



LAWRENCE-DOUGLAS COUNTY  
HOUSING AUTHORITY

# 2021 MTW ANNUAL REPORT

Submitted March 29, 2022



## A. Table of Contents

|  |    |   |    |
|--|----|---|----|
| Table of Contents .....                    | 1  | Activity 09-2 .....                               | 49 |
| <b>I Introduction</b> .....                | 2  | Activity 09-3 .....                               | 49 |
| B. Overview of MTW Goals and Objectives .. | 2  | Activity 09-4 .....                               | 50 |
| <b>II Operating Information</b> .....      | 5  | Activity 09-7 .....                               | 50 |
| A. Housing Stock Information .....         | 5  | <b>V Planned Application of MTW Funds</b> .....   | 51 |
| B. Leasing Information .....               | 6  | iii. Actual Use of MTW Single Fund Flexibility .. | 51 |
| C. Waiting List Information .....          | 7  | A. Local Asset Management Plan .....              | 53 |
| <b>III Proposed MTW Activities</b> .....   | 11 | <b>VI Administrative</b> .....                    | 54 |
| <b>IV Approved MTW Activities</b> .....    | 12 | Certification of Compliance Statement ..          | 54 |
| A. Implemented Activities .....            | 12 | <b>Appendix</b> .....                             | 55 |
| Activity 20-1 .....                        | 12 | LDCHA MTW Historic Outcomes .....                 | 55 |
| Activity 17-1 .....                        | 14 |   |    |
| Activity 16-1 .....                        | 16 |   |    |
| Activity 16-2 .....                        | 18 |   |    |
| Activity 14-2 .....                        | 20 |   |    |
| Activity 14-3 .....                        | 22 |   |    |
| Activity 13-1 .....                        | 24 |   |    |
| Activity 10-1 .....                        | 26 |   |    |
| Activity 09-5 .....                        | 28 |   |    |
| Activity 09-6 .....                        | 30 |   |    |
| Activity 09-6.1 .....                      | 32 |   |    |
| Activity 09-8 .....                        | 34 |   |    |
| Activity 99-1 .....                        | 36 |   |    |
| Activity 99-2 .....                        | 38 |   |    |
| Activity 99-3 .....                        | 41 |   |    |
| B. Not Yet Implemented Activities .....    | 45 |   |    |
| Activity 18-1 .....                        | 45 |   |    |
| C. Activities on Hold .....                | 46 |   |    |
| D. Closed Out Activities .....             | 47 |   |    |
| Activity 14-1 .....                        | 47 |   |    |
| Activity 12-1 .....                        | 47 |   |    |
| Activity 11-1 .....                        | 47 |   |    |
| Activity 11-2 .....                        | 48 |   |    |
| Activity 11-3 .....                        | 48 |   |    |
| Activity 10-2 .....                        | 48 |   |    |
| Activity 10-3 .....                        | 49 |   |    |

# Lawrence-Douglas County Housing Authority

## An MTW Agency

### Board of Commissioners

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**MISSION STATEMENT**  
**To preserve and expand  
affordable housing, and provide  
opportunities for participants to  
thrive through services and  
partnerships.**

## I. Introduction

In 2021, the Lawrence-Douglas County Housing Authority (LDCHA) celebrated its 22nd Anniversary as an MTW agency and operated throughout the second year of COVID-19 in compliance with CDC guidelines and all State and local emergency orders, and took appropriate measures to protect its staff and maintain housing for participants. LDCHA proudly submits this 2021 MTW Report to provide an overview of the activities implemented through its Moving to Work (MTW) program.

The LDCHA was selected by HUD as one of the original 23 housing authorities to participate in the Moving to Work Demonstration program in 1999. MTW flexibility allows the LDCHA to utilize a robust set of resident services to help participants improve their self-sufficiency and quality of life. Additionally, it provides the opportunity to target housing assistance to special populations like domestic violence survivors, homeless families and youth aging out of foster care.

The Lawrence Housing Authority was created in 1968 under the Kansas Municipal Housing Act as an independent agency of the City of Lawrence charged with developing, operating and managing low rent housing for the low income population of Lawrence, Kansas. The Douglas County Housing Authority was created in 1983 for the purposes of administering the Section 8 Certificate Program in Douglas County, Kansas, and the LDCHA was created in 2001 through the merger of the Lawrence Housing Authority (KS053) and the Douglas County Housing Authority (KS160).

The LDCHA is governed by a five-member board of commissioners, two appointed by the Douglas County Commission and three by the Mayor of the City of Lawrence, one member is a LDCHA participant. The LDCHA employs 40 staff and operates combined budgets in excess of \$10 million, and annually serves an average of 1,300 participants.

### **Congress set out three statutory objectives for the MTW Demonstration:**

- **Reduce cost and achieve greater cost effectiveness in Federal expenditures;**
- **Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job**

**training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and**

- **Increase housing choices for low-income families.**

The LDCHA began implementation of the MTW program on June 1, 1999, by adopting the following program initiatives to meet the Congressional objectives:

1. Abolish the separate public housing and Section 8 program administrative structures, and create one new program called General Housing assistance. This combines the public housing program and Section 8 Housing Choice Voucher (HCV) programs.
2. Modify or eliminate four basic federal rules under the 1937 Housing Act that contradict customary social and economic norms and create administrative expense. These changes include:
  - Instituting suitability criteria as part of eligibility criteria.
  - Modifying the definition of countable income.
  - Establishing an annual rent and abolishing (with some exceptions) interim re-examinations.
  - Instituting comprehensive changes in the rent structure.
3. Establish a rent structure that provides affordability while it:
  - Values the unit.
  - Creates incentives to work.
  - Establishes meaningful minimum and maximum rents by bedroom size.
  - Mirrors the private market at an affordable rate.
4. Increase Housing Choice:
  - Increase housing choice by permitting Section 8 participants full discretion as to location, size and cost without regard to local Fair Market Rents.
  - Create one combined waiting list that allows applicants to elect a housing offer that best suits their needs.
5. Institute a work requirement for non-elderly or non-disabled participants.
6. Expand the Family Self-Sufficiency program.
7. Provide homeownership opportunities including a \$3,000 savings match.

The above initiatives created a locally driven housing program and all of these initiatives continue to be the foundation of LDCHA's MTW program.

In 2009, LDCHA adopted Activity 09-1 which combined its public housing operation, Capital Funds subsidies, and Section 8 HCV assistance into a single fund source to carry out

its approved MTW activities, with single fund full flexibility. In 2016 LDCHA's MTW Agreement was extended until 2028.

## B. Overview of the LDCHA's short-term and long-term MTW goals and objectives

### Short-Term MTW Goals

- Maintain or expand core MTW initiatives that support employment, maintain housing and increase participant self-sufficiency.
- Execute sound management, maintenance, and preservation of the public housing stock according to the highest standards and provide responsive assistance to those we serve.
- Continue to foster community partnerships required to enhance participant opportunities and expand support services such as social services, education, transportation, mental health, and health care programs.

### Long-Term MTW Goals

- Continue to implement business and fiscal policies that result in long term financial viability and solvency.
- Pursue ways to reduce administrative burden, and costs.
- Continue to develop and institute policies and programs that create incentives for families to work, to increase household income, and to increase self-sufficiency. In so doing, the agency will continue to promote home ownership and create additional housing opportunities for participants.
- The LDCHA is committed to expanding the stock of affordable housing through the acquisition, new construction, reconstruction, moderate or substantial rehabilitation of housing as deemed appropriate by the agency in accordance with its mission. This could include assisted living or other types of housing, possibly in conjunction with commercial facilities or other mixed development consistent with the objectives of the demonstration. LDCHA plans to meet this goal through leveraging its MTW funds to create innovative financing and development strategies through joint ventures or other partnerships.

### THE LDCHA VISION

**To transform lives through accessible, affordable housing opportunities for all Douglas County residents.**

## II. Operating Information

### (II) GENERAL OPERATING INFORMATION

#### ANNUAL MTW REPORT

#### A. HOUSING STOCK INFORMATION

##### i. Actual New Project Based Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

| PROPERTY NAME  | NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Planned*) | NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Actual) | STATUS AT END OF PLAN YEAR** | RAD?   | DESCRIPTION OF PROJECT   |
|--|---|---|------------------------------|--------|--|
| Cottages at Green's Lake                               | 8   | 0   | Status (below)               | Yes/No | Supportive Housing for participants with serious persistent mental illness |
| Name   | 0   | 0   | N/A                          | N/A    | N/A  |
| <b>Total:</b><br>Planned or Actual Newly Project-Based | 8   |   |                              |        |  |

\* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

\*\* Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

Units were completed in March 2021, but unable to move tenants in due to a delay in the PBV process.

##### ii. Actual Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

| PROPERTY NAME  | NUMBER OF PROJECT-BASED VOUCHERS (Planned*) | NUMBER OF PROJECT-BASED VOUCHERS (Actual) | STATUS AT END OF PLAN YEAR** | RAD? | DESCRIPTION OF PROJECT |
|--|---|---|------------------------------|------|------------------------|
| Name   | 0   | 0   | N/A                          | N/A  | N/A                    |
| Name   | 0   | 0   | N/A                          | N/A  | N/A                    |
| <b>Total:</b><br>Planned and Actual Existing Project-Based | 0   | 0   |                              |      |                        |

\* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

\*\* Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

iii. **Actual Other Changes to MTW Housing Stock in the Plan Year**

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

| ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR |
|--|
| N/A  |

iv. **General Description of All Actual Capital Expenditures During the Plan Year**

Narrative general description of all actual capital expenditures of MTW funds during the Plan Year.

| GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR   |
|---|
| The agency used its 2021 Capital Fund exclusively for improvements to its public housing developments for upgrades and remodeling at turnover, including new kitchens and baths. The grant was also used to replace aging HVAC units. |

**B. LEASING INFORMATION**

i. **Actual Number of Households Served**

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

| NUMBER OF HOUSEHOLDS SERVED THROUGH:       | NUMBER OF UNIT MONTHS OC-CUPIED or LEASED* Planned^^ | NUMBER OF UNIT MONTHS OC-CUPIED or LEASED* Actual | NUMBER OF HOUSEHOLDS SERVED** Planned^^ | NUMBER OF HOUSEHOLDS SERVED** Actual |
|--|--|---|---|--------------------------------------|
| MTW Public Housing Units Leased            | 4,272  | 4,812   | 356                                     | 401                                  |
| MTW Housing Choice Vouchers (HCV) Utilized | 8,796  | 9,036   | 733                                     | 753                                  |
| Local, Non-Traditional: Tenant-Based       | 12   | 12  | 1                                       | 1                                    |
| Local, Non-Traditional: Property-Based     | 960  | 984   | 84                                      | 82                                   |
| Local, Non-Traditional: Homeownership      | 24   | 36  | 2                                       | 3                                    |
| <b>Planned and Actual Totals:</b>          | <b>13,944</b>  | <b>14,880</b>                                     | <b>1,176</b>                            | <b>1,240</b>                         |

\* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

\*\* "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

**Please describe any differences between the planned and actual households served:**

The utilization in Public Housing increased to 99%, and one additional household purchased a home. 8 PBV units were completed in March 2021, but unable to move tenants in due to a delay in the PBV process.

