

Lawrence–Douglas County
Housing Authority

2014 MTW Plan



October 17, 2013
Revised January 27, 2014

Section I: Introduction

The Lawrence-Douglas County Housing Authority (LDCHA) is proud to submit this 2014 MTW Plan that marks its 15th year as a Moving to Work (MTW) agency and once again provides the strategy for continuing the remarkable success the MTW Demonstration has had in creating a locally driven housing program that increases the self-sufficiency of participants and increases housing choices.

The LDCHA was created in 2001 through the merger of the Lawrence Housing Authority (KS053) and the Douglas County Housing Authority (KS160). The predecessor, 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 by the Douglas County Commission for the purposes of administering the Section 8 Certificate Program in Douglas County, Kansas, that was administered by the Lawrence Housing Authority. With the passage of the Quality Housing and Work Responsibility Act of 1998 the dual administrative nature of the Lawrence Housing Authority became impractical, consequently on January 1, 2001, through a joint resolution of the City of Lawrence and Douglas County and with the approval of HUD, the two housing authorities merged as KS053, and KS160 was dissolved.

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 must be a LDCHA participant and is an appointee of the City of Lawrence. The LDCHA employs 43 staff and operates combined budgets in excess of \$8 million.

The LDCHA was selected by HUD as one of the original 23 housing authorities to participate in the Moving to Work Demonstration program in 1998 and signed its first five year MTW Agreement with HUD on March 30, 1999. The agency began implementation of the program on June 1, 1999, by adopting the following program initiatives to meet the Congressional MTW Objectives:

1. Abolish the public housing and Section 8 program administrative structure and create a new program of housing assistance called General Housing assistance which combines the family housing units of the public housing program and Section 8 Housing Choice Voucher (HCV) programs.
2. Change or eliminate four basic federal rules under the 1937 Housing Act that contradict customary social and economic norms and create administrative expense. The changes include:
 - The institution of suitability criteria as a part of eligibility criteria.
 - Modifying the definition of countable income and adjusted income.
 - The establishment of the concept of annual rent and abolishing (with some exceptions) interim re-examinations.
 - Instituting sweeping and 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.
 - Increases PHA income thereby reducing federal subsidy or increasing housing assistance without additional subsidy.

4. Increase Housing Choice:
 - For all Section 8 participants increase housing choice by permitting full discretion as to location, size and cost without regard to local Fair Market Rents.
 - For public housing residents of Edgewood Homes, increase housing choice by vouchering out up to 50 percent of the units over a 3 year period freeing units to rent to moderate income families thus creating a mixed income development. (*This was later eliminated in subsequent Plans.*)

5. Increase usage of existing federal funds:
 - Increase public housing rental income by \$150,000 per year.
 - Free \$500,000 per year of Section 8 subsidy.
 - Using these amounts to serve an additional 100 low income households without additional federal subsidy.

6. Expand by at least 100%, the Family Self Sufficiency program to require participation of non-exempt public housing and Section 8 families.

7. Provide homeownership opportunities including a \$3000 down payment match with local HOME funds. (*This was later modified in subsequent MTW Plans.*)

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

Established as a five year demonstration, the LDCHA's MTW Agreement was extended three times in 2004, 2005, and 2006. In April 2008 the agency signed a new 10 year standardized agreement extending the program to 2018. The new agreement provided expanded authorities for the agency, most significantly the establishment of LDCHA's MTW single fund budget with full flexibility that permits LDCHA through adoption of Activity 09-1 to combine its public housing operation, Capital Funds subsidies, and Section 8 HCV assistance into a single authority source to carry out its approved MTW activities.

LDCHA Short-Term MTW Goals

- Prioritize MTW initiatives that require significant funding and maintain only core MTW activities that support employment and maintain housing in the face of continued funding cuts.

LDCHA Long-Term MTW Goals

- The agency's long-term MTW plan is to continue to institute policies and programs that create incentives for families to work, to increase household income and to become self-sufficient. In so doing, the agency will continue to promote homeownership and create additional housing opportunities for families.
- The agency will look for ways to reduce administrative burden.
- LDCHA is committed to expanding the stock of affordable housing through the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing (including, but not limited to, assisted living or other housing as deemed appropriate by LDCHA, in accordance with its mission), or commercial facilities 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.

