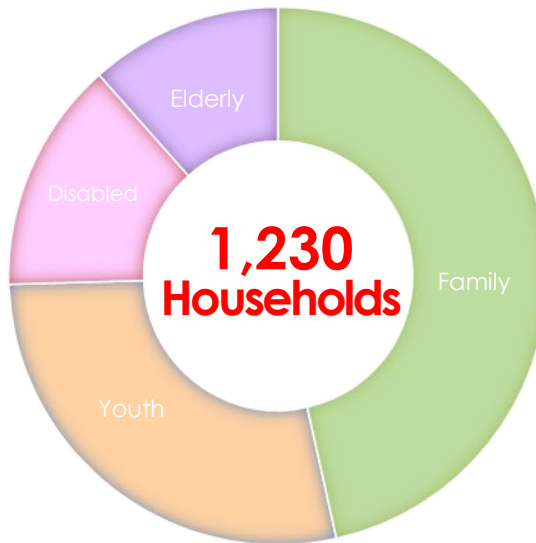
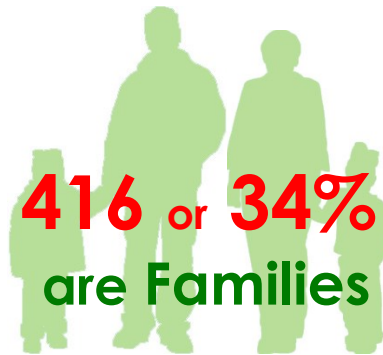
## **2015 LDCHA Board of Commissioners**

Chair: William Fleming   Vice Chair: Bronson Star

Commissioners: Sue Hack, Brenda O'Keefe, and Joshua Powers

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# LDCHA Housing: Who We Serve



# How We Serve

## Family Self-Sufficiency

Through MTW, the LDCHA re-envisioned its relationship with workable participants. LDCHA's MTW program was built on the dual belief that the best way to help families become self-sufficient is to:

- Create an environment that encourages employment and financial stability.
- Ensure families have a way to gain the skills and resources needed to succeed.

The Resident Services Office (RSO) offers a one-stop resource center for all participants with the goal of increasing their self sufficiency by offering employment services, financial literacy, youth programming and crisis intervention.



### In 2015:

- Over **400** households received financial literacy, employment and support services from RSO.
- **\$320,461** of FSS and ROSS salary grants awarded by HUD.
- **90** elderly and disabled households remained independently housed with RSO case management.
- **5** Transitional Housing tenants received case management and successfully moved into permanent housing.
- **\$26,791** of savings matching grants distributed for new homeownership.





# Employment

RSO provides a full service Employment Center that includes on-site computer labs, workshops, employment training, post-secondary and vocational education opportunities. During 2015 tenants achieved the following successes:



- **183** individuals received employment assistance.
- **81** individuals obtained a job and **59** kept a job obtained prior to 2015.
- **22** families reduced or eliminated their TANF cash welfare benefits after finding employment.
- **22** families had their car repaired with an RSO grant to support employment.
- **4** Bachelor's Degrees obtained.
- **\$7,630** spent on tuition assistance including Legal Mediation, health care careers (CNA, CMA, RN).
- **14** are in enrolled in a 2 - 4 year education program.

## Early Childhood

- Assistance finding and paying for childcare after parents obtain employment.
- Play groups focusing on early development.
- Resource fairs with community agency partners – Head Start, Parents as Teachers, Douglas County Child Development Association.
- Nutrition workshops.
- Parenting / Household / Life Skill development through goal setting and coaching.



# Full Circle Youth Programs

In 2015, Douglas County Housing, Inc., through the Full Circle Youth Program, provided free programming to **126** low-income children and youth receiving housing assistance. Our programs focus on promoting positive lifestyle choices and a healthy self-image.

## Community Mural (Front cover)

The *All in My Neighborhood* Community Mural Project engaged youth in an artist-coordinated mural during the summer of 2015. The team led collaborative design sessions with residents and staff to develop the mural's overall layout and concept. About **50** residents participated in the design and painting of the mural.