| LOCAL, NON-TRADITIONAL CATEGORY | MTW ACTIVITY (NAME and NUMBER) | NUMBER OF UNIT MONTHS OCCUPIED or LEASED Planned^^ | NUMBER OF UNIT MONTHS OCCUPIED or LEASED Actual | NUMBER OF HOUSE-HOLDS SERVED Planned^^ | NUMBER OF HOUSE-HOLDS SERVED Actual |
|---------------------------------|--------------------------------|--|---|--|-------------------------------------|
| Property-Based                  | Cottages at Green's Lake       | 120  | 24  | 10                                     | 2                                   |
| Property-Based                  | Clinton Parkway Apts./58       | 684  | 756   | 57                                     | 63                                  |
| Property-Based                  | Peterson Acres II/8            | 96   | 108   | 8                                      | 9                                   |
| Property-Based                  | 1725 New Hampshire/6           | 60   | 84  | 5                                      | 7                                   |
| Homeownership                   | Homeowner Matching Grant/N/A   | 24   | 36  | 2                                      | 3                                   |
| Tenant Based                    | Moving On Voucher              | 12   | 12  | 1                                      | 1                                   |
| Planned and Actual Totals       |                                | 996  | 1,020   | 83                                     | 85                                  |

\* The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

| HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY | AVERAGE NUMBER OF HOUSEHOLDS PER MONTH | TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR |
|---|--|---|
| Program Name/Services Provided                            | 0                                      | 0   |

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

| HOUSING PROGRAM            | DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS   |
|----------------------------|--|
| MTW Public Housing         | Kansas Residential Landlord Tenant Act requires all lease holders to give 30 days' notice of termination of the lease. This state law notice provision creates a 30-day delay from when a tenant accepts a public housing unit to when they can take occupancy. Vacancy days created by state law are beyond the ability of the agency to control. |
| MTW Housing Choice Voucher | N/A  |
| Local, Non-Traditional     | N/A  |

C. WAITING LIST INFORMATION

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

| WAITING LIST NAME   | DESCRIPTION                      | NUMBER OF HOUSEHOLDS ON WAITING LIST | WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED | WAS THE WAITING LIST OPENED DURING THE PLAN YEAR |
|---|----------------------------------|--------------------------------------|---|--|
| General Housing Federal MTW Public Housing – Section 8 HCV        | Community-Wide Combined / Merged | 302                                  | Open  | N/A  |
| Babcock Place / Peterson Acres I Federal MTW Public Housing Units | Site Based                       | 118                                  | Open  | N/A  |
| Clinton Place Project Based Local                                 | Site Based                       | 19                                   | Open  | N/A  |



|  |                         |           |             |            |
|--|-------------------------|-----------|-------------|------------|
| <b>Non-traditional MTW</b>   |                         |           |             |            |
| <b>Peterson Acres II<br/>Project Based Local<br/>Non-Traditional MTW</b>                           | <b>Site Based</b>       | <b>39</b> | <b>Open</b> | <b>N/A</b> |
| <b>Next Step<br/>Federal MTW<br/>Housing Choice<br/>Voucher Program</b>                            | <b>Program Specific</b> | <b>0</b>  | <b>Open</b> | <b>N/A</b> |
| <b>Safe Housing<br/>Federal MTW<br/>Housing Choice<br/>Voucher Program</b>                         | <b>Program Specific</b> | <b>10</b> | <b>Open</b> | <b>N/A</b> |
| <b>Douglas County Re-<br/>Entry Program<br/>Federal MTW Housing<br/>Choice Voucher<br/>Program</b> | <b>Program Specific</b> | <b>1</b>  | <b>Open</b> | <b>N/A</b> |
| <b>HOPE House<br/>Project Based Local<br/>Non-traditional MTW</b>                                  | <b>Site Based</b>       | <b>0</b>  | <b>Open</b> | <b>N/A</b> |

Please describe any duplication of applicants across waiting lists:

The LDCHA has a combined public housing and Section 8 HCV waiting list per Activity 99-1, and all applicants receive offers for HCV and public housing units.

Additionally, there are three site based waiting lists that are designated for elderly and near elderly and an applicant can be on any site based wait list for which they meet the eligibility criteria.

ii. **Actual Changes to Waiting List in the Plan Year**

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

| <b>WAITING LIST NAME</b> | <b>DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST</b> |
|--------------------------|--|
| N/A                      | N/A  |
| N/A                      | N/A  |

**D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS**

i. **75% of Families Assisted Are Very Low Income**

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA's Plan Year reported in the "Local, Non-Traditional: Tenant-Based"; "Local, Non-Traditional: Property-Based"; and "Local, Non-Traditional: Homeownership" categories. Do not include households reported in the "Local, Non-Traditional Services Only" category.

| <b>INCOME LEVEL</b>                                     | <b>NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR</b> |
|---|--|
| <b>80%-50% Area Median Income</b>                       | <b>7</b>   |
| <b>49%-30% Area Median Income</b>                       | <b>18</b>  |
| <b>Below 30% Area Median Income</b>                     | <b>59</b>  |
| <b>Total Local, Non-Traditional Households Admitted</b> | <b>84</b>  |

ii. **Maintain Comparable Mix**

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

| BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW) |                               |               |                      |                     |                         |
|---|-------------------------------|---------------|----------------------|---------------------|-------------------------|
| FAMILY SIZE   | OCCUPIED PUBLIC HOUSING UNITS | UTILIZED HCVs | NON-MTW ADJUSTMENTS* | BASELINE MIX NUMBER | BASELINE MIX PERCENTAGE |
| 1 Person  | 201                           | 251           | 0                    | 452                 | 47%                     |
| 2 Person  | 69                            | 116           | 0                    | 185                 | 19%                     |
| 3 Person  | 53                            | 115           | 0                    | 168                 | 17%                     |
| 4 Person  | 25                            | 59            | 0                    | 84                  | 9%                      |
| 5 Person  | 20                            | 28            | 0                    | 48                  | 5%                      |
| 6+ Person   | 5                             | 20            | 0                    | 25                  | 3%                      |
| TOTAL   | 373                           | 589           | 0                    | 962                 | 100%                    |

\* "Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any "Non-MTW Adjustments" given above:

N/A

| MIX OF FAMILY SIZES SERVED (in Plan Year) |                           |   |  |   |
|---|---------------------------|---|--|---|
| FAMILY SIZE                               | BASELINE MIX PERCENTAGE** | NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^ | PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^ | PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR |
| 1 Person                                  | 47%                       | 722                                       | 57%  | +10%  |
| 2 Person                                  | 19%                       | 205                                       | 16%  | -3%   |
| 3 Person                                  | 17%                       | 152                                       | 12%  | -5%   |
| 4 Person                                  | 9%                        | 97  | 8%   | -1%   |
| 5 Person                                  | 5%                        | 52  | 4%   | -1%   |
| 6+ Person                                 | 3%                        | 32  | 3%   | 0   |
| TOTAL                                     | 100%                      | 1,260                                     | 100%   |   |

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

The variation in the one-person household size is a result of the addition of 30 vouchers designated for non-elderly disabled participants in 2000, the addition of the 140 Pinetree conversion vouchers in 2011 of which 77.5% are one-person households, and the addition of 45 HUD/VASH vouchers since 2013 of which 67% are one-person households. Since 2019, an additional 60 Mainstream vouchers were granted to LDCHA, 63% of which were utilized by one-person households in 2021.

No decisions were made by the LDCHA to affect changes to the mix of families served.

iii. **Number of Households Transitioned to Self-Sufficiency in the Plan Year**

Number of households, across MTW activities, that were transitioned to the MTW PHA's local definition of self-sufficiency during the Plan Year.

| MTW ACTIVITY<br>(NAME and NUMBER) | NUMBER OF HOUSE-<br>HOLDS TRANSITIONED<br>TO SELF SUFFICIENCY* | MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY         |
|-----------------------------------|--|--|
| Homeownership 09-5                | 3  | Households purchasing a home                         |
| Market Rent                       | 52   | Graduated to Market Rent                             |
| Name and Number                   | N/A  | N/A  |
|                                   | 0  | <i>(Households Duplicated Across MTW Activities)</i> |
|                                   | 55   | Total Households Transitioned to Self-Sufficiency    |

\* Figures should match the outcome reported where metric SS#8 is used in Section IV of this Annual MTW Report.

### III. Proposed MTW Activities

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All proposed activities that were granted approval by HUD are reported on in Section IV as “Approved Activities”.

## A. IMPEMENTED ACTIVITIES

### **Activity 20-1**

#### **Moving On Program Vouchers – Rent Assistance for Permanent Supportive Housing Graduates**

##### ***i. Plan Year Approved, Implemented***

**Approved for 2020 Plan  
Implemented 2020**

##### ***ii. Description / Impact / Update***

i. The Activity utilizes MTW flexibility to provide up to three (3) Moving On Housing Program vouchers to individuals who complete their treatment plan and are identified as eligible to exit from the LDCHA's Permanent Supportive Housing (PSH) programs. The decision to exit is made by the participant and promotes self-sufficiency in the least restrictive environment, while opening up the permanent supportive housing units to others in immediate need. Participants are referred by Bert Nash or another service provider. To be eligible participants must meet the LDCHA General Housing eligibility requirements, except the good residential history, and are evaluated by their residency in the PSH program. The LDCHA administers the program including income calculation, determining program eligibility and completing all required fields in HUD-50058 MTW.

The Moving On Program (MOP) voucher is for a 24-month period and participants must be in a support services agreement while receiving MOP housing assistance. Support services are provided by the Bert Nash Community Mental Health Team or another approved provider.

The MOP participant must find a rental unit in Lawrence or Douglas County, Kansas, with a landlord who will enter into a lease and are not subsidy contracted with the LDCHA. The unit must be able to pass an HQS inspection by the LDCHA. The rent and utilities are calculated according to the current income based calculation used in the regular Section 8 program. The MOP participants are exempt from MTW rent structure and work requirement, but can voluntarily participate in the MTW rent structure (MTW Vol) if working.

Vouchers issued under this activity are not portable except for reasonable accommodation or VAWA reasons. MOP voucher-holders that are in good standing at the end of the 24-month period, including working at least 15 hours per week (or exempt from MTW as disabled or elderly), positive landlord recommendation, and no unresolved pending lease violations or eviction actions, are transferred to a standard Section 8 voucher.

In 2021, no new Moving On Program Vouchers were issued. Due to the ongoing pandemic and program shifts with HOPE House Continuum of Care grant, there was not a need for Moving On Vouchers to be issued. There was one active Moving On voucher in 2021 which was issued in 2020.

##### ***iii. Actual Non-Significant Changes***

None.

**iv. Actual changes to Metrics/Data Collection**

None.

**v. Actual Significant Changes**

None.

**SELF SUFFICIENCY*****SS #5: Households Assisted by Services that Increase Self Sufficiency***

| Unit of Measurement  | Baseline  | Benchmark  | Outcome   | Benchmark Achieved? |
|--|---|--|---|---------------------|
| Number of households receiving services aimed to increase self-sufficiency (increase). | Households receiving self-sufficiency services prior to implementation of the activity = <b>0</b> | Expected number of households receiving self-sufficiency services after implementation of the activity = <b>1 per year</b> | Actual number of households receiving self-sufficiency services after implementation of the activity = <b>0</b> | <b>No.</b>          |

***SS #8: Households Transitioned to Self Sufficiency***

| Unit of Measurement   | Baseline   | Benchmark   | Outcome  | Benchmark Achieved? |
|---|--|---|--|---------------------|
| Number of households transitioned to self-sufficiency (increase). The LDCHA definition of "self-sufficiency" for this metric is a household able to transition out of supportive housing. | Households transitioned to self-sufficiency prior to implementation of the activity = <b>0</b> | Expected households transitioned to self-sufficiency after implementation of the activity = <b>1 per year</b> | Actual households transitioned to self-sufficiency after implementation of the activity = <b>0</b> | <b>No.</b>          |

**HOUSING CHOICE*****HC #1: Additional Units of Housing Made Available***

| Unit of Measurement  | Baseline  | Benchmark  | Outcome   | Benchmark Achieved? |
|--|---|--|---|---------------------|
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Housing units of this type prior to implementation of the activity = <b>0</b> | Expected housing units of this type after implementation of the activity = <b>1 per year</b> | Actual housing units of this type after implementation of the activity = <b>0</b> | <b>No.</b>          |

## **Activity 17-1**

**Exclude Asset Income from Income Calculations for Households with Assets of \$20,000 or less and Allow Self-Certification of Assets valued at less than \$20,000 after initial certification**

### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2017 Plan  
Implemented 2017

### ***ii. Description / Impact / Update***

This Activity uses MTW flexibility to exclude asset income from income calculations for assets of \$20,000 or less and allow self-certification of the value of assets of \$20,000 or less after initial certification. This reduced administrative costs of recertifications because the verification of asset income process for these amounts was very time consuming and yielded little benefit or impact on rent calculation.