Section II: General Housing Authority Operating Information

Section II.A: Housing Stock Information

Annual MTW Plan

II.1.Plan.HousingStock

A. MTW Plan: Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessi- ble	Adaptable
PIC Dev. # /AMP PIC Dev. Name	0	0	0	0	0	0	0	0	Type Noted *	0	0
PIC Dev. # /AMP PIC Dev. Name	0	0	0	0	0	0	0	0	Type Noted *	0	0
PIC Dev. # /AMP PIC Dev. Name	0	0	0	0	0	0	0	0	Type Noted *	0	0
PIC Dev. # /AMP PIC Dev. Name	0	0	0	0	0	0	0	0	Type Noted *	0	0

Total Public Housing Units to be Added

0

* **Select Population Type from:** Elderly, Disabled, General, Elderly/Disabled, Other

If Other, please describe:

N/A

Planned Public Housing Units to be Removed During the Fiscal Year

**PIC Dev. # / AMP
and PIC Dev. Name**

**Number of Units to be
Removed**

Explanation for Removal

**PIC Dev. # /AMP
PIC Dev. Name**

0

N/A

**PIC Dev. # /AMP
PIC Dev. Name**

0

N/A

**PIC Dev. # /AMP
PIC Dev. Name**

0

N/A

**Total Number of
Units to be Re-
moved**

0

New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
N/A	0	N/A

Anticipated Total New Vouchers to be Project-Based

0

Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year

0

Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year

0

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year

NONE.

N/A

N/A

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of All Planned Capital Fund Expenditures During the Plan Year

The agency will use its 2014 Capital Funds grant exclusively for improvements to public housing developments. The agency anticipates major expenditure for upgrades at turnover to the interiors of all its developments to include new kitchens and baths. In addition the agency will spend the required funds to perform upgrades to the exteriors of some public housing units.

Section II.B: Leasing Information

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occu- pied/ Leased***
Federal MTW Public Housing Units to be Leased	356	4,272
Federal MTW Voucher (HCV) Units to be Utilized	717	8,604
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	64	768
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	1	10
Total Households Projected to be Served	1,138	13,654

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

N/A

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program

Description of Anticipated Leasing Issues and Possible Solutions

Public Housing

The 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.

Public Housing

Forty percent of the LDCHA public housing stock is designed for and occupied by the elderly. Frequently multiple unplanned vacancies occur without notice when these residents pass away or vacate to go to a nursing home. These occurrences result in a backlog of units that must be turned over. Multiple vacancies that occur in elderly developments for these reasons are a condition beyond the ability of the agency to control.

N/A

N/A

Section II.C: Waitlist Information

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
General Housing Federal MTW Public Housing - Section 8 HCV	Community-Wide Combined/Merged	391	Open	Yes
Babcock Place / Peterson Acres I Federal MTW Public Housing Units	Site Based	79	Open	Yes
N/A	N/A	N/A	N/A	N/A

Rows for additional waiting lists may be added, if needed.

* *Select Housing Program*: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types*: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

General Housing - Combined Public Housing and Section 8 HCV open community-wide

Babcock Place - Public Housing designated elderly and near elderly

Peterson Acres I - Designated elderly and near elderly disabled

If Local, Non-Traditional Housing Program, please describe:

N/A

N/A

N/A

If Other Wait List Type, please describe:

Clinton Parkway Apartments - HUD Multifamily - Site based elderly and near elderly - open

Transitional Housing - TBRA Homeless - Funded by City HOME and State HOME funds - open

Peterson Acres II -Site based non-subsidized LDCHA-owned affordable housing, *all handicapped accessible units* - open

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

N/A

Section III: Proposed MTW Activities: HUD Approval Requested

A.	B.	C.	D.
Activity 14-1	How Proposed Activity will meet Statutory Objective(s)	Anticipated impact of proposed MTW activity of the stated objective(s)	Anticipated schedules for achieving the stated objective(s)
Create a Biennial Housing Quality Standards (HQS) Inspection process for existing Housing Choice Voucher (HCV) properties, for units that have a record of good property maintenance and have passed HQS on the first inspection for two consecutive annual inspections.	Reduce cost and achieve greater cost effectiveness.	The proposed initiative will reduce the time allocated to inspect units. In addition, it will allow for a strategic focus on properties that have a history of failing inspections.	Implementation on January 1, 2014.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of inspections in dollars (decrease) = \$9,226.	Cost of annual inspections prior to implementation of the activity = \$36,906.	Expected cost of inspections after implementation of the activity = \$27,680.		

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Units inspected biennially will result in 173 fewer units inspected annually x 2 hours per unit. Total time to complete the task in staff hours (decrease) = 346 .	Staff spent 1,388 hours on annual inspections x 2 hours per inspection.	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours) = 1,042 annually.		

J. Authorization for Proposed Activity

MTW Agreement
 Attachment C: Section D. Authorizations Related to Section 8 Housing Choice Vouchers Only; (5) Ability to Certify Housing Quality Standards
 The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provide by HUD. *This authorization waives certain provisions of Sections 8(o)(8) of the 1937 Act and 24 C.F.R. 982, Subpart I, as necessary to implement the Agency's Annual MTW Plan;*

K. Explanation of why cited authorization is needed

This activity will establish a new policy to permit biennial housing quality inspections of housing choice voucher units that pass HQS on the first inspection on at least two prior annual inspections; and the ability to remain part of the biennial inspection process as long at the unit passes HQS.

