

Memorandum

City of Lawrence

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Margene K. Swarts, Assistant Director, Development Services

CC: Jonathan Douglass, City Clerk
Scott McCullough, Director, Planning and Development Services
Tony L. Hoch, Jessica Roberts, Projects Specialist

DATE: September 29, 2010

Community Development Division staff of the Development Services Division administer many programs that are funded with Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The attached table illustrates these activities and their impact on the community. Comprehensive Rehab, Emergency and Furnace Loans, Clearance & Demolition and Weatherization are all programs that help low and moderate income homeowners repair and maintain their homes. CDD staff work energetically to help these homeowners with their housing maintenance issues.

Staff also partners with Tenants to Homeowners, Inc., who is the City's identified affordable housing provider or Community Housing Development Organization (CHDO). TTH provides administration, outreach and education for the First Time Homebuyer Program, the Lawrence Community Housing Trust. The City provides down payment, closing costs, and/or rehabilitation for persons qualifying for the program. TTH also develops and builds Energy Star Homes for the Housing Trust Program.

Community Development Division Program Activities
Grant Year 2009
8-1-2009 thru 7-31-2010

Program	Purpose	Number Served	Amount Spent
Low/Mod Areas	Comp Housing Rehab	4	\$99,345.00
	Clearance and Demolition	0	0
	Emergency Loans	4	\$12,305.00
	Furnace Loans	4	\$11,305.00
	Homebuyer Assistance	9	\$236,680.06
	Land Trust Rehab	2	\$82,684.36
	Weatherization	36	\$53,805.59
Total		59	\$496,125.01
At Large Areas	Comp Housing Rehab	5	\$105,959.00
	Clearance and Demolition	1	\$784.27
	Emergency Loans	6	\$24,800.00
	Furnace Loans	3	\$9,465.00
	Homebuyer Assistance	1	\$4,044.49
	Land Trust Rehab	1	\$43,986.25
	Weatherization	32	\$34,880.74
Total		49	\$223,919.75
Grand Total		108	\$720,044.76

Low/Mod Areas are areas where 51% of the households are below 80% area median income, according to federal Block Group/Census Tract data, generally east of Iowa Street. At Large Neighborhoods are the remaining parts of the city, generally west of Iowa Street.

The following programs are for existing owner/occupants:

Comprehensive Rehab is the repair of all major plumbing, electrical, heating, exterior, etc. systems of a home. There is a maximum assistance of \$25,000.00 to meet the program's Property Rehab Standards and extend the life of the home.

Clearance and Demolition is the removal of a hazard on a property. This could be dead, dying, dangerous trees or the removal of an out-building.

Emergency Loans are assistance for repairs of up to \$5,000.00 to a single system of the home, i.e. Roof, sewer line, water line, foundation repair. For Mobile Homes this limit is \$2,500.00 for the replacement of a furnace system or other major repair.

Furnace Loans are the replacement of the heating/cooling appliance in a home up to \$5,000.00. This could include the addition of duct work to improve comfort and efficiency.

Weatherization is the addition for attic insulation to equal R-38, addition of storm windows, and/or weather-stripping of entry doors as needed. This generally averages \$1,200.00 per home.

First Time Homebuyer Programs include:

Homebuyer Assistance provide down payment and closing costs payments up to \$25,000.00 for First Time Homebuyers purchasing homes in the Lawrence Community Housing Trust.

Land Trust Rehab is the repair of homes to meet the Property Rehab Standards for the Lawrence Community Housing Trust First Time Homebuyer program.

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