In 2021, **775** households self-certified their assets to be less than \$20,000. Only **33** households required asset verification with balances over \$20,000.

### ***iii. Actual Non-Significant Changes***

None.

### ***iv. Actual Changes to Metrics / Data Collection***

None.

### ***v. Actual Significant Changes***

None.

### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

None.

## COST EFFECTIVENESS

### *CE #1: Agency Cost Savings*

| Unit of Measurement                       | Baseline  | Benchmark  | Outcome  | Benchmark Achieved? |
|---|---|--|--|---------------------|
| Total cost of task in dollars (decrease). | Cost of task prior to implementation of the activity (in dollars) = <b>\$10,083 annual total.</b> | Expected cost of task after implementation of the activity (in dollars) = <b>\$4,148 annual total.</b> | In 2021:<br>Cost of task after implementation = <b>\$1,093</b> | Yes.                |

### *CE #2: Staff Time Savings*

| Unit of Measurement  | Baseline  | Benchmark  | Outcome   | Benchmark Achieved? |
|--|---|--|---|---------------------|
| Cost of staff time: \$33.13 per hour x 1 hour per household. | Total amount of staff time dedicated to the certifications of assets prior to implementation of the activity (in hours) = <b>439 hours.</b> | Expected amount of total staff time dedicated to the certifications of assets after implementation of the activity = <b>174 hours.</b> | In 2021:<br>Total staff time dedicated after implementation = <b>33 hours</b> | Yes.                |

### *CE #3: Decrease in Error Rate of Task Execution*

| Unit of Measurement   | Baseline  | Benchmark   | Outcome  | Benchmark Achieved? |
|---|---|---|--|---------------------|
| Average error rate in completing a task as a percentage (decrease).<br><b>LDCHA has not previously tracked an error rate for this activity.</b> | Average error rate of task prior to implementation of the activity (percentage) = <b>0%</b> | Expected average error rate of task after implementation of the activity (percentage) = <b>0%</b> | In 2021:<br>Average error rate of task after implementation = <b>0%</b><br><b>No</b> errors in task execution for <b>775</b> self-certified forms. | Yes.                |

### *CE #5: Increase in Agency Rental Revenue*

| Unit of Measurement  | Baseline  | Benchmark  | Outcome  | Benchmark Achieved? |
|--|---|--|--|---------------------|
| Total Household contributions towards housing assistance (increase). | 2016 household contributions from households with income from assets at or less than \$20,000 was <b>\$287 monthly</b> and increase in HAP to HCV landlords will be <b>\$104 monthly.</b> | Expected household contributions from asset income for assets of \$20,000 or less = <b>0</b> | In 2021:<br>Total Household contributions towards housing assistance from asset income for assets of \$20,000 or less = <b>\$0.</b> Income from tenant assets not counted was <b>\$324</b> monthly based on national savings interest rate of <b>0.05%</b> . Increase in HAP to HCV landlords was <b>\$1,166</b> , saving the agency <b>\$25,676</b> in salary annually. | Yes.                |



## **Activity 16-1**

### **Safe Housing Program**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2016 Plan  
Implemented 2016

#### ***ii. Description / Impact / Update***

This Activity uses MTW flexibility to provide ten transitional housing vouchers to survivors of domestic violence for 24 months. This Activity has been extremely successful in reducing the wait time for this vulnerable population. Additionally the partnership with case managers from other agencies has increased housing choice for these families and reduced homelessness.

In 2021, **4 new vouchers** were issued. 4 vouchers were still active from the previous year, for a total of 8 vouchers utilized in 2021.

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

None.

## COST EFFECTIVENESS

### *CE #4: Increase in Resources Leveraged*

| Unit of Measurement                              | Baseline  | Benchmark  | Outcome                                      | Benchmark Achieved? |
|--|---|--|--|---------------------|
| Amount of funds leveraged in dollars (increase). | Amount leveraged prior to implementation of the activity (in dollars) = 0 | Began tracking in FY 2016 to establish benchmark: Average of 50 hours per TBRA voucher at \$22 per hour.<br><br>5 vouchers x 50 x \$22 = \$5,500 | In 2021:<br>4 vouchers x 50 x \$22 = \$4,400 | No.                 |

### *HC #3: Decrease in Wait List Time*

| Unit of Measurement                                       | Baseline  | Benchmark  | Outcome   | Benchmark Achieved? |
|---|---|--|---|---------------------|
| Average applicant time on wait list in months (decrease). | Average applicant time on wait list prior to implementation of the activity (in months).<br>Transitional Housing waitlist wait time = 18 months | Expected average applicant time on wait list after implementation of the activity = 6 months | In 2021:<br>Average waitlist wait time = 8 months | No.                 |

### *HC #5: Increase in Resident Mobility*

| Unit of Measurement   | Baseline  | Benchmark   | Outcome   | Benchmark Achieved? |
|---|---|---|---|---------------------|
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = 0 | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = 5 | Households able to move to a better unit and/or neighborhood of opportunity in 2021 = 4 | No.                 |

## **Activity 16-2**

### **Next Step Vouchers**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2016 Plan  
Implemented 2016  
Modified in 2018 Plan

#### ***ii. Description / Impact / Update***

This Activity uses MTW flexibility to provide transitional housing vouchers for youth who have aged out of foster care. This Activity has been successful in reducing waiting times for this vulnerable population. Additionally it has provided a targeted effort to house young adults and provides, through agency partnerships, the necessary support services for these individuals to be stably housed and to avoid homelessness.

There was 1 Next Step voucher issued in 2021;

##### Hardship

Participants are able to voluntarily participate in the MTW rent structure (MTW Vol) if the rent calculation is advantageous to them due to the additional deductions. If a participant voluntarily participates in the MTW rent structure, the MTW hardship policy as outlined in Activity 99-2 is available to them. They may also elect to return to the income based rent structure one time between annual re-examinations.

There were 0 Next Step hardship requests in 2021.

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

No Actual Significant Changes in 2021.

This Activity description and administration was modified in 2018 to place the Next Step participants in the income based rent structure while maintaining the requirement that the participants meet the MTW work requirement which can be accomplished through working or participation in an educational program. This treats these participants 18-21 years of age consistently with other young adults in MTW as set out in Activity 09-6.

This eliminates the requirement that these participants pay the MTW minimum rent as set in Activity 99-2 and makes interim recertifications available to these participants including the ability to be recertified to zero income and eligible for a utility allowance.

The impact of this change is to encourage work while reducing the risk of eviction due to the fluctuation of employment normally experienced by this age group of participants.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

None.

### **COST EFFECTIVENESS**

#### ***CE #4: Increase in Resources Leveraged***

| <b>Unit of Measurement</b>                       | <b>Baseline</b>   | <b>Benchmark</b>   | <b>Outcome</b>                                      | <b>Benchmark Achieved?</b> |
|--|---|--|---|----------------------------|
| Amount of funds leveraged in dollars (increase). | Amount leveraged prior to implementation of the activity = <b>0</b> | Began tracking in FY 2016 to establish benchmark: Average of 22 hours per TBRA voucher at \$22 per hour.<br><br>3 x 22 x \$22 = <b>\$1,452</b> | In 2021: 1 voucher x 22 hours x \$22 = <b>\$484</b> | <b>Yes.</b>                |

### **HOUSING CHOICE**

#### ***HC #3: Decrease in Wait List Time***

| <b>Unit of Measurement</b>                                | <b>Baseline</b>   | <b>Benchmark</b>  | <b>Outcome</b>  | <b>Benchmark Achieved?</b> |
|---|---|---|---|----------------------------|
| Average applicant time on wait list in months (decrease). | Average applicant time on wait list prior to implementation of the activity = 18 months | Expected average applicant time on wait list after implementation of the activity = <b>6 months</b> | In 2021: Average waitlist wait time = <b>5 months</b> | <b>Yes.</b>                |

#### ***HC #5: Increase in Resident Mobility***

| <b>Unit of Measurement</b>  | <b>Baseline</b>  | <b>Benchmark</b>   | <b>Outcome</b>  | <b>Benchmark Achieved?</b> |
|---|--|--|---|----------------------------|
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = <b>0</b> . | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = <b>3</b> . | Households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity = <b>1</b> . | <b>No.</b>                 |

## **Activity 14-2**

### **Landlord Self-Certification that minor repairs are complete**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2014 Plan  
Implemented 2014

#### ***ii. Description / Impact / Update***

This Activity uses MTW flexibility to revise the HQS certification to allow Landlord Self-Certification of Correction at LDCHA's discretion and in cases where all deficiencies are minor non-life-threatening, non-safety-hazard deficiencies as determined by an approved list maintained by LDCHA.

In 2021, there were **373 re-inspections** conducted, **53** were eligible for self-certification; **23** were certified by staff and **30** were self-certified by landlords, saving **\$33** per inspection for a total of **\$990** in reduced staff cost. Staff hours were reduced by **45**.

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

On-site inspections were suspended in 2020 due to COVID-19 waivers. Inspections resumed on January 1, 2021 but due to the previous lack of inspections, very few units qualified for landlord self-certification. LDCHA anticipates that the number of qualified units will rise in 2022 as regular on-site inspections continue to be conducted.

## COST EFFECTIVENESS

### *CE #1: Agency Cost Savings*

| Unit of Measurement  | Baseline  | Benchmark   | Outcome   | Benchmark Achieved? |
|--|---|---|---|---------------------|
| Reduce the total cost of re-inspections by 25%. Total cost of task in dollars (decrease) = <b>\$3,638.</b> | Cost of re-inspections prior to implementation of the activity = <b>\$14,550.</b> | Expected cost of re-inspections after implementation of the activity = <b>\$10,913.</b> | Self-certification of <b>30</b> units reduced agency cost by <b>7%</b> for a total decrease of <b>\$990</b> | <b>No.</b>          |

### *CE #2: Staff Time Savings*

| Unit of Measurement   | Baseline  | Benchmark   | Outcome   | Benchmark Achieved? |
|---|---|---|---|---------------------|
| Reduced re-inspections will result in 97 fewer units re-inspected x 1.5 hours per unit. Total time to complete task in staff hours (decrease) = <b>146.</b> | Staff re-inspected 388 units x 1.5 hours per unit = <b>582 hours.</b> | Expected hours for re-inspections after implementation of this activity = <b>437 hours.</b> | Reduced staff hours by ( <b>30</b> re-inspections x 1.5) = <b>45.</b> | <b>No.</b>          |

### *CE #3: Decrease in Error Rate of Task Execution*

| Unit of Measurement   | Baseline   | Benchmark  | Outcome   | Benchmark Achieved? |
|---|--|--|---|---------------------|
| A special inspection of no more than 2 units per year have to be conducted as a result of the On-Site Verification. | A special inspection of 1% or less required re-inspection as a result of the On-Site Verification. | Expected average error rate of task after implementation of the activity (percentage). 1% of 374 unit inspections eligible to self-certify = <b>4.</b> | In 2021: Special inspection of units self-certified = <b>7.</b> | <b>No.</b>          |

### **Activity 14-3**

#### **Change the effective dates of variables affecting rent calculations to January 1.**

##### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2014 Plan  
Implemented 2014

##### ***ii. Description / Impact / Update***

This Activity uses MTW flexibility to change the effective dates for program changes that affect rent calculations such as Fair Market Rent, Voucher Payment Standard and Utility Allowance, etc., to correspond with the beginning of LDCHA's January 1 fiscal year. This will reduce cost and achieve greater cost effectiveness by eliminating unnecessary reprinting of key agency documents.