A.	B.	C.	D.
Activity 14-2	How Proposed Activity will meet Statutory Objective(s)	Anticipated impact of proposed MTW activity of the stated objective(s)	Anticipated schedules for achieving the stated objective(s)
<p>Create a Landlord On-Site Self-Certification that minor repairs are complete in lieu of re-inspection for existing Housing Choice Voucher (HCV) properties. This allowance is made 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.</p>	<p>Reduce cost and achieve greater cost effectiveness.</p>	<p>The proposed initiative will reduce the time allocated to re-inspect units with minor non-life threatening, non-safety hazard deficiencies. Reducing the number of annual re-inspections will enable LDCHA HQS inspectors to concentrate their inspection resources on the higher-risk units.</p>	<p>Implementation on January 1, 2014.</p>

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
<p>Reduce the total cost of re-inspections by 25%. Total cost of task in dollars (decrease) = \$5,158.</p>	<p>Cost of re-inspections prior to implementation of the activity = \$20,634.</p>	<p>Expected cost of re-inspections after implementation of the activity = \$15,476.</p>		

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 the task in staff hours (decrease) = 145.5 .	Staff re-inspected 388 units x 1.5 hours per unit = 582 hours .	Expected hours for re-inspections after implementation of this activity = 436.50 hours .		

J. Authorization for Proposed Activity

MTW Agreement

Attachment C: Section D. Authorizations Related to Section 8 Housing Choice Vouchers Only; (5) Ability to Certify Housing Quality Standards
 The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provided by HUD. *This authorization waives certain provisions of Sections 8(o)(8) of the 1937 Act and 24 C.F.R. 982, Subpart I, as necessary to implement the Agency's Annual MTW Plan.*

K. Explanation of why cited authorization is needed

This activity will establish a new policy to permit Landlord On-Site Self-Certification in lieu of re-inspection for existing Housing Choice Voucher units with minor non-life-threatening, non-safety-hazard deficiencies.

A. Activity 14-3	B. How Proposed Activity will meet Statutory Objective(s)	C. Anticipated impact of proposed MTW activity of the stated objec- tive(s)	D. Anticipated schedules for achieving the stated objective(s)
Change effective dates for changes in Fair Market Rent / Voucher Payment Standard and Utility Allowance, the variables affecting rent calculations, to correspond with the beginning of LDCHA's fiscal year, January 1.	Reduce cost and achieve greater cost effectiveness.	Reduce staff time and supplies used for multiple revisions of materials, updates of the website, and computer software changes required by multiple revisions to rent calculations. Provide for more accurate projections of funding needs.	Implementation on January 1, 2014.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Cost of staff time: \$33.13 per hour x 15 hours x 2 = \$994. Cost of reprinting fact sheets, applications, information sheets, briefing materials, orientation materials: 2 x 1,000 pages x \$.059 per page = \$118. Total cost of task in dollars (decrease) = \$1,112.	Cost of staff time = \$1,491 Cost of reprinting = \$177 Cost of task prior to implementation of the activity = \$1,668.	Expected cost of staff time = \$497. Expected cost of printing = \$59. Expected cost of task after implementation of the activity (in dollars) = \$556.		

CE #2: Staff Time Savings

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

J. Authorization for Proposed Activity

MTW Agreement

Attachment C: Section C. Authorizations Related to Public Housing; (11) Rent Policies and Term Limits.

The Agency is authorized to determine family payment, including the total tenant payment, the minimum rent, utility reimbursements and tenant rent. The Agency is authorized to adopt and implement any reasonable policies for setting rents in public housing including but not limited to establishing definitions of income and adjusted income, or earned income disallowance that differ from those in current statutes or regulations. The Agency is authorized to adopt and implement term limits for its public housing assistance. Such policies must include provisions for addressing hardship cases. *This authorization waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A as necessary to implement the Agency's Annual MTW Plan.*

Attachment C: Section D. Authorizations Related to Section 8 Housing Choice Vouchers Only; (2)(a) Rent Policies and Term Limits.

The Agency is authorized to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant-based assistance that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. The Agency is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. *This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518, as necessary to implement the Agency's Annual MTW Plan.*

K. Explanation of why cited authorization is needed

This activity will establish a new policy to determine the effective date of FMR/VPS and Utility Allowance changes that impact the total tenant payments for both public housing and Section 8.

Section IV: Approved MTW Activities: HUD approval previously granted

A. IMPLEMENTED ACTIVITIES

Activity 12-1	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved for 2012 Plan, implemented 2012: Biennial recertification for Section 8 elderly and disabled households	Conduct biennial recertification for all elderly and disabled Section 8 households.	No changes or modifications are planned.	No changes or modifications are planned.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Reduce the staff cost for recertification by 48%. Total cost of task in dollars (decrease) = \$20,758.	2011 - Staffing cost for annual recertification of 405 households x \$107 per recertification = \$43,335.	Expected staff cost for recertification of 52% of eligible households after implementation of biennial recertification (in dollars) = \$22,577.		