## Full Circle Wrenching Crew

With support from the Douglas County Community Foundation and LiveWell Fund and a partnership with the Lawrence Unchained Bicycle Co-op, the wrenching crew promoted responsible bicycle ridership. Youth completed a training and safety course provided by League of American Bicyclists Certified Instructors. **20** youth received bicycles during the two Bike Rodeos held in 2015 and were taught basic bicycle maintenance.



## ZOMBIE Walk/Run

The Full Circle Youth Program celebrated the 4th annual ZOMBIE Run/Walk event on Saturday, June 13th. Over **60** participants braved the rainy conditions to transform themselves into Zombies and walk as many laps as possible around the Edgewood neighborhood.





## Babysitting Training

In 2015, five youth became Red Cross Certified Babysitters. This training provides youth with the knowledge and skills to safely care for children and infants. Once trained, youth assist with childcare for LDCHA programming offered through RSO.

## 2015 Youth Program Highlights

- Literacy promotion through the Little Free Libraries scattered throughout Edgewood Homes.
- One-on-one and small group tutoring and mentoring.
- Open computer lab and computer tutoring.
- Nutrition workshops in partnership with K-State Research and Extension.
- Music programs offered in partnership with KU Music Students.
- **20** youth were provided a summer camp experience at Tall Oaks Overnight Camp.

***"It's never too late to have a happy childhood." - Tom Robbins***

# Senior Resident Services

The LDCHA is committed to helping senior residents continue living independently as long as possible. Three LDCHA housing developments are specifically designated for seniors: Babcock Place, a 120-apartment high-rise, Peterson Acres I and II with 33 garden apartments, and Clinton Place Apartments, with 58 one-bedroom apartments.



**Transportation Services** are available four days a week. Primary use is for medical appointments, shopping, personal errands and special programs. In 2015 the Babcock Bus provided **2,247** rides.

**Nutrition Assistance**, nutrition education and commodity distribution to **95** households per month.

# Working to End Homelessness

## HOME Transitional Housing

The City of Lawrence and the State of Kansas receive HOME Program funds, which expand low-income housing opportunities for the homeless and for special populations that face significant housing challenges. The Bert Nash Community Mental Health Center receives a State HOME grant to provide rent assistance to its clients. The LDCHA administers these grants.

### State HOME Transitional Housing in 2015

- **22** families housed per month.
- **\$102,846** spent on rent & utilities.
- **5** families graduated to a permanent Section 8 voucher.

### City HOME Transitional Housing In 2015

- **20** formerly homeless families were housed per month.
- **\$181,889** spent on rent, security and utility deposits.
- **7** families graduated to a permanent Section 8 voucher.
- **83%** of families successfully completed the program since 2008.

LDCHA receives funds directly from the City for its Transitional Housing program to provide rental vouchers to homeless families and individuals who otherwise would not qualify for housing assistance. The program requires case management to increase the likelihood that these households will remain stably housed. Thirteen agencies partner with LDCHA to provide case management. Successful participants are issued a regular Section 8 voucher if they complete the 24-month Transitional Housing Program.

## HOPE Building Supportive Housing

HOPE Building is a permanent housing program with support services for 6 chronically homeless individuals with mental health or substance abuse disabilities. Mental health and substance abuse services are provided by the Bert Nash Center and by DCCCA. HOPE Building is funded through an annual continuation grant under the Continuum of Care Program.

## Douglas County Re-Entry Program

The LDCHA worked with the Sheriff's Jail Re-Entry Program to provide 3 housing vouchers to individuals released from Douglas County Jail.



# Waiting Lists

## Households Housed from the Waiting List in 2015

At the end of 2015, there were **618** applicants on the various LDCHA waiting lists, and **259** families were housed during the year.