In 2021, hours were reduced to **15**, saving **30 hours** of staff time, which saved **\$994**. Paper was reduced to **2,705 pages**, saving **2,650 pages**, which saved **\$156**. Total savings was **\$1,150**.

##### ***iii. Actual Non-Significant Changes***

None.

##### ***iv. Actual Changes to Metrics / Data Collection***

None.

##### ***v. Actual Significant Changes***

None.

##### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

None.

## COST EFFECTIVENESS

### *CE #1: Agency Cost Savings*

| Unit of Measurement  | Baseline   | Benchmark  | Outcome  | Benchmark Achieved? |
|--|--|--|--|---------------------|
| Cost of reprinting fact sheets, applications, information sheets, briefing materials: 2 x 1,000 pages x \$.059 per page = \$118.<br>Cost of staff time: \$33.13 per hour x 15 hours x 2 = \$994.<br>Total cost of task in dollars (decrease) = <b>\$1,112.</b> | Cost of staff time = \$1,491<br>Cost of reprinting = \$177<br>Cost of task prior to implementation of the activity = <b>\$1,668.</b> | Expected cost of staff time = \$497.<br>Expected cost of printing = \$59.<br>Expected cost of task after implementation of the activity (in dollars) = <b>\$556.</b> | Total saved: <b>\$1,150</b><br>Savings of staff time: <b>\$994.</b><br>Savings of printing materials: <b>\$156.</b><br><br>Total actual cost: <b>\$657.</b><br>Actual cost of staff time: \$33.13 per hour x 15 hours = <b>\$497</b><br>Actual cost of printing materials: <b>2,705</b> pages x <b>\$.059</b> per page = <b>\$160.</b> | <b>Yes.</b>         |

### *CE #2: Staff Time Savings*

| Unit of Measurement  | Baseline   | Benchmark  | Outcome   | Benchmark Achieved? |
|--|--|--|---|---------------------|
| Total time to complete the task in staff hours (decrease) = <b>30.</b> | Clerk time: 2 hours x 3 = 6<br>General Housing Director time: 10 hours x 3 = 30<br>Data Analyst Time: 3 hours x 3 = 9<br>Total amount of staff time dedicated to the task prior to implementation of the activity = <b>45 hours.</b> | Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = <b>15.</b> | Time saved = <b>30 hours</b><br><br>Actual time to complete task = <b>15 hours.</b> | <b>Yes.</b>         |

### *CE #5: Increase in Agency Rental Revenue*

| Unit of Measurement  | Baseline   | Benchmark  | Outcome    | Benchmark Achieved? |
|--|--|--|------------|---------------------|
| Total Household contributions towards housing assistance (increase). | Household contributions prior to implementation of the activity (in dollars) = <b>0.</b> | Expected household contributions after implementation of the activity (in dollars) = <b>0.</b> | <b>N/A</b> | <b>N/A</b>          |



## **Activity 13-1**

### **Affordable Housing Acquisition and Development Fund**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2013 Plan  
Implemented 2013

#### ***ii. Description / Impact / Update***

The LDCHA Board of Commissioners authorized the use of LDCHA MTW reserves for the development or acquisition of new low income affordable housing. The LDCHA may use its MTW flexibility to purchase land and/or improvements, acquire existing units, or participate in project ownership and/or development by providing financing for direct construction or rehabilitation costs. LDCHA may leverage, where possible, additional funds from private and public sources (including Low Income Housing Tax Credits, Private Activity Bonds, or other available financing methods). This Activity is designed to increase housing choice for low income households utilizing MTW reserves.

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

No units were planned for development in 2021.

## HOUSING CHOICE

### *HC #1: Additional Units of Housing Made Available*

| Unit of Measurement  | Baseline  | Benchmark   | Outcome   | Benchmark Achieved? |
|--|---|---|---|---------------------|
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box. | Housing units of this type prior to implementation of the activity = <b>0</b> . | Expected housing units of this type after implementation of the activity for 2020 = <b>8-10</b> . | Actual housing units of this type for 2021 = <b>2</b> | <b>No.</b>          |

### *HC #2: Units of Housing Preserved*

| Unit of Measurement   | Baseline  | Benchmark   | Outcome                                       | Benchmark Achieved? |
|---|---|---|---|---------------------|
| Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box. | Housing units preserved prior to implementation of the activity (number) = <b>0</b> . | Expected housing units preserved after implementation of the activity for 2020 = <b>8</b> . | Housing units preserved for 2021 = <b>0</b> . | <b>No.</b>          |

### *HC #5: Increase in Resident Mobility*

| Unit of Measurement   | Baseline   | Benchmark   | Outcome  | Benchmark Achieved? |
|---|--|---|--|---------------------|
| Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase). | Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity = <b>0</b> | Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number) = <b>0</b> . | Households able to move to a better unit and/or neighborhood of opportunity in 2021 = <b>2</b> | <b>No.</b>          |

## COST EFFECTIVENESS

### *CE #4: Increase in Resources Leveraged*

| Unit of Measurement                              | Baseline   | Benchmark   | Outcome                                     | Benchmark Achieved? |
|--|--|---|---|---------------------|
| Amount of funds leveraged in dollars (increase). | Amount leveraged prior to implementation of the activity (in dollars) = <b>0</b> . | Expected amount leveraged after implementation of the activity (in dollars) = <b>\$75,000</b> | Amount leveraged in 2021 = <b>\$550,000</b> | <b>Yes.</b>         |

## **Activity 10-1**

### **Conduct Biennial Recertification for Elderly and Disabled Public Housing and Section 8 Households.**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2010 Plan  
Implemented 2010

#### ***ii. Description / Impact / Update***

Adopt alternative recertification schedule to conduct biennial recertification for all elderly and disabled public housing and Section 8 households on fixed incomes, to reduce the total number of annual recertifications processed to reduce cost and achieve greater administrative efficiencies. Each annual recertification takes an average of 4 hours staff time to process. This change also constitutes a rent reform initiative. Activity 12-1 was combined with this Activity in 2015 to combine the report of Public Housing and Section 8 biennial recertifications into one Activity.

In 2021, of the **761** eligible households, **386** were recertified and **375** were skipped, saving \$107 per recertification for a total of **\$40,125** in reduced staff cost. Staff hours were reduced by **1,500** hours.

This Activity provides a hardship policy which specifies that a household may request to be recertified annually if their medical expenses increased by 10% in the previous 12 months. These households undergo a full annual recertification which includes not only counting all medical expenses but increases in annual income and assets as well. In 2021 there was **1** request for annual recertification, which was granted and recertified.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

None.

## COST EFFECTIVENESS

### *CE #1: Agency Cost Savings*

| Unit of Measurement  | Baseline  | Benchmark   | Outcome  | Benchmark Achieved? |
|--|---|---|--|---------------------|
| Total staff cost eliminated for biennial recertification of 48% of eligible households in dollars (decrease ) = <b>\$31,362.</b> | Staffing cost in 2009 for annual recertification of 208 public housing and 405 Section 8, in 2011 for eligible elderly / disabled households for a total of 613 x \$107 per recertification = <b>\$65,512 .</b> | Expected staff cost for recertification of 52% of eligible households after implementation of biennial recertification = <b>\$34,150.</b> | Recertification of <b>386</b> of <b>761</b> eligible households reduced agency cost by <b>51%</b> for a total decrease of <b>\$41,302.</b> | <b>Yes.</b>         |

### *CE #2: Staff Time Savings*

| Unit of Measurement  | Baseline   | Benchmark   | Outcome   | Benchmark Achieved? |
|--|--|---|---|---------------------|
| Total time eliminated to complete the biennial recertification of 48% of eligible households in staff hours (decrease) = <b>1,177.</b> | Staffing hours in 2009 for annual recertification of 208 public housing, and 405 Section 8, in 2011 for eligible elderly / disabled households for a total of 613 x 4 hours per recertification (in hours) = <b>2,452.</b> | Expected staff time for recertification of 52% of eligible households after implementation of biennial recertification (in hours) = <b>1,275.</b> | Reduced staff hours by <b>(375 recertifications x 4) = 1,500.</b> | <b>Yes.</b>         |

### *CE #5: Increase in Agency Rental Revenue*

| This Activity is intended to be revenue neutral; increase in agency rental revenue is not applicable so there is no baseline or benchmark data. This metric does not apply. |   |   |                                    |                     |
|---|---|---|------------------------------------|---------------------|
| Unit of Measurement   | Baseline  | Benchmark   | Outcome                            | Benchmark Achieved? |
| Total Household contributions towards housing assistance (increase).  | Household contributions prior to implementation of the activity (in dollars) = <b>0</b> | Expected household contributions after implementation of the activity (in dollars) = <b>0</b> | Not a revenue generating activity. | <b>N/A</b>          |

## **Activity 09-5**

### **Home Ownership Matching Grant**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2009 Plan  
Implemented 2009

#### ***ii. Description / Impact / Update***

This Activity provides a savings matching grant of up to \$3,000 for down payment assistance to MTW households who purchase a home, and serves as an incentive for households to achieve economic self-sufficiency. Secondly, when a participant purchases a home it increases housing choice, and it opens up public housing or Section 8 assistance for other income eligible households thus perpetuating the objectives of the MTW program.

Households who have an annual gross income that exceeds 50% of the Area Median Income (AMI) are offered an opportunity to join the home ownership program. Households who do not join the home ownership program may remain in their public housing unit until their gross annual income reaches 80% AMI at which time they become responsible for paying the full contract rent without subsidy. The LDCHA encourages households to leave the housing assistance program when a household's gross annual income reaches 100% AMI, so that higher income households not interested in purchasing a home will move into the private rental market, thereby opening up units of affordable housing for households at or below 80% of AMI.

Households participating in Section 8 voucher must leave the program when their rent obligation equals the full contract rent for their unit for six consecutive months. This is a provision of the Section 8 Housing Assistance Payment contract which serves as a term limit for higher income households.

In 2021, 3 households purchased a home, 1 was a Section 8 household and 2 were public housing households. 3 households received the full \$3,000 matching grant. 104 households have purchased a home under this program as of 2021!

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

**vi. Challenges in Achieving Benchmarks and Possible Strategies**

None.