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Reduce staff time for recertification by 48%. Total time to complete the task in staff hours (decrease) = **778**.

2011 - 405 HCV elderly/disabled tenant recertification x 4 hours.
Total amount of staff time dedicated to the task prior to implementation of the activity (in hours) = **1,620**.

Expected amount of total staff time for recertification of 52% of eligible households after implementation of biennial recertification (in hours) = **842**.

Activity 11-2	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved for 2011 Plan, implemented 2011: Partner with Douglas County Housing Incorporated (DCHI), to create year-round social, educational, health and recreational opportunities for youth.	Use DCHI, an affiliated nonprofit, to pursue private and public foundation funding that is restricted to nonprofit organizations in order to expand program opportunities and activities for LDCHA youth, particularly the youth of parents participating in the MTW program.	No changes or modifications are planned.	No changes or modifications are planned.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

CE #4: Increase in Resources Leveraged

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase) = \$15,000.	2010 - Amount leveraged prior to implementation of Activity 11-2 (in dollars) = \$0.	Expected amount leveraged after implementation of Activity 11-2 (in dollars) = \$15,000.		

Self Sufficiency

When citing the statutory objective to “give incentives to families...whose heads of household are either working, seeking work, or are participating in job training educational or other programs to assist in obtaining employment and becoming economically self-sufficient,” include all of the following metrics that apply:

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services, out-of-school programming for youth, so their parents can work, aimed to increase self-sufficiency. Number of youth served (increase) = 10 . Number of parents maintaining employment (increase) = 5 .	2010 - Households receiving self sufficiency services prior to implementation of Activity 11-2 in 2010 = Youth served = 50 Adults maintaining employment = 10	Expected number of households receiving self sufficiency services after implementation of Activity 11-2 = Youth served = 60 Adults maintaining employment = 15		

Activity 10-1	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved for 2010 Plan, implemented 2010: Biennial recertification for public housing elderly and disabled households.	Conduct biennial recertification for all elderly and disabled public housing households.	No changes or modifications are planned.	Changed benchmarks to 52% recertifications to account for hardship requests and to standardize the matrix of Activity 12-1 and this Activity.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

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) = \$10,419.	Staffing cost for 2009 annual recertification of 208 public housing eligible elderly/disabled households x \$104.36 per recertification = \$21,707.	Expected staff cost for recertification of 52% of eligible households after implementation of biennial recertification = \$11,288.		

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) = 399.	Staff time for 2009 annual recertification of 208 public housing eligible elderly/disabled households x 4 hours per recertification (in hours) = 832.	Expected staff time for recertification of 52% of eligible households after implementation of biennial recertification (in hours) = 433.		

Activity 10-2	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, base-lines or benchmarks
Approved for 2009 Plan, implemented 2009: Expand employment related services to MTW households.	Provide funding for technical training, education, certifications, employment counseling and youth services to permit heads of household to seek, obtain and retain employment.	Activity 09-3, Employment Case Management, will be absorbed into this activity to encompass a broader scope of employment support.	Previous benchmark of Activity 09-3, AMI increase, will report as income per SS #1.

Self Sufficiency

When citing the statutory objective to “give incentives to families...whose heads of household are either working, seeking work, or are participating in job training educational or other programs to assist in obtaining employment and becoming economically self-sufficient,” include all of the following metrics that apply:

SS #1: Increase in Household Income

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase) = \$185.	2012 - Average earned income of households affected by this policy prior to implementation of the activity = \$18,494.	Expected average earned income of households affected by this policy after implementation of the activity = \$18,679.		

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease) = 9.	2012 - Households receiving TANF prior to implementation of Activity 10-2 = 59.	Expected number of households receiving TANF after implementation of Activity 10-2 = 50.		

Activity 09-2	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved for 2010 Plan, implemented 2010: Required mandatory orientation program for all new residents.	Required mandatory orientation program for all new residents.	No changes or modifications are planned.	No changes or modifications are planned.

Self Sufficiency

When citing the statutory objective to “give incentives to families...whose heads of household are either working, seeking work, or are participating in job training educational or other programs to assist in obtaining employment and becoming economically self-sufficient,” include all of the following metrics that apply:

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Anticipated 80 new MTW admissions and 80% will receive orientation. Number of households receiving a mandatory orientation (increase) = 64.	2008 - Households that received orientation prior to implementation of the activity = 0	Expected number of households receiving a mandatory orientation = 64.		