	Public Housing	Section 8	Section 8 VASH	HOME	HOPE	Clinton Place	TOTAL
Elderly	16	25	1	0	0	3	45
Disabled	9	65	3	14	1	2	94
Family Households	42	63	9	5	1	0	120
Total Move-Ins	67	153	13	19	2	5	259
Households with Minors	41	67	4	5	0	0	117
% with Minors	61%	44%	50%	26%	0%	0%	45%

## Average Wait Time in 2015

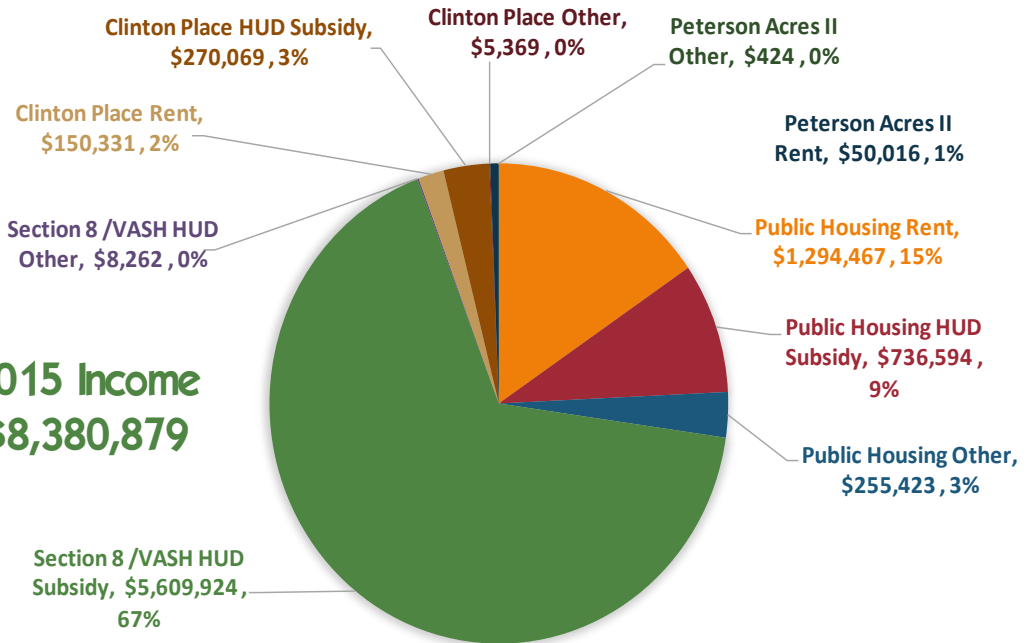
Public Housing	Section 8	Section 8 VASH	HOME	Clinton Place
9 months	14 months	3 months	13 months	5 months

## Waiting Lists by Head of Household Status

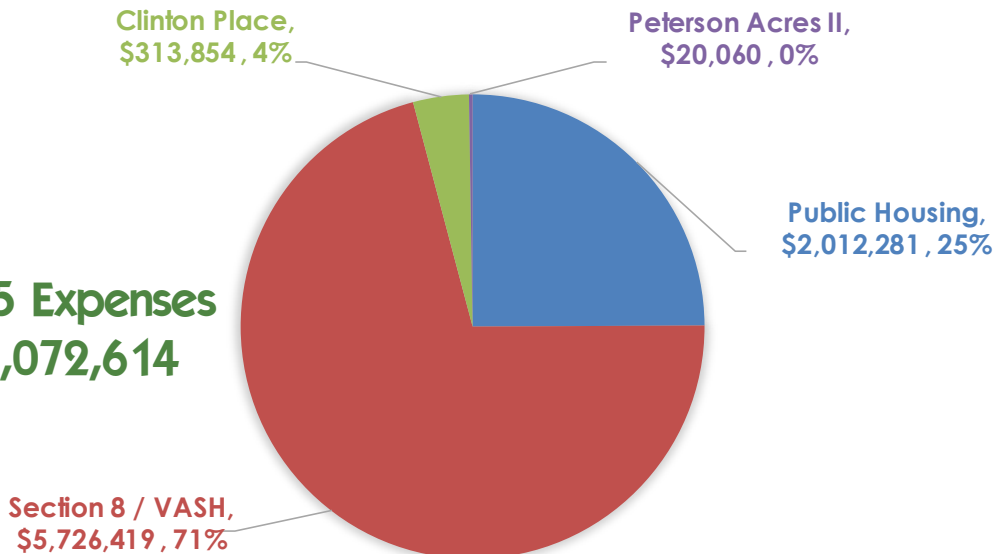
	Public Housing / Section 8	Babcock Place & Peterson Acres	HOME Transitional Housing	Clinton Place	HOPE Building	Total
Elderly	53	44	1	23	0	121
Non-Elderly, Disabled	87	32	11	32	0	162
All Others	237	32	46	19	1	335
Total	377	108	58	74	1	618