**SELF-SUFFICIENCY**

***SS #8: Households Transitioned to Self-sufficiency***

| Unit of Measurement   | Baseline   | Benchmark  | Outcome   | Benchmark Achieved? |
|---|--|--|---|---------------------|
| Number of households transitioned to self-sufficiency (increase).<br><br>For this metric, LDCHA is defining self-sufficiency as families who voluntarily end participation in the voucher or public housing programs. | 2000 - Households purchasing a home = <b>0</b> . | Expected households purchasing a home = <b>3</b> . | <b>2021 = 3 homes purchased; 1</b> was a Section 8 participant and <b>2</b> were public housing households. | <b>Yes</b>          |

***HC #6: Increase in Homeownership Opportunities***

| Unit of Measurement  | Baseline   | Benchmark   | Outcome  | Benchmark Achieved? |
|--|--|---|--|---------------------|
| Number of households that purchased a home as a result of the activity (increase). | 2000 - Households purchasing a home = <b>0</b> . | 2020 - Expected households purchasing a home = <b>3</b> . | 2021 - Households purchasing a home = <b>3</b> | <b>Yes</b>          |

09-5

## **Activity 09-6**

### **Revise Definition of Countable Income: Exclude Earned Income of Adult Children Between the Ages of 18 and 21**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2009 Plan  
Implemented 2009

#### ***ii. Description / Impact / Update***

This Activity provides an exclusion of income for this group while retaining the work requirement. Prior to this Activity, this 18 to 21-year-old population who were not in school frequently placed their family at risk for being terminated when the adult child failed to go to work, or to retain employment after their income was factored into their household's rent. It also resulted in an MTW work requirement violation, with the entire household's housing being placed at risk under the violation. This Activity reduces this risk while continuing to create an incentive and motivation for adult children in the household to work.

This Activity reduces the amount of time staff spends on program enforcement activities, rent recalculations, and reduces the number of housing and program terminations that result through program enforcement.

In 2021 there were **50** households (53 individuals) with adult children 18-21 years old in this category whose income would have been previously subject to rent calculation action. By not recalculating rent for these households to include income, **\$650** in administrative costs were saved and **25** hours of staff time were saved.

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

None.

## COST EFFECTIVENESS

### *CE #1: Agency Cost Savings*

| Unit of Measurement  | Baseline   | Benchmark   | Outcome   | Benchmark Achieved? |
|--|--|---|---|---------------------|
| Total cost of eliminating staff time required for rent recalculation for adult children 18-21 income in dollars (decrease) | 2009 - Cost of rent recalculation prior to implementation: 63 x .50 x \$26 per hour (in dollars) = <b>\$819.</b> | Expected cost after implementation of Activity 09-6 (in dollars) = <b>\$0</b> | Cost eliminated by not recalculating rent for <b>50</b> households with adult children 18-21: <b>\$650.</b> | Yes.                |

### *CE #2: Staff Time Savings*

| Unit of Measurement   | Baseline  | Benchmark  | Outcome  | Benchmark Achieved? |
|---|---|--|--|---------------------|
| Total time to complete the task in staff hours = (decrease) | Eliminate staff time required for rent recalculation for adult children 18-21 income (in hours) 63 x .50 = <b>31.5.</b> | Expected staff hours after implementation of Activity 09-6 (in hours) = <b>0</b> | Time eliminated by not calculating rent for <b>53</b> adult children 18-21: <b>25 hours.</b> | Yes.                |

### *SS #5: Households Assisted by Services that Increase Self-sufficiency*

| Unit of Measurement  | Baseline  | Benchmark   | Outcome  | Benchmark Achieved? |
|--|---|---|--|---------------------|
| Number of households receiving work requirement action services aimed to increase self-sufficiency (increase). | 2009 - Work requirement actions for failure to meet work requirement = <b>5</b> , and <b>0</b> resulted in termination or eviction. | Expected households meeting the work requirement: 100%, resulting in no terminations or evictions for failure to meet the work requirements = <b>0.</b> | 2021 - Work requirement actions for failure to meet work requirement = <b>2</b> , and <b>0</b> resulted in termination or eviction. However, Resident Services provided self-sufficiency services for <b>16</b> individuals ages 18-21 | Yes.                |

09-6



## **Activity 09-6.1**

### **Revise Definition of Countable Income: Count Income under Previously Disallowed 12:12:48 Regulation (EID)**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2009 Plan  
Implemented 2009

#### ***ii. Description / Impact / Update***

In 2009, the LDCHA began to count as income wages from employment for disabled residents, eliminating the income exclusion for disabled public housing and Section 8 tenants under the 12:12:48 month earned income disallowances rule as outlined in 24 CFR §960.255 for public housing and 24 CFR § 5617 for a HCV program. This exclusion has a direct result of increasing the federal housing assistance by disallowing earned income that can be counted toward the household's contribution toward rent. The tracking for this disallowance was extremely burdensome and eliminating this exclusion saves additional processing time per month per household with disallowed income under this regulation.

The estimated count of households with previously disallowed income using the 12:12:48 regulation is **26**, which is the number of disabled households voluntarily participating in the MTW rent structure. Cost of tracking task eliminated was **\$12,168**. Total staff hours saved was **468**.

All of the **26** households are voluntarily participating in the MTW rent structure because the rent calculation is advantageous to them due to the additional deductions. If a household elects to voluntarily participate in the MTW rent structure the MTW hardship policy as outlined in Activity 99-2 is available to the household. Additionally, households voluntarily participating in the MTW rent structure have the opportunity to elect to return to the income based rent structure one time between annual re-examinations.

In 2021 a total of **15** MTW hardships were granted; **0** rescinded their request; **6** hardships were denied; **0** of the denied hardships involved a MTW voluntary household.

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

None.

### COST EFFECTIVENESS

#### *CE #1: Agency Cost Savings*

| Unit of Measurement                       | Baseline   | Benchmark   | Outcome  | Benchmark Achieved? |
|---|--|---|--|---------------------|
| Total cost of task in dollars (decrease). | 2009 - 19 households x 1.5 hours x 12 months = 342 hrs x \$26. Cost of task prior to implementation of the Activity (in dollars) = <b>\$8,892.</b> | Elimination of 100% of staff cost to calculate the earned income disallowance. Expected cost (in dollars) = <b>\$0.</b> | In 2021, <b>26</b> households previously would likely have been eligible resulting in staff cost savings = <b>\$12,168</b> | <b>Yes.</b>         |

#### *CE #2: Staff Time Savings*

| Unit of Measurement  | Baseline  | Benchmark   | Outcome   | Benchmark Achieved? |
|--|---|---|---|---------------------|
| Total staff time to complete the task in hours (decrease). | 2009 - 19 households x 1.5 hours x 12 months. Total amount of staff time dedicated to the task prior to implementation of the Activity (in hours) = <b>342.</b> | Eliminated 100% of staff hours to calculate the earned income disallowance. Expected staff time (in hours) = <b>0</b> | In 2021, <b>26</b> households previously would likely have been eligible resulting in total staff time eliminated = <b>468 hours.</b> | <b>Yes.</b>         |

09-6.1

## **Activity 09-8**

### **Prisoner Re-Entry Housing Program**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 2009 Plan  
Implemented 2009

#### ***ii. Description / Impact / Update***

In January 2009 the LDCHA set aside funding for five units of TBRA to be used, in collaboration with the Douglas County Sheriff's Corrections Division, to provide housing assistance for five inmates being released from Douglas County jail under their Jail Re-entry Program. This program provided housing to individuals who otherwise would not be eligible for housing assistance. It permits the individual to have affordable, decent and sanitary housing so that they can focus on attaining their re-entry goals which includes obtaining employment or other income.

These participants are able to voluntarily participate in the MTW rent structure (MTW Vol) if the rent calculation is advantageous to them due to the additional deductions. If a participant voluntarily participates in the MTW rent structure, the MTW hardship policy as outlined in Activity 99-2 is available to them. They may also elect to return to the income based rent structure one time between annual re-examinations.

0 Re-Entry participants were leased up in 2021.

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

## SELF-SUFFICIENCY

### *SS#3: Increase in Positive Outcomes in Employment Status*

| Unit of Measurement   | Baseline  | Benchmark  | Outcome   | Benchmark Achieved? |
|---|---|--|---|---------------------|
| Report the following information separately for each category:<br>(1) Employed Full- Time<br>(2) Employed Part- Time<br>(3) Enrolled in an Educational Program<br>(4) Enrolled in Job Training Program<br>(5) Unemployed<br>(6) Other | Head(s) of households prior to implementation of the Activity = <b>0</b> .                    | Expected head(s) of work-able households after implementation of the activity – <b>50%</b> | In 2021, <b>0%</b> of participants achieved employment.<br>(1) Employed FT = <b>0</b><br>(2) Employed PT = <b>0</b>                   | <b>No.</b>          |
|   | Percentage of total work-able households prior to implementation of the Activity = <b>0</b> . | <b>50%</b> of participants achieving mainstream income / employment.                       | In 2021, <b>0%</b> of participants achieved mainstream income.<br><b>0%</b> have SSI.<br><b>0%</b> have non-employment tribal income. | <b>No.</b>          |

## HOUSING CHOICE

### *HC #1: Additional Units of Housing Made Available*

| Unit of Measurement   | Baseline  | Benchmark  | Outcome  | Benchmark Achieved? |
|---|---|--|--|---------------------|
| Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). | Housing units of this type prior to implementation of the activity = <b>0</b> . | Expected housing units of this type after implementation of the activity: number of Re-entry Vouchers = <b>2</b> | In 2021 there were <b>0</b> participants utilizing these special purpose vouchers. | <b>No.</b>          |

09-8

## **Activity 99-1**

### **Combine Public and Section 8 TBRA Programs and Operations**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 1999 Plan  
Implemented 1999

#### ***ii. Description / Impact / Update***

This Activity uses MTW flexibility to establish a locally designed waiting list and tenant selection criteria by combining the public housing family housing units and Section 8 HCV into one program called General Housing with one waiting list and single organizational program structure. The objective of this Activity was to decrease the vacancy rate by using the same suitability criteria for both programs and offering the next available unit to the applicant at the top of the waiting list. Additionally it decreases administrative burden by reducing voluntary unit turnover cost.

This Activity has had the effect of standardizing eligibility criteria, maintaining high occupancy rates in family public housing units, decreasing the waiting time for an affordable housing unit, and streamlining administrative program functions.

#### ***iii. Actual Non-Significant Changes***

None.

#### ***iv. Actual Changes to Metrics / Data Collection***

None.

#### ***v. Actual Significant Changes***

None.

#### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

None.

## COST EFFECTIVENESS

### *CE #5: Increase in Agency Rental Revenue*

| Unit of Measurement   | Baseline  | Benchmark  | Outcome   | Benchmark Achieved? |
|---|---|--|---|---------------------|
| Total Household contributions towards housing assistance (increase) = <b>\$150,000.</b> | 1998 - Household contributions prior to implementation of the Activity (in dollars) = <b>\$758,485.</b> | Expected household contributions increase of \$150,000 per year (in dollars) = <b>\$908,485.</b> | 2021 Actual household contributions was <b>\$1,356,433</b> , an increase of <b>\$447,948.</b> | <b>Yes.</b>         |

99-1

## **Activity 99-2**

### **Alternative Rent Structure**

#### ***i. Plan Year Approved, Implemented, Amended***

Approved for 1999 Plan  
Implemented 1999

#### ***ii. Description / Impact / Update***

Developed alternative MTW rent structure with minimum and maximum annual rents that are adjusted periodically and applied to all non-disabled/non-elderly households in the General Housing program. The rent structure requires all non-elderly, non-disabled adults to pay a significant minimum rent regardless of their income. To reward work, the agency sets a maximum rent for each size unit.

| Bedroom Size | Minimum | Maximum |
|--------------|---------|---------|
| 1 Bedroom    | \$ 185  | \$ 435  |
| 2 Bedroom    | \$ 215  | \$ 500  |
| 3 Bedroom    | \$ 255  | \$ 575  |
| 4 Bedroom    | \$ 275  | \$ 665  |
| 5 Bedroom    | \$ 315  | \$ 690  |

To encourage employment advancement, the agency established a system of income deductions that increase as work hours increase.