Activity 09-4	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved for 2009 Plan, implemented 2009: Biennial recertifications for MTW households.	Conduct biennial recertifications for public housing and Section 8 participants in the MTW rent structure who are at maximum rent or 50% AMI.	No changes or modifications are planned.	No changes or modifications are planned.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total staff cost eliminated by MTW household biennial recertifications of 20% of eligible households in dollars (decrease) = \$4,341 .	2008 - Staff cost for annual recertification of 82 households which were eligible for biennial recertification in dollars = \$21,707 .	Expected staff cost for biennial recertification of MTW households after implementation of the activity (in dollars) = \$17,366 .		

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total staff time eliminated to complete MTW biennial recertifications of 20% of eligible households in hours (decrease) = 66 .	2008 - Staff time per recertification: 4 hours x 82 households (in hours) = 328 .	Expected staff time for biennial recertifications of MTW households (in hours) = 262 .		

Activity 09-5	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved for 2009 Plan, implemented 2009: Homeownership matching grant.	Revised original MTW Homeownership Program to create equity between Public Housing and Section 8 to provide up to \$3000 matching grant for MTW households that purchase a home.	No changes or modifications are planned.	No changes or modifications are planned.

Self Sufficiency

When citing the statutory objective to “give incentives to families...whose heads of household are either working, seeking work, or are participating in job training educational or other programs to assist in obtaining employment and becoming economically self-sufficient,” include all of the following metrics that apply:

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase) = 3 . The definition for "self sufficiency" for this metric shall be "purchased home"	2000 - Households purchasing a home = 0 .	Expected households purchasing a home = 3 .		

Activity 09-6	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved for 2009 Plan, implemented 2009: Revise definition of countable income.	Excluded earned income of adult children between the ages of 18 and 21.	No changes or modifications are planned.	No changes or modifications are planned.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

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) = \$819.	2009 - Cost of task prior to implementation: 63 x .50 x \$26 per hour (in dollars) = \$819.	Expected cost after implementation of Activity 09-6 (in dollars) = \$0		

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours = (decrease) = 31.5.	Eliminate staff time required for rent recalculation for adult children 18-21 income (in hours) = 31.5.	Expected staff hours after implementation of Activity 09-6 (in hours) = 0		

Self Sufficiency

When citing the statutory objective to “give incentives to families...whose heads of household are either working, seeking work, or are participating in job training educational or other programs to assist in obtaining employment and becoming economically self-sufficient,” include all of the following metrics that apply:

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) = 5	2009 - Work requirement actions for failure to meet work requirement = 5	Expected households meeting 100% of the work requirement (terminations or evictions for failure to meet work requirements) = 0		

Activity 09-6.1	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved for 2009 Plan, implemented 2009: Revise definition of countable income.	Counted income by eliminating the 12:12:48 month earned income disallowance rule.	No changes or modifications are planned.	No changes or modifications are planned.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease) = \$8,892.	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) = \$8,892.	Elimination of 100% of staff cost to calculate the earned income disallowance. Expected cost (in dollars) = \$0.		

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total staff time to complete the task in hours (decrease) = 342.	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) = 342.	Eliminated 100% of staff hours to calculate the earned income disallowance. Expected staff time (in hours) = 0		

Activity 99-1	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved in 1999, implemented 1999: Combined Public Housing and Section 8 HCV Programs and Operations	Combined 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.	No changes or modifications are planned.	No changes or modifications are planned.

Cost Effectiveness

When citing the statutory objective to “reduce cost and achieve greater cost effectiveness in federal expenditures,” include all of the following metrics that apply:

CE #5: Increase in Agency Rental Revenue				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Public Housing rental revenue per year in dollars (increase) = \$150,000.	1998 - Rental revenue prior to implementation of the activity (in dollars) = \$758,485.	Expected Public Housing rental revenue increase of \$150,000 per year (in dollars) = \$908, 485.		

Activity 99-2	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved in 1999, implemented 1999: Alternative rent structure.	Developed alternative rent structure with minimum and maximum annual rents that are adjusted annually and applied to all non-disabled/non-elderly households in the General Housing program.	The maximum rent will be adjusted for 2014 by \$20 for 1 bedroom units and then stepped up by 5% in higher bedroom sizes to more accurately reflect this group of participant's Total Tenant Payment ability and to keep it in line with the FMRs.	No changes or modifications are planned.

Self Sufficiency

When citing the statutory objective to “give incentives to families...whose heads of household are either working, seeking work, or are participating in job training educational or other programs to assist in obtaining employment and becoming economically self-sufficient,” include all of the following metrics that apply:

SS #7: Increase in Agency Rental Revenue				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue per year in dollars (increase) = \$150,000.	1998 - PHA rental revenue prior to implementation of the activity (in dollars) = \$758,485.	Expected PHA rental revenue after implementation of the activity (in dollars) = \$908,485.		

