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CITY MANAGERS OFFICE
LAWRENCE, KS

To: Mayor and the Lawrence City Commission

From: Robert J. Schumm

CC: Thomas M. Markus, City Manager

CC: Britt Crum-Cano, Economic Development Coordinator

Date: June 22, 2016

RE: Vermont Place application for NRA and IRB incentives

Dear Mayor Amyx and Commissioners,

Please receive my request for reconsideration of my project known as Vermont Place to be designated as an NRA district as well as a request for the issuance of IRB's due to a substantial change in the application. I respectfully ask you to have the staff perform a "gap" analysis and have their findings sent to your PIRC advisory review committee for their recommendation.

Since my last appearance before you I have conferred with City Manager Markus as well as Rebecca Buford, the Executive Director of Tenants to Homeowners Inc. Ms. Buford has demonstrated to me that through the Lawrence Community Housing Trust it is possible to put one of my proposed units up for sale at a price that would allow it to qualify as an affordable living unit. This heavily discounted unit would be sold to a qualified buyer and would then remain in the program into perpetuity. This is a strong commitment on my part in that there will always be a low to moderate housing unit available in the Vermont Place project. I hereby commit to dedicating one unit as a low to moderate housing unit.

Details of the proposed dedicated affordable housing condo are as follows:

1. One, one bedroom, fully finished unit will be made available for sale in conjunction with the Lawrence Community Housing Trust (LCHT).
2. Lawrence's Tenants to Homeowners Inc. through LCHT will steward the property on future resales such that the unit remains affordable under the Tenants to Homeowner Inc. guidelines.
3. The size of the unit will be approximately 550 to 600 square feet.
4. The LCHT will administer the income guidelines. Please see the attached brochure.
5. The subsidized unit will sell for approximately \$95,000.
6. Vermont Place LLC will underwrite the cost of this unit in the amount \$125,000.

7. Vermont Place LLC will cover the cost of subsidizing the unit by raising the sales price of the remaining condos for sale by \$10 a square foot totaling \$137,810.

8. The dedicated affordable housing unit will remain in that status into perpetuity which will be overseen by the LCHT.

Other features of this project which create public good are:

A. Infill Development.

B. Vacant since 1990. Additional taxes will be generated by this development.

C. Mixed Use Project – Demonstrates an exceptional commitment to the Downtown Guidelines.

D. Located in a “soft” economic area of downtown.

E. Builds density, helping downtown achieve long- term vitality.

F. Energy efficient – will be built to the 2012 International Energy Conservation Code.

G. LEED – will accomplish a certified or silver status.

H. Project will help create demand for a downtown grocery store.

I. Project will create 30 “high tech” business offices. These offices will attract entrepreneurs which will translate into new jobs for Lawrence. In a similar office setup that the principle owns, 7 of 28 offices or 25% of the tenants commute from outside of Douglas County.

J. Project will provide for 22 “subterranean” parking places.

K. Project will provide for approximately 67 full-time construction jobs for one year.

Thank you for reviewing this new information and the accompanying reconsideration request for a staff analysis and PIRC review.

Best Wishes,


Robert J. Schumm

Saturday First Time Homebuyer

Workshops are free and no pre-registration is required. Workshops are from 9:30 a.m. to 1:30 p.m. at the United Way Center, 2518 Ridge Ct., Lawrence KS, 66046 on the following dates in 2016:

- January 9, 2016
- March 12, 2016
- May 14, 2016
- July 9, 2016
- September 10, 2016
- November 12, 2016



City of Lawrence
PLANNING & DEVELOPMENT SERVICES



The Lawrence Community Housing Trust
2518 Ridge Court, #103
Lawrence, KS 66046
Phone: 785-842-5494
Fax: 785-842-7570
Email: lawrencelandtrust@yahoo.com
Website: www.tenants-to-homeowners.org

LAWRENCE COMMUNITY HOUSING TRUST

*An Affordable Housing
Purchase and Rehabilitation
Program for Buyers with
Low and Moderate Incomes.*



Lawrence Community Housing Trust (LCHT)

WHAT IS LCHT?

LCHT is a program in which local lending institutions in Lawrence cooperate with the City of Lawrence and The Lawrence Community Housing Trust Program to help families with low to moderate incomes become homeowners within the city.

HOW DOES LCHT WORK?

LCHT and the homeowner are partners in ownership. The homeowner owns the home and LCHT maintains title to the land. The homeowner has the right to use the land through a 99-year ground lease. This arrangement keeps the cost of the property down and allows the home to remain affordable for future buyers.

WHO MAKES THE LCHT PROGRAM POSSIBLE?

City of Lawrence Development Services
Capitol Federal Savings
Catholic Campaign for Human Development
Central Bank of the Midwest
Douglas County Community Foundation
Federal Home Loan Bank of Topeka, Inc.
Lawrence Community Housing Trust
Truist Credit Union



WHO SPONSORS LCHT?

Lawrence Community Housing Trust is a non-profit Community Housing Development Organization (CHDO) with a mission to empower tenants to become homeowners. For more information on our services, see our website at <http://www.tenants-to-homeowners.org>.

WHAT KIND OF HOMES ARE AVAILABLE?

- Homes offered for sale on the program are usually built or rehabilitated by LCHT. LCHT is committed to building accessible, energy-efficient homes in all new construction projects. Sometimes LCHT homes can be purchased from a seller listing on the market, depending on funding availability for the buyer-initiated program.
- LCHT homes must be in the Lawrence city limits, and cannot be in the FEMA 100-year flood plain.
- Property is generally single-family, although LCHT projects can be multi-family or town home units. Check with us to see what properties are currently available or in development.

2016 Maximum Income Guideline

Family Size	80% of Median
1	\$41,850
2	\$47,800
3	\$53,800
4	\$59,750
5	\$64,550
6	\$69,350

LCHT LOAN FEATURES

- Pre-approval from a participating lender is required to purchase a LCHT home. Pre-approval still requires a good credit score and 2 years of stable income and payment history.
- Prospective buyers are given a conventional fixed interest rate, with a 30-year non-predatory loan. Often buyers can avoid additional PMI due to the amount of program subsidy.
- Affordable Down Payment Requirement—The LCHT Program requires five percent (5%) of a buyer's annual income but no less than \$500 as a down payment. A gift is acceptable for cash requirements exceeding \$500.
- If you are a first time homebuyer, the LCHT Program will pay half of home closing costs, up to \$1,500.

HOMEOWNERSHIP TRAINING

All participants must complete a free first time homebuyer class. Workshops are held in Lawrence on the second Saturday of every odd month. No pre-registration is required. Refer to the schedule on back, or for class details contact: Lawrence Community Housing Trust: 785-842-5494. E-mail: lawrencelandtrust@yahoo.com. Website: www.tenants-to-homeowners.org