Special income deductions for MTW households include:

- 10% earned income deduction for those working at least 35 hours/week
- \$2,000 medical deduction for those working at least 35 hours/week
- full out-of-pocket dependent care deduction necessary to allow work or school attendance
- utility allowance as an annual income deduction, not as a monthly deduction from rent
- increase in the child dependent deduction to \$840 per child capped at \$1,680 per household

Flat rents are not applied in the MTW rent structure, and MTW participants are not eligible for the flat rent option.

The LDCHA's Rent Hardship Policy permits a degree of rent relief if the household experiences a loss of earned income equal to or greater than 50% of total reported earned income, then the MTW Hardship Rent shall be reset to \$50 a month for the household for a three consecutive month period, *OR*, if a loss of earned income is at least 25% but is less than 50% of total reported earned income, the MTW Hardship Rent shall be reset to \$100 a month for the household for a three consecutive month period. A household may have a hardship rent reduction only once every 12 months, measured from the end of an approved hardship. A hardship is not available during annual recertification because the rent is already being recalculated. Hardship requests are denied when there is no loss of employment income being counted in the calculation of the MTW rent, when the tenant has had a hardship rent reduction in the past 12 months, or when the tenant refuses to complete intensive re-employment activities through Resident Services.

If the household's income loss is due to a condition that then qualifies the individual for a disability under ADA, the household's designation is changed from MTW to income-based and they are recertified.

An important component of the LDCHA's MTW rent structure is an Annual Rent. MTW rent is fixed for one year and does not change, regardless of changes in household income or composition except in instances where a household permanently loses income through death, divorce, or when an income producing adult child whose income was included in the rent calculation moves out of the household.

Section 8 portability is restricted. MTW households may not move outside the LDCHA's jurisdiction unless the household applies for and receives an exception from this rule as a reasonable accommodation for a disability, VAWA, or other good cause, such as taking a job in a different city, education, or other household need. Households porting into the LDCHA's jurisdiction must participate in the MTW program.

In 2021 LDCHA approved portability for 21 households, of which 8 failed to lease up in another jurisdiction. Of the remaining 13, 9 have leased and 4 are still pending looking for units in other jurisdictions:

|           |  |
|-----------|--|
| <b>0</b>  | Reasonable accommodation for persons with disabilities |
| <b>0</b>  | Economic   |
| <b>0</b>  | Relocation for education                               |
| <b>2</b>  | VAWA   |
| <b>11</b> | Household need   |
| <b>13</b> | Total  |

**0** port out requests were denied.

During 2021, **0** MTW household was terminated for failure to pay rent in public housing. There were **0** terminations for failure to pay rent in the Section 8 program.

There were **21** households that requested a hardship **not related to COVID** in 2021:

- **6** Medical Hardships, **2** in public housing and **4** in Section 8
- **9** Employment Loss Hardships, **1** in public housing and **8** in Section 8
  - 4 lost employment
  - 5 had a reduction of at least 25% of their income from employment
- **2** were denied because the request was during their annual recertification period
- **4** were denied due to ineligibility per the hardship policy
- **0** households rescinded their request

Outcomes: **4** Hardship Rent Reduction contracts were signed with Employment Program staff.

- **4** obtained jobs to replace lost employment income, full or part time
- **0** contracts expired after 3 months
- **0** were certified disabled and unable to return to work
- **0** signed up with Vocation Rehabilitation through the State of Kansas for additional employment support of their disability



There were **25 additional** households that had received extended hardships **due to COVID** in 2021. These COVID hardships were terminated after April 30, 2021 due to the Kansas Emergency Rental Assistance program coming online in March.

- **9** Public housing households received a COVID-related hardship
- **16** Section 8 households received a COVID-related hardship

### ***iii. Actual Non-Significant Changes***

The number of hardships dropped from previous years because of LDCHA policy that requires 12 months between hardships. There was a high number of extended COVID hardships granted in 2020 making households ineligible in 2021, and fewer households needed a hardship due to the Kansas Emergency Rental Assistance program.

### ***iv. Actual Changes to Metrics / Data Collection***

None.

### ***v. Actual Significant Changes***

None.

### ***vi. Challenges in Achieving Benchmarks and Possible Strategies***

In place of COVID hardships after the first quarter of 2021, the Resident Services Office worked with 50 Public Housing tenants and 12 Section 8 tenants to complete an application for the Kansas Emergency Rental Assistance Program (KERA). These households received a total of \$100,971 in rental assistance and \$39,981 in utility assistance. The KERA program provides rent, utility, and internet assistance to households experiencing financial hardship as a result of the COVID pandemic.

## **SELF-SUFFICIENCY**

### ***SS #7: Increase in Agency Rental Revenue***

| <b>Unit of Measurement</b>   | <b>Baseline</b>   | <b>Benchmark</b>   | <b>Outcome</b>  | <b>Benchmark Achieved?</b> |
|--|---|--|---|----------------------------|
| Household contributions toward housing assistance per year in dollars (increase) = <b>\$150,000.</b> | 1998 - Household contributions prior to implementation of the Activity (in dollars) = <b>\$758,485.</b> | Expected Household contributions after implementation of the Activity (in dollars) = <b>\$908,485.</b> | 2021 Actual household contributions was <b>\$1,356,433</b> , an increase of <b>\$447,948.</b> | <b>Yes.</b>                |

99-2

## **Activity 99-3**

### **Work Requirement**

#### ***i. Plan Year Approved, Implemented, Amended***

**Approved for 1999 Plan  
Implemented 1999**

#### ***ii. Description / Impact / Update***

This Activity establishes an MTW work requirement which applies to all households in the General Housing program with a non-elderly non-disabled adult in the household. The work requirement mandates that all able-bodied adults age 18 and older work a minimum of 15 hours a week. For a two-adult household with minor children, the work requirement can be met if one adult works 35 hours per week. Enrollment in a post-secondary education program or Work Training Program satisfies the work requirement. An adult child in the household is also subject to the work requirement. Residents who fail to meet the work requirement must participate in the LDCHA's Family Self-Sufficiency Program for 15 hours per week. Failure to meet the work requirement is a major program breach.

Following are the exemptions to the work requirement and MTW rent structure.

- Elderly/Disabled Status - All adult household members age 62 or over, or who have disability status that prevents employment.
- Temporary Medical Exemption - verified medical condition of a household member lasting longer than 3 months that limits or that prevents work activities. Must be certified to by a licensed physician or medical practitioner.
- Discretionary Exemption - households with only one adult who does not have elderly/disability status and who, due to limitations of employment experience, education or training, or other significant barriers, is unable to earn sufficient income to meet the MTW minimum rent requirement.
- Work Requirement Exemption Only - Households receiving TANF Cash Assistance with one adult member who has been determined "not mandatory for work" by DCF. The household will receive assistance under the MTW rent structure, but the person will not be subject to the work requirement.

Exempt households may elect annually to participate in the MTW rent structure if they meet the work requirement through employment income.

Failure to meet the work requirement results in a program violation. If not corrected, tenant rent goes to full market rate for the unit.

The work requirement mandate has been demonstrated to move households to work and increase self-sufficiency. Of the households that participated in the MTW program during the 2021 Plan Year, there were **104** work requirement enforcement actions: **69** were in Section 8 and **35** in public housing. **All households came into compliance.**

|   |
|---|
|   |
| <b>iii. Actual Non-Significant Changes</b>                            |
| None.   |
| <b>iv. Actual Changes to Metrics / Data Collection</b>                |
| None.   |
| <b>v. Actual Significant Changes</b>                                  |
| None.   |
| <b>vi. Challenges in Achieving Benchmarks and Possible Strategies</b> |
| None.   |

## SELF-SUFFICIENCY

### *SS #1: Increase in Household Income*

| Unit of Measurement  | Baseline  | Benchmark   | Outcome   | Benchmark Achieved? |
|--|---|---|---|---------------------|
| Average earned income of households participating in MTW rent structure affected by this policy in dollars (increase). | 2013 - Average earned income of current MTW rent structure participants is <b>\$18,596</b> .<br>Data on income did not separate out earned income until 2013.<br>Historical data reflects an average annual change of 2% in gross household income from \$16,434 in 2000 to \$21,060 in 2013. | Expected increase in total average earned income of MTW Rent Structure participant = <b>\$18,782</b> .<br><br><b>1% per year increase in average earned income.</b> | Outcome = <b>\$26,813</b><br>(average earned income of all 2021 MTW rent structure participants.)<br><br><b>Income increase / decrease for 2021 = 44%</b> | <b>Yes.</b>         |

### *SS#3: Increase in Positive Outcomes in Employment Status*

| Unit of Measurement  | Baseline   | Benchmark – Public Housing  | Outcome  | Benchmark Achieved? |
|--|--|---|--|---------------------|
| Report the following information separately for each category: | Head(s) of households in MTW rent structure prior to implementation of the Activity in 1998: | Expected head(s) of households in MTW rent structure after implementation:  | <b>2021: 145 Public Housing MTW participants.</b>  | <b>Yes.</b>         |
| (1) Employed Full-Time   | N/A *  | <div style="display: flex; justify-content: space-between;"> <span><u>2000</u></span> <span><u>Estimated for 2013</u></span> </div> <div style="display: flex; justify-content: space-between;"> <span>N/A</span> <span>100</span> </div> | <div style="text-align: center;"><u>2021</u></div> <div style="text-align: center;">(1) Employed Full-Time<br/><b>60</b></div> |                     |

|  |   |   |                               |  |
|--|---|---|-------------------------------|--|
| (2) Employed Part-Time   | N/A *   | N/A   | $\frac{24}{= 124}$            | (2) Employed Part-Time<br>$\frac{61}{= 121}$   |
| <b>(1 &amp; 2 Combined) Em-<br/>ployed MTW rent struc-<br/>ture participants</b> | 119   | 133   |                               |  |
| (3) Enrolled in an Educa-<br>tional Program                                      | 15  | 33  | 28                            | (3) Enrolled in Educa-<br>tional Program - <b>9</b>  |
| (4) Enrolled in Job Train-<br>ing Program  | N/A   |   | 22                            | (4) Enrolled in Job Train-<br>ing Program - <b>4</b>   |
| (5) Unemployed   | 49  | 1   | 6                             | (5) Unemployed - <b>7</b>  |
| (6) Other - Discretionary<br>Exemptions  | N/A   | 0   | 6                             | (6) Other - Discretionary<br>Exemptions - <b>4</b>   |
|  | * Data not available for 1<br>& 2 separately until 2013   | Total exceeds 100%,<br>some participants are<br>captured in multiple<br>categories.   |                               |  |
|  | Percentage of total<br>work-able households in<br>the MTW rent structure<br>per category prior to im-<br>plementation of Activity<br>(percent). | Expected percentage of<br>total work-able house-<br>holds in the MTW rent<br>structure per category<br>after implementation of<br>the Activity (percent). |                               | Actual percentage of to-<br>tal work-able house-<br>holds in the MTW rent<br>structure per category. |
|  |   | <u>2000</u>   | <u>Estimated<br/>for 2013</u> | <u>2021</u>  |
| (1) Employed Full-Time   | (1) Data not available  | (1) 25%   | (1) 25%                       | (1) 41%  |
| (2) Employed Part-Time   | (2) Data not available  | (2) 25%   | (2) 25%                       | (2) 42%  |
| <b>(1 &amp; 2 Combined) Em-<br/>ployed MTW rent struc-<br/>ture participants</b> | (1 & 2) 65%   |   |                               |  |
| (3) Enrolled in an Educa-<br>tional Program                                      | (3) 9%  | (3) 20%   | (3) 20%                       | (3) 6%   |
| (4) Enrolled in Job Train-<br>ing Program  | (4) Data not available<br>until 2013  | (4) 10%   | (4) 10%                       | (4) 3%   |
| (5) Unemployed   | (5) 27%   | (5) 10%   | (5) 10%                       | (5) 5%   |
| (6) Other - Discretionary<br>Exemptions  | (6) 0%  | (6) 10%   | (6) 10%                       | (6) 3%   |