Activity 99-3	Description and Update on Status	Planned changes or modifications during Plan year	Planned changes or modifications to metrics, baselines or benchmarks
Approved in 1999, implemented 1999: Work requirement.	Required all non-elderly/non-disabled adults age 50 and younger are required to work or be engaged in a work-related activity.	No changes or modifications are planned.	No changes or modifications are planned.

Self Sufficiency

When citing the statutory objective to “give incentives to families...whose heads of household are either working, seeking work, or are participating in job training educational or other programs to assist in obtaining employment and becoming economically self-sufficient,” include all of the following metrics that apply:

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) = \$186.	2013 - Average earned income of current MTW rent structure participants is \$18,596. <ul style="list-style-type: none"> Data on income did not separate out earned income until 2013. 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 = \$18,782. 1% per year increase in average earned income.		

SS #3: Increase in Positive Outcomes in Employment Status

Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.

Unit of Measurement	Baseline - Public Housing	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 of the activity:																			
(1) Employed Full-Time (2) Employed Part-Time (1 & 2 Combined) Employed MTW rent structure participants (3) Enrolled in an Educational Program - data not available (4) Enrolled in Job Training Program - data not available (5) Unemployed (6) Other - Discretionary Exemptions	N/A [Data not available until 2013] N/A [Data not available until 2013] 119 15 N/A 49 N/A	<table border="1"> <thead> <tr> <th><u>2000</u></th> <th><u>2013</u></th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>100</td> </tr> <tr> <td>N/A</td> <td>24</td> </tr> <tr> <td>133</td> <td></td> </tr> <tr> <td>33</td> <td>28</td> </tr> <tr> <td></td> <td>22</td> </tr> <tr> <td>1</td> <td>6</td> </tr> <tr> <td>0</td> <td>6</td> </tr> </tbody> </table>	<u>2000</u>	<u>2013</u>	N/A	100	N/A	24	133		33	28		22	1	6	0	6	* Total exceeds 100%, some participants are captured in multiple categories.		
<u>2000</u>	<u>2013</u>																				
N/A	100																				
N/A	24																				
133																					
33	28																				
	22																				
1	6																				
0	6																				
	Percentage of total work-able households in the MTW rent structure per category prior to implementation of activity (percent). (1) Data not available (2) Data not available (1 & 2) 65% (3) 9% (4) Data not available until 2013	Expected percentage of total work-able households in the MTW rent structure per category after implementation of the activity (percent). <table border="1"> <thead> <tr> <th><u>2000</u></th> <th><u>2013</u></th> </tr> </thead> <tbody> <tr> <td>(1) 25%</td> <td>(1) 25%</td> </tr> <tr> <td>(2) 25%</td> <td>(2) 25%</td> </tr> <tr> <td>(3) 20%</td> <td>(3) 20%</td> </tr> <tr> <td>(4) 10%</td> <td>(4) 10%</td> </tr> </tbody> </table>		<u>2000</u>	<u>2013</u>	(1) 25%	(1) 25%	(2) 25%	(2) 25%	(3) 20%	(3) 20%	(4) 10%	(4) 10%								
<u>2000</u>	<u>2013</u>																				
(1) 25%	(1) 25%																				
(2) 25%	(2) 25%																				
(3) 20%	(3) 20%																				
(4) 10%	(4) 10%																				

	(5) 27% (6) 0%	(5) 10% (6) 10%	(5) 10% (6) 10%		
Unit of Measurement	Baseline - Section 8 HCV	Benchmark - Section 8 HCV		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 of the activity:			
(1) Employed Full-Time (2) Employed Part-Time (1 & 2) Employed MTW rent structure participants (3) Enrolled in an Educational Program - data not available (4) Enrolled in Job Training Program - data not available (5) Unemployed (6) Other - Discretionary Exemptions	N/A [Data not available until 2013] N/A [Data not available until 2013] 172 60 0 63 0	<u>2000</u> N/A N/A 119 19 N/A 4 5	<u>2013</u> 147 79 55 25 22 8		
	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).			
	(1) N/A (2) N/A (1 & 2) 58% (3) 20% (4) N/A (5) 21% (6) 0%	<u>2000</u> (1) 25% (2) 25% (3) 20% (4) 10% (5) 10% (6) 10%	<u>2013</u> (1) 25% (2) 25% (3) 20% (4) 10% (5) 10% (6) 10%		

B. NOT YET IMPLEMENTED ACTIVITIES

<p>Activity 13-1</p>	<p>Description and Update on Status</p>	<p><i>Planned changes or modifications during Plan year</i></p>	<p><i>Planned changes or modifications to metrics, baselines or benchmarks</i></p>
<p>Approved for 2013 Plan, implemented 2013: Create an Affordable Housing Acquisition and Development Fund.</p>	<p>1. LDCHA is using MTW funds to support affordable housing acquisition and development in Lawrence and Douglas County Kansas. Negotiations are underway with a private developer for a low income housing tax credit 128-unit affordable housing apartment project.</p> <p>2. The parties are in negotiation on a Development Agreement and are working with the City of Lawrence, Kansas, regarding issuing private activity bonds. These negotiations are anticipated to be completed by the fourth quarter of 2013.</p> <p>3. Assuming HUD approval, the project operation date is targeted for the first quarter of 2015.</p>	<p>No changes or modifications are planned.</p>	<p>No changes or modifications are planned.</p>