# 2015 Finances

## 2015 Income \$8,380,879



## 2015 Expenses \$8,072,614



# Property Maintenance

The LDCHA is committed to maintaining its property in excellent condition. It accomplishes this with an expert maintenance staff that proves excellent service to tenants, including a 24-hour emergency service. In 2015, the Maintenance Department performed 2,065 work orders and 46 emergency work orders. The LDCHA spent \$415,930 on maintenance and capital improvements from its Capital Fund Grants.

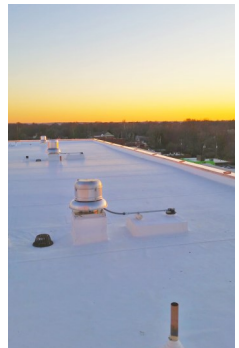
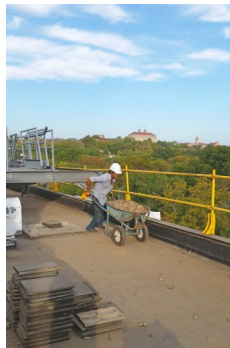


## New Units of Affordable Housing Acquired

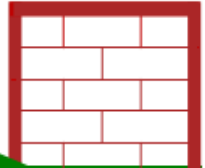
- 1725 New Hampshire - 6 apartments. Youth aging out of foster care will be given a preference as apartments become available.
- 826 Oak Street - A one bedroom house was generously donated to LDCHA by Mary Chaney. **Thank you!** Veterans receive a preference for this house.

## Babcock Place Roof Replacement

The MTW Program permits the LDCHA to use excess program funds for major capital improvements that the agency would not otherwise be able to afford. In 2015, the failing roof on Babcock Place was replaced for \$322,485.



# LDCHA Housing Programs



Public Housing	Section 8	State HOME	City HOME	HOPE Building	Clinton Place	Peterson Acres II	Douglas County Re-Entry
<b>1972</b> Edgewood Homes 1972 130 Units  Babcock Place 1973 120 Units  Scattered Sites 1984 - 1992 94 Units  Peterson Acres I 1995 25 Units Total Units 369	Housing Choice Voucher Assistance  <b>1977</b> 50 units  ↓ <b>2000</b> 592 Units  ↓ <b>2012</b> 732 Units	Tenant Based Rental Assistance  <b>1992</b> 15 Units	Transitional Housing  <b>1995</b> 25-30 Units	Supportive Housing  <b>2005</b> 6 units	Multi-family Housing  <b>2006</b> 58 Units	No Subsidy Allocation  <b>2007</b> 8 Units  <b>VASH</b> Veterans Affairs Supportive Housing <b>2013</b> 20 Vouchers <b>2014</b> 10 Vouchers <b>2015</b> 15 Vouchers Total 45 Vouchers	<b>2009</b> 5 Units
<b>2015 Subsidy:</b> \$ 736,594	<b>2015 Subsidy:</b> \$5,041,778	<b>2015 Subsidy:</b> \$75,000	<b>2015 Subsidy:</b> \$174,804	<b>2015 Subsidy:</b> \$	<b>2015 Allocation:</b> \$218,992	<b>2015 VASH Subsidy:</b> \$172,657	<b>2015 Allocation from Reserves:</b> \$25,803
<b>Occupancy Rate</b> 98%	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>61%</b>	<b>99%</b>	<b>65%</b>	<b>60%</b>