| Unit of<br>Measurement   | Baseline -<br>Section 8 HCV   | Benchmark -<br>Section 8 HCV   |                               | Outcome  | Benchmark<br>Achieved? |
|--|---|--|-------------------------------|--|------------------------|
| Report the following in-<br>formation separately for<br>each category: | Head(s) of households in<br>MTW rent structure prior<br>to implementation of the<br>Activity in 1998: | Expected head(s) of<br>households in MTW<br>rent structure after im-<br>plementation of the Ac-<br>tivity: |                               | <b>2021 - 298 Section 8<br/>HCV participants</b>     | <b>Yes.</b>            |
|  |   | <u>2000</u>  | <u>Estimated<br/>for 2013</u> | <u>2020</u>  |                        |
| (1) Employed Full-Time   | N/A   | N/A  | 147                           | (1) Employed Full-Time<br><b>135</b>                 |                        |
| (2) Employed Part-Time   | N/A   | N/A  | $\frac{79}{= 226}$            | (2) Employed Part-Time<br>$\frac{139}{= 274}$        |                        |
| <b>(1 &amp; 2) Employed MTW<br/>rent structure partici-<br/>pants</b>  | 172   | 119  |                               |  |                        |
| (3) Enrolled in an Educa-<br>tional Program                            | 60  | 19   | 55                            | (3) Enrolled in Educa-<br>tional Program - <b>19</b> |                        |

|   |   |   |                           |   |  |
|---|---|---|---------------------------|---|--|
| (4) Enrolled in Job Training Program                        | 0   | N/A   | 25                        | (4) Enrolled in Job Training Program - <b>1</b>   |  |
| (5) Unemployed  | 63  | 4   | 22                        | (5) Unemployed - <b>24</b>  |  |
| (6) Other - Discretionary Exemptions                        | 0   | 5   | 8                         | (6) Other - Discretionary Exemptions - <b>4</b>   |  |
|   |   | * Total exceeds 100%, some participants are captured in multiple categories.  |                           |   |  |
|   | Percentage of total work-able households in the MTW rent structure prior to implementation of Activity (percent). | Expected percentage of total work-able households in the MTW rent structure after implementation of the Activity (percent). |                           | Actual percentage of total work-able households in the MTW rent structure per category. |  |
|   |   | <u>2000</u>   | <u>Estimated for 2013</u> | <u>2021</u>   |  |
| (1) Employed Full-Time                                      | (1) N/A   | (1) 25%   | (1) 25%                   | (1) 45%   |  |
| (2) Employed Part-Time                                      | (2) N/A   | (2) 25%   | (2) 25%                   | (2) 47%   |  |
| <b>(1 &amp; 2) Employed MTW rent structure participants</b> | (1 & 2) 58%   |   |                           |   |  |
| (3) Enrolled in an Educational Program                      | (3) 20%   | (3) 20%   | (3) 20%                   | (3) 6%  |  |
| (4) Enrolled in Job Training Program                        | (4) N/A   | (4) 10%   | (4) 10%                   | (4) .03%  |  |
| (5) Unemployed  | (5) 21%   | (5) 10%   | (5) 10%                   | (5) 8%  |  |
| (6) Other - Discretionary Exemptions                        | (6) 0%  | (6) 10%   | (6) 10%                   | (6) 1%  |  |

99-3

## B. NOT YET IMPEMENTED ACTIVITIES

### **Activity 18-1**

#### **Local Non-Traditional MTW Project Based Section 8 Voucher Program Targeted to Special Needs Populations**

##### **i. Description**

##### **Approved for 2019 Plan**

Create a local Project Based Section 8 Voucher Program (PBV) with the following components:

- Allocate PBV subsidy through a non-competitive process to LDCHA-owned or controlled sites and transitional units,
- Prioritize assignment of PBV assistance to units designed to serve special populations with poverty rates 50% of AMI or below,
- Eliminate the 25% cap on the number of units that can be project-based on a single site for supportive or elderly housing, and for sites with fewer than 20 units,
- Waive the 20% cap on the amount of HCV budget authority that can be project-based, allowing LDCHA to determine the size of the PBV program,
- Modify eligible unit and housing types to include shared housing, cooperative housing, or transitional housing,
- Allow project partners to manage project wait lists with criteria as determined by LDCHA,
- Use LDCHA's standard HCV process for determining Rent Reasonableness for units in lieu of requiring third-party appraisals,
- Eliminating or modifying the requirement that households living in a unit subsidized through a project-based voucher be given an opportunity to receive tenant-based rental assistance ("exit voucher") if, after one year, they wish to move, however the participants will be given access to the LDCHA transfer policy, and
- Assign standard HCV payment standards to PBV units.

This Activity will use MTW flexibility to:

Reduce the administrative time and development costs associated with issuing a Request for Proposal (RFP) when LDCHA has a qualifying development for PBV program.

Increase housing choices for special populations.

Because this is a PBV program it is not considered a local non-traditional program.

These are new units that will serve individuals residing outside of the LDCHA inventory. These units will be constructed in conjunction with a new Behavioral Health Crisis Center.

A preference will be established for individuals with serious persistent mental illness who are stabilized at the crisis center and in need of housing. There will be supportive services through a partnership with the local Bert Nash Community Behavioral Health Center and a new peer support program.

## **ii. Implementation Plan / Timeline**

This Activity was not implemented in 2021. Construction was completed in early 2021, with the Certificates of Occupancy being issued on February 17, 2021. However, there was a significant delay in the completion of the PBV process, which was completed in February of 2022. These PBVs have now been issued and the property is fully occupied. This Activity will be moved to “Implemented” for the 2022 MTW Report, and the LDCHA will report on the appropriate HUD standard metrics for this Activity.

## **iii. Actual Non-Significant Changes**

The Second Amendment to LDCHA’s Amended and Restated Moving to Work Agreement was executed on December 1, 2020. The LDCHA will conduct HQS inspections and certify that any of the property it owns that has a PBV assigned meets HQS. Additionally the LDCHA will determine rent reasonableness for all PBV units it owns.

## **C. ACTIVITIES ON HOLD**

No Activities are currently on hold.

## D. CLOSED OUT ACTIVITIES

### ***Closed Out Activity 14-1*** **Biennial HQS Inspection for Existing HCV Properties**

#### ***i. Description, First Approved, Implemented, Placed on Hold***

Implement a Biennial Housing Quality Standards (HQS) Inspection process for existing Housing Choice Voucher (HCV) properties.

Approved for 2014 Plan; implemented 2014; placed on hold 2017. Closed out for 2020 due to permanent limitations in Lindsey Software Systems.

#### ***ii. Why Activity was Closed Out***

Lindsey Software Systems confirmed in 2019 that they have no plans to fix the inadequacies in their program which prevent the tracking necessary for this Activity. The Activity was created to save time and costs for both staff and landlords but tracking it manually would take more staff time and cost, not less.

### ***Closed Out Activity 12-1*** **Biennial Recertification for all Elderly and Disabled Section 8 Households**

#### ***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2013 Plan  
Implemented 2013  
Closed out 2015

#### ***ii. Why Activity was Closed Out***

Combined with Activity 10-1 so all biennial recertifications are administered consistently and tracked as one activity.

### ***Closed Out Activity 11-1*** **Financial Assistance for Vehicle Repair**

#### ***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2011 Plan  
Implemented 2011



Closed out 2014

***ii. Why Activity was Closed Out***

Moved to Single Fund Flexibility. Activity is still operating and results are being tracked.

See Section V (iii).

***Closed Out Activity 11-2***

**Partner with DCHI to Create Year Round Social, Educational, Health and Recreational Opportunities for Youth**

***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2013 Plan

Implemented 2013

Closed out 2014

***ii. Why Activity was Closed Out***

Moved to Single Fund Flexibility. Activity is still operating and results are being tracked.

See Section V (iii).

***Closed Out Activity 11-3***

**Combine the Administrative Plan and the Public Housing ACOP into one policy statement**

***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2011 Plan

Implemented 2011

Closed out 2013

***ii. Why Activity was Closed Out***

The Activity was completed. The Board adopted the final Combined Admin-ACOP on August 26, 2013 by Resolution 2013-14.

***Closed Out Activity 10-2***

**Expand Employment Related Services to MTW Households**

***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2010 Plan  
Implemented 2010  
Closed out 2014

***ii. Why Activity was Closed Out***

Moved to Single Fund Flexibility. Activity is still operating and results are being tracked.  
See Section V (iii).

***Closed Out Activity 10-3***  
**Energy Conservation Improvements**

***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2010 Plan  
Implemented 2010  
Closed out 2012

***ii. Why Activity was Closed Out***

Closed out after contract work was completed. Energy cost savings are reported annually to regional HUD office.

***Closed Out Activity 09-2***  
**Mandatory Orientation for All New Incoming Residents**

***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2009 Plan  
Implemented 2009  
Closed out 2014

***ii. Why Activity was Closed Out***

Moved to Single Fund Flexibility. Activity is still operating and results are being tracked.  
See Section V (iii).

***Closed Out Activity 09-3***  
**Expand Case Management Services to MTW Households with Incomes Below 40% AMI**

***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2009 Plan  
Implemented 2009  
Closed out 2013

***ii. Why Activity was Closed Out***

Closed out as a separate Activity, absorbed into Activity 10-02. Targeting the lowest AMI tenants has again proven a successful outreach measure to try and provide services and make appropriate referrals. Having the non-traditional Family Self-sufficiency (FSS) program has helped with this significantly.

***Closed Out Activity 09-4***  
**Biennial Recertifications for MTW Households**

***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2009 Plan  
Implemented 2009  
Closed out 2015

***ii. Why Activity was Closed Out***

This Activity never had the anticipated impact and it resulted in increasing complexity rather than reducing staff time and achieving greater cost efficiency. This initiative was a voluntary election and was subject to fluctuating tenant income, resulting in too many mid-year recertifications. This Initiative was difficult to track and created additional administrative complexity to our program without resulting in a significant benefit to participants.

***Closed Out Activity 09-7***  
**Housing Stabilization Initiative "Homeless to Housed"**

***i. Plan Year Approved, Implemented, Year Closed Out***

Approved for 2009 Plan  
Implemented 2009  
Closed out 2014

***ii. Why Activity was Closed Out***

Moved to Single Fund Flexibility. Activity is still operating and results are being tracked.

See Section V (iii).

## (V) PLANNED APPLICATION OF MTW FUNDS

### iii. ACTUAL USE OF MTW SINGLE FUND FLEXIBILITY

#### 2021 Uses of Funds Details

**Activity: Funds for Acquiring Birth Certificates** This Activity was not utilized. There are sufficient community resources available to help applicants obtain needed documentation to apply for housing assistance through the LDCHA. We received zero requests.