C. ACTIVITIES ON HOLD

Activity 11-1	Description and Update on Status	Reason Activity is on hold	Update and timeline for reactivating ac- tivity	Non- significant changes or modifications
Approved for 2011 Plan, im- plemented 2011: Provide fi- nancial assistance for vehicle repair.	Provided up to \$500 per household for vehicle repair to assist MTW households with children to obtain or retain employment, employment training, or attend post sec- ondary education.	Agency has cut expenses due to uncertain HUD funding. Most MTW Activities involving pay- ments to third parties have been suspended.	Reactivation is in- tended but uncertain and dependent on the funding situation.	None.
Activity 09-7	Description and Update on Status	Reason Activity is on hold	Update and timeline for reactivating ac- tivity	Non- significant changes or modifications
Approved for 2009 Plan, implemented 2009: Home- less to Housed.	Provide housing stabilization case management for recently homeless individuals who are housed in the LDCHA's Transi- tional Housing program and the prisoner re-entry program.	Agency has cut expenses due to uncertain HUD funding. MTW Activities involving case man- agement have been cut unless they deal directly with employ- ment.	Reactivation is in- tended but uncertain and dependent on the funding situation.	None.
Activity 09-8	Description and Update on Status	Reason Activity is on hold	Update and timeline for reactivating ac- tivity	Non- significant changes or modifications
Approved for 2009 Plan, implemented 2010: Create a prisoner re-entry housing pro- gram	Provided 5 units of TBRA in partnership with Douglas County Sheriff's Office for a prisoner re-entry program. Historically low Section 8 fund-	Agency has cut expenses due to uncertain HUD funding. Most MTW Activities involving pay- ments to third parties have been suspended. There is cur-	Reactivation is in- tended but uncertain and dependent on the funding situation.	None.

Activity 09-8	Description and Update on Status	Reason Activity is on hold	Update and timeline for reactivating activity	Non- significant changes or modifications
	ing has made it impossible to continue this activity in the short term.	rently one voucher issued and that will be honored through October 2014.		

D. CLOSED OUT ACTIVITIES

Activity 11-3	Description	Reason Activity is closed out
<p>Approved for 2011 Plan, implemented 2013: Combine the Administrative Plan and the Public Housing ACOP into one policy statement</p>	<p>Combine Section 8 Housing Choice Voucher Administrative Plan and public housing Admissions and Continued Occupancy policy and Methods of Administration to create consistency and safeguard staff accuracy in the application of MTW policies under the public housing and Section 8 HCV programs.</p>	<p>Activity was completed, published for public comment and adopted by the Board of Commissioners on August 26, 2013.</p>
Activity 10-3	Description	Reason Activity is closed out
<p>Approved for 2010 Plan, implemented 2010-2011 Energy Conservation Improvements.</p>	<p>Provided \$1.5 million from the single fund MTW budget to finance comprehensive energy improvements under HUD Energy Performance Contracting, resulting in guaranteed annual cost savings sufficient to provide funding for the 20 year investment.</p>	<p>The Energy Performance Contract was completed in 2011, and yearly reporting is provided to HUD Field Office to verify utility savings.</p>
Activity 09-3	Description	Reason Activity is closed out
<p>Approved for 2009 Plan, implemented 2009: Expand case management services to MTW households.</p>	<p>Provide case management for households below 40% AMI to reduce barriers to employment and underemployment to maximize household's potential for securing long-term employment.</p>	<p>Activity 09-3 will be absorbed into Activity 10-2 to encompass a broader scope of employment support. Previous benchmark of Activity 09-3, AMI increase, will report as income per SS #1.</p>

Section V: MTW Sources and Uses of Funds

A. MTW Plan: Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for the Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$ 1,274,496.00
70600	HUD PHA Operating Grants	\$ 5,403,903.00
70610	Capital Grants	\$ 487,324.00
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	0
71100+72000	Interest Income	\$ 15,900.00
71600	Gain or Loss on Sale of Capital Assets	0
71200+71300+71310+71400+71500	Other Income	\$ 156,696.00
70000	Total Revenue	\$7,338,319.00

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$1,343,451.00
91300+91310+92000	Management Fee Expense	0
91810	Allocated Overhead	0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$ 120,580.00
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$ 286,440.00
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 900,827.00
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 25,060.00
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$ 213,463.00
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 110,600.00
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	0
97100+97200	Total Extraordinary Maintenance	\$ 132,619.00
97300+97350	Housing Assistance Payments + HAP Portability-In	\$4,023,792.00
97400	Depreciation Expense	0
97500+97600+97700+97800	All Other Expenses	0
90000	Total Expenses	7,156,832.00

