

A. Design and Use Issues

- 1. Use Restrictions for Commercial (C5) Properties in the Overlay District,**
- 2. The Retail/commercial space on the west side limited to the northern-most lots,**
- 3. The maximum number of residential units on the west side shall be 54,**
- 4. Residential design massed at the northern-most lots,**
- 5. 4 or 5 story mixed-use building,**
- 6. On-site, covered, secured parking: one parking space per unit,**
- 7. Planned and usable green space/open space on the west side of the block.**
- 8. Permanent historical monument/marker in the green space/open space,**
- 9. Residential units with traditional townhouse design and ownership principles,**
- 10. 16 townhouse foot prints,**
- 11. 22 townhouse units,**
- 12. 3 row house lots and 9 of the row house units shall be reserved for permanently affordable housing as defined by the Lawrence Community Land and Housing Trust (LCLHT),**
- 13. No townhouse units exceed two and one-half stories,**
- 14. UCD design guidelines be amended to codify these design and use issues, and**
- 15. Brick streets, limestone curbs, brick sidewalks (wherever salvageable), gravel alley paving and curb cuts to conform with historic East Lawrence standards.**

B. Neighborhood Preservation Issues.

1. Create district eligible for incremental tax rebates through Neighborhood Revitalization Act (NRA),
2. The City planning staff assist effort,
3. Properties in the district eligible for a 95% property tax rebate under NRA guidelines,
4. City to make funds available for Old East Lawrence Neighborhood preservation/revitalization proposals, (such as a loan fund for property tax increases for seniors and low income residents),
5. Funds not to exceed City's property tax revenue for one year in the UCD,
6. The City not required to allocate or spend funds if it does not approve proposals,
7. Proposals to be compatible with the East Lawrence Revitalization Plan, Horizon 2020, the City Land Development Code, The Consolidated Plan and any other relevant City policies,
8. Proposals to have positive recommendation from OELNA/OELPA and neighborhood residents,
9. Funds not for salaries,
10. Proposals require a public request and hearing in front of the City Commission,
11. They require approval by a majority of the Commission,
12. Expansion of the Urban Conservation District,
13. The City planning staff assist effort,
14. The City's and/or Harris Construction to provide funds^{for} the historic monument/marker,
15. The City, OELNA/OELPA and Harris Construction work to alleviate traffic on 11th and Connecticut Streets,
16. The City, OELNA/OELPA and Harris Construction work to add at least¹² new residential listings to the Register of Historic Kansas Places,
17. The City, OELNA/OELPA and Harris Construction work to add a vernacular architecture/workman's cottage district to the Register of Historic Kansas Places,
18. The City to support land acquisition for Boys & Girls Club facility,
19. The City to permit brick streets, limestone curbs and historic curb cuts in the UCD,
20. City Commission to reaffirm commitment to residential zoning in Old East Lawrence, as defined in:
 - (a) Horizon 2020 – Residential Land Use Goals and Policies,
 - (b) The Lawrence, Kansas Consolidated Plan (Program Years 2003 – 2007), and
 - (c) The City-approved East Lawrence Revitalization Plan.

C. Permanently Affordable Housing Commitment

1. 10-20% of units to be permanently affordable according to UCD Guidelines,
2. This requirement to apply to any additional developments/developers in the future,
3. Affordability specifically defined in UCD guidelines as a price that allows small households earning 70% median income to afford the mortgage, HOA dues, lease fee, insurance and taxes while spending 30% or less of their monthly gross income,
4. Developer's price for affordable units to be determined by purchasing power based on this definition,
5. Definition to apply even if building costs increase while the project is put together,
6. Affordable units to be integrated and visually compatible with market rate units. Interior amenities and gross floor area may differ provided that:
 - (a) These differences, excluding size differentials, are not apparent in the general exterior appearance of the entire development,
 - (b) These differences do not include insulation, windows, heating systems, other structural elements or improvements related to the energy efficiency,
 - (c) The gross floor area is not less than minimum requirements of the City of Lawrence, and
 - (d) These differences do not exclude necessary appliances/hook-ups provided in the market rate units such as oven, range, hood, refrigerator, garbage disposal, and washer/dryer hook-ups.
8. TTH/LCLHT to receive the first purchase option for all affordable units at the affordable price,
9. TTH may assign option to an income-eligible buyer who agrees to terms of TTH/LCLHT Program,
10. Affordable units to be organized on lots with other affordable units so that TTH/LCLHT can own the lots under them or have title to an undivided interest in the common land,
11. TTH/LCLHT to ensure permanent affordability and perpetual use of Developer's subsidy through ground leases that require owner occupancy, resale prices based on TTH/LCLHT resale guidelines, and future owners to meet income-eligibility guidelines,
12. TTH/LCLHT to complete the income verification and application process for the affordable units,
13. TTH/LCLHT to assist with marketing through the organization's normal marketing avenues.
14. TTH/LCLHT to make, administer and monitor any additional gap financing available for eligible buyers or any conditions required by funders
16. Affordable units to be built concurrently with market units. If completed in stages, an equal percentage of affordable units to be built in each stage,
17. TTH/LCLHT project manager to have access to the units after footings are poured, at mechanical rough-in, after framing completion and after interior completion if requested, and
18. TTH/LCLHT to receive at least one month before units are completed for marketing and selling.

D. Permanently Affordable Housing Market

1. TTH/LCLHT served 849 low-income households in the last 5 years,
2. 281 households were single individuals, 232 families were households of 2, and 177 families were households of 3,
3. 81% of the low-income households, in need of permanent homeownership opportunities, are small households of 3 or less who can be served by this development,
4. 33% are individuals, for whom a 1 bedroom unit would be appropriate,
5. There is a high demand for smaller units in Lawrence, but TTH/LCLHT usually builds 3-bedroom, 2-bath homes,
6. Developer to create affordable housing at below market costs,
7. Opportunity to add to the TTH/LCLHT stock of permanently affordable housing, without reducing capacity to continue creating 15 additional units per year,
8. 9 additional units increase TTH/LCLHT output by 62% annually.
9. 9 units help exponentially more households due to land trust/resale mechanisms,
10. Land trust properties provide the East Lawrence Neighborhood with has a vehicle for community control of its environment because community residents have a role in the way the land is stewarded,