**Activity: Fiber Internet for Edgewood Homes** ConnectHomeUSA: In November of 2020, the LDCHA and our partner RG Fiber began construction on the fiber internet infrastructure for this activity. The work was completed in January 2021 and 115 of 124 Edgewood Homes households connected to the internet. The LDCHA leveraged \$25,000 of CDBG funds in addition to MTW funds to install the infrastructure for the tenant's internet. The LDCHA signed a five year contract with RG Fiber for internet service for all 124 occupied units at Edgewood Homes for \$23,320 per year. We held a Final Fiber Splice event on February 10, 2021 on Zoom to thank our partners. Speakers included HUD Deputy Regional Administrator Bruce Ladd, the Mayor of Lawrence Brad Finkeldei, and RG Fiber's Mike Bosch. In addition to providing free, high speed internet to Edgewood Homes households, the LDCHA received a private grant from the Jefferson's Foundation for \$10,000 to provide free devices to Edgewood children ages 7-17: 74 children received 30 Chromebooks and 44 tablets. These were distributed in the fall of 2021.

**Activity: Internet Upgrade for Edgewood Homes Main Office** The agency's main office internet was upgraded at the same time as the tenants' project to keep costs down. The agency is pleased to report we have much faster and consistent speeds enabling better connection to the agency's housing software from the "remote" sites at Babcock Place, Clinton Place, and the Huppee Community facility. Longstanding issues with sound quality on the VOIP phone system at the remote sites has also resolved. This was a one-time expenditure of \$25,000.

#### In 2014 the following activities were closed and moved to MTW Single Fund Flexibility.

**Activity 11-1: Vehicle Repair Funding.** This Activity provides a maximum of \$500 to assist MTW households to repair vehicles used for transportation for employment and education purposes.

In 2021, 6 HCV household and 8 public housing households received car repair. A total of **\$6,465** was spent with an average repair costing **\$462**. **All households maintained employment because of the program.**

**Activity 11-2 Create the Full Circle Program – Providing Year Round Social, Educational, Health and Recreational Opportunities for Youth and Elderly Residents.** This initiative originally partnered with Douglas County Housing, Inc. (DCHI) to allow the agency to reduce costs and rely less on tax dollars by focusing on funding through grants to serve households with children.

In 2021, 205 youth receiving housing assistance participated in the Full Circle Youth Program. 28 youth attended after school programming at our youth facility in 2021. Our facility remained closed until June due to COVID. We opened the facility to small groups from June through September and closed again due to a significant rise in COVID cases in schools.

We were able to continue to serve youth in the following ways with safety protocols in place:

- 141 youth were served through our annual Zombie Walk, which we reimagined into a Zombie “treat bag” distribution. Bags consisted of age appropriate books, games, school supplies, healthy snacks, Bombas socks, and customized tie-dyed facemasks. In addition, we held a raffle and gave out 2 Samsung Galaxy tablets, 3 Bluetooth speakers, and 3 headphones to youth participants.
- 29 youth received scholarships for extracurricular activities.
- 16 youth were served through a grant received from the Landen Lucas Foundation to provide youth scholarships for sports-related activities.
- 14 youth received bicycles, helmets, and bike locks through our Full Circle Wrenching Crew.
- 74 youth were served through a grant received from the Jefferson’s Foundation to purchase laptops and tablets for public housing youth.
- 10 youth were served through our continued partnership with Heartland Community Health Center’s Healthy Futures Mobile Dental Clinic, through which we hosted one dental clinic onsite at the Barbara Huppee Community Facility.
- 113 youth were served through the distribution of “holiday water bottles” filled with healthy snacks.

For adult programming, Full Circle received the following grants in 2021:

\$2000 from the Fairy Godmother Fund through the Douglas County Community Foundation for car repair assistance.

**Activity 10-2 Expand Employment Related Services to MTW Households.** This Activity uses funds to provide education and training opportunities in order to reduce the barriers to employment and underemployment to households participating in the MTW rent structure, to maximize a household’s potential for securing worthwhile, long-term employment. Some financial assistance is available for training opportunities including certified nursing and medical assistance certification, computer skills and mechanics, technical drafting, welding, commercial driver licensing, etc. In addition, there are training opportunities focused on soft skills development that include workplace behavior skills such as punctuality, attendance, appropriate attire, customer service, and phone skills.

Due to the pandemic, at the beginning of the year services were limited to Zoom meetings, phone calls, and the use of DocuSign, a digital signature software. The Resident Services office reopened to in-person visitors on July 1. We were able to serve **82** mandatory clients in 2021 compared to 54 in 2020 and 57 in 2019.

In 2021, our two full time Employment Specialists served **93** unique individuals in the Employment Program. Services included resume writing and revision, job application assistance, and interview preparation. Of these **93** individuals, **82** were clients under contract to meet their work requirement at their annual recertification, move-in, or to be eligible for a Hardship Rent Reduction. Of these clients:

- 55 successfully gained employment (67%).
- 1 had an eligible disability and enrolled in Vocational Rehabilitation through the Kansas Department for Children and Families.
- 3 moved to the income-based rent structure after being determined disabled.
- 5 left assisted housing programs.
- 18 are still under contract in 2022.

We provided assistance for education to improve employability. In 2021:

- 4 clients enrolled in secondary education courses.
- We paid \$230 for a Master of Social Work board exam for 1 client.
- We used the remainder of the 2020 Momentum Grant funds to serve 32 households, providing \$3,408 for laptops, \$1000 for gas cards, and \$419 for car repairs.

In addition, we paid:

- \$129 for GED class and exam fees
- \$398 for adult student school supplies
- \$272 for employment supports including interview clothing, required job clothing (scrubs, non-slip shoes, etc.), and hygiene items
- \$1155 for 4 tenants to attend driving school and get their driver's licenses
- \$300 for childcare to support new employment for 2 households

**Activity 09-2 Mandatory Orientation for All New Incoming Residents.** The LDCHA requires all new MTW admissions to attend an orientation program that outlines all the services and programs offered by the Resident Services Office. Mandatory orientations educate residents about available services to access in times of crisis that could lead to termination of their housing assistance, and as a facilitation vehicle for families motivated toward upward mobility, economic self-sufficiency and homeownership. It also provides a connection to support services staff.

Resident Services conducted **48** new tenant orientations for public housing and HCV MTW families in 2021. Of these 48 new tenant orientations, **17** families went on to receive formal housing case management by the Resident Services Office staff.

**Activity 09-7 Create Housing Stabilization Initiative called "Homeless to Housed".** This Activity provides individual case management for hard-to-house applicants who are being offered housing assistance, funded through the City of Lawrence HOME Transitional Housing (TH), and households participating in the MTW Jail Re-Entry (JRE) initiative. Housing stabilization case management services reduce the number of lease and program violation incidents as well as reduces evictions, thereby breaking a cycle of homelessness and/or housing instability.

In 2021, **0** transitional households without other case management received case management through Resident Services.

#### A. LOCAL ASSET MANAGEMENT PLAN

i. Did the MTW PHA allocate costs within statute in the Plan Year?

Yes

ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

No

iii. Did the MTW PHA provide a LAMP in the appendix?

No

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

The LDCHA has 369 public housing units and opted out of the asset management requirement for 2008 to 2020 as provided by various HUD appropriations acts and continuing resolutions. LDCHA elected to opt out of asset management again for 2021 pursuant to the various Continuing Resolutions. The agency uses a cost allocation system to prorate expenses among the different programs it administers. The election does not use any MTW flexibility.

## VI. Administrative

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### **A. Review, Audits and Inspections**

There were no HUD reviews, audits and/or physical inspection issues that required LDCHA to take action in 2021.

### **B. Agency Directed Evaluation of the Demonstration**

None at this time.

### **C. MTW Statutory Requirement Certification**

The Lawrence-Douglas County Housing Authority certifies that it has met the three statutory requirements of:

- 1) Assuring that at least 75 percent of the families assisted by the Agency are very low income families;
- 2) Continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- 3) Maintaining a comparable mix of families (by family size) that are served, as would have been provided had the amounts not been used under the demonstration.

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Shannon Oury, Executive Director

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Date

### **D. MTW Energy Performance Contract (EPC) Flexibility Data**

Not applicable.

## Appendix: Alternate Rent Historic Outcomes

| Avg Gross In-<br>come / Partici-<br>pants / Home-<br>ownership | MTW YEAR               | AVG<br>GROSS<br>INCOME | AVG<br>TENANT<br>RENT | AVG<br>HAP TO<br>OWNER | AVG<br>CON-<br>TRACT<br>RENT | AVG<br>FAMILY<br>SIZE | MTW<br>RENT<br>PARTICI-<br>PANTS | HOME-<br>OWNER-<br>SHIP |
|--|------------------------|------------------------|-----------------------|------------------------|------------------------------|-----------------------|----------------------------------|-------------------------|
| <b>BASELINE</b><br>Year 2                                      | 2000 - 2001 YR 2       | 16,434                 | 296                   | 213                    | 622                          | 3                     | 391                              |                         |
|  | 2001 - 2002 YR 3       | 16,660                 | 303                   | 223                    | 653                          | 3                     | 401                              | 1                       |
|  | 2002 - 2003 YR 4       | 17,967                 | 288                   | 375                    | 676                          | 3                     | 517                              | 5                       |
| <b>BENCHMARK</b><br>Increase met-<br>rics over time            | 2003 - 2004 YR 5       | 19,564                 | 329                   | 378                    | 731                          | 3                     | 492                              | 5                       |
|  | 2004 - 2005 YR 6       | 19,901                 | 332                   | 403                    | 737                          | 3                     | 479                              | 5                       |
|  | 2005 - 2006 YR 7       | 19,274                 | 324                   | 436                    | 768                          | 3                     | 450                              | 2                       |
|  | 2006 - 2007 YR 8       | 20,372                 | 349                   | 422                    | 786                          | 3                     | 456                              | 9                       |
|  | 2007 - 2008 YR 9       | 21,625                 | 368                   | 439                    | 814                          | 3                     | 440                              | 5                       |
|  | 2008 - 2009 YR 10      | 20,446                 | 367                   | 499                    | 874                          | 3                     | 426                              | 7                       |
|  | 2010 YR 11             | 19,776                 | 358                   | 510                    | 872                          | 3                     | 411                              | 7                       |
|  | 2011 YR 12             | 19,793                 | 355                   | 513                    | 870                          | 3                     | 411                              | 3                       |
|  | 2012 YR 13             | 21,060                 | 376                   | 551                    | 929                          | 3                     | 477                              | 8                       |
|  | 2013 YR 14             | 22,558                 | 388                   | 539                    | 937                          | 3                     | 478                              | 7                       |
|  | 2014 YR 15             | 23,937                 | 411                   | 521                    | 950                          | 3                     | 472                              | 5                       |
|  | 2015 YR 16             | 27,429                 | 424                   | 526                    | 961                          | 3                     | 485                              | 10                      |
|  | 2016 YR 17             | 24,345                 | 417                   | 536                    | 977                          | 3                     | 479                              | 2                       |
|  | 2017 YR 18             | 24,736                 | 419                   | 561                    | 981                          | 3                     | 475                              | 4                       |
|  | 2018 YR 19             | 23,997                 | 410                   | 573                    | 996                          | 3                     | 508                              | 8                       |
|  | 2019 YR 20             | 25,176                 | 390                   | 628                    | 1030                         | 3                     | 434                              | 6                       |
|  | 2020 YR 21             | 18,891                 | 320                   | 567                    | 873                          | 2                     | 439                              | 2                       |
| OUTCOME  | 2021 YR 22             | 18,631                 | 320                   | 571                    | 892                          | 2                     | 426                              | 3                       |
|  | <b>OVERALL AVERAGE</b> | <b>21,075</b>          | <b>359</b>            | <b>475</b>             | <b>854</b>                   | <b>3</b>              | <b>455</b>                       | Total<br><b>104</b>     |