Describe the Activities that Will Use Only MTW Single Fund Flexibility

2014 Sources and Uses of Funds Details

General Statement on Sources of Funds

Public Housing Authorities are again facing a high level of uncertainty (as in FY 2013) making the 2014 sources of funding that the LDCHA anticipates difficult to forecast with precision. Since the 2014 allocation for HUD funded programs cannot be known at this time, the amounts listed for Public Housing Operating Subsidy and Section 8 HCV Budget Authority Renewal are based on 2013 funding allocations. For Capital Funds the allocation is based on the 2013 grant

funding award.

The Public Housing funding sources and amounts are based on the most recently approved federal allocations included in the 2013 budget and based on a 82% proration of the 2013 Public Housing Operating Subsidy.

The Section 8 HCV HUD funding allocation estimate for 2014 is a projection using the final renewal eligibility for CY 2013. The 2013 PUC inflation factor was 1.00 reduced at a 93.976% budget authority proration.

The Capital Fund program is based on the 2013 grant funding award.

General Statement on Uses of Funds

The uses of funds shows the aggregate expenses for all MTW programs the agency will operate by account and not program. However each individual program operated by the LDCHA contains a program specific budget.

The LDCHA plans to use funds in 2014 for intended purposes of the specific federal and resident services programs even though it will operate its Public Housing, Section 8 assistance and Capital Fund as a single fund budget with full flexibility. The agency will not reduce the number of public housing and Section 8 assisted units it has in 2014. Any development and MTW continued initiatives will be paid for through MTW reserves. Public Housing, Section 8 and Capital Funds will be used to pay for the administrative, operational, maintenance costs and capital fund improvements of the respective program which includes previously approved MTW Initiatives.

Since all of the agency's public housing and Section 8 HCV units/households are in the MTW program, even though not all households participate in the alternative rent structure and work requirement, these programs are listed as MTW activities in the sources and uses.

While the LDCHA will operate as a single fund budget in 2014 it will use its Capital Funds for the intended and authorized purposes of the regulations governing this program. However, this program is also included under the MTW sources and uses.

Any surplus funds remaining at the end of 2014 will be used for MTW purposes in the 2014 and subsequent years, and to reactivate MTW activities that were placed on hold due to funding cuts in 2013.

V.2.Plan.Local Asset Management Plan

B. MTW Plan: Local Asset Management Plan

Asset Management

The LDCHA has 369 public housing units and opted out of the asset management requirement under the 2008, 2009, 2010 and 2011 HUD appropriations Act, and as provided for in 2012

legislation for 2013. The LDCHA elects to opt out and will opt out again if provided for in the legislation for 2014. The agency uses a cost allocation system to prorate expenses among the different programs it administers.

Is the PHA allocating costs within statute?

YES	or	
	or	NO

Is the PHA implementing a local asset management plan (LAMP)?

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

	or	No
--	----	----

N/A

Section VI: Administrative

A. Board Resolution

Resolution 2013-17 was approved by the Board of Commissioners adopting the 2014 Annual MTW Plan on September 23, 2013. It and the Certification of Compliance are included in the Appendix.

B. Agency Directed Evaluation of the Demonstration

None at this time.

C. Public Participation / Comment on the 2013 MTW Plan

Resident Advisory Committee

The LDCHA Resident Advisory Committee participated in the development of this plan and approved this plan August 1, 2013.

Public Hearing

The Plan was made available to the public for review and comment for thirty-one (31) days, beginning August 12, 2013, with its posting on the LDCHA's web site at www.ldcha.org and distribution of printed copies to the public library, City and County offices, and all the agency's administrative and management offices. The location of copies and the public hearing were advertised in a public notice published in the Lawrence-Journal World on August 12, 2013. A public hearing on the Plan was held September 12, 2013, at 5:00 pm at the Administrative Offices of the agency at 1600 Haskell Avenue.

No members of the public attended the public hearing which was opened at 5:00 pm and closed at 5:30 pm.

D. Resident Commissioner

The LDCHA is in compliance with the requirement that the agency have a commissioner who is a resident of one of the agency's housing programs. Brenda O'Keefe, who is a Section 8 HCV participant, is the resident commissioner. Ms. O'Keefe was appointed to the Board by the Mayor of Lawrence for a four year term July 2008 and was reappointed for an additional four year term in June 2012.

E. Declaration of Trusts

The LDCHA filed Declaration of Trusts with the Douglas County Register of Deeds on all its public housing and agency owned housing on different dates over the years at the time the deeds were first filed with the registrar. The LDCHA has nine separate housing developments. Each deed was filed with a Declaration of Trust.

Additional Appendix Items