

**City of Lawrence, KS
Community Development Advisory Committee
February 25, 2016 Minutes (City Commission Room)**

MEMBERS PRESENT: Frank Brown, Alex Delaney, Jonathan Holley, Kendall Simmons, Blake Swenson

MEMBERS ABSENT: Jenna Coker, Steven Koprince, James Minor, Patrick Wilbur

STAFF PRESENT: Danelle Dresslar, Brad Karr

PUBLIC PRESENT: Erica Golditch, Robert Baker, John Harvey, Shannon Oury, Nomy Swenson, Trey Meyer

Chair Delaney called the meeting to order at 5:30 p.m.

1. Introductions.

Members introduced themselves.

2. Approval of the February 11, 2016 Minutes.

Delaney moved **to approve the CDAC meeting minutes from February 11, 2016.** Brown seconded the motion. The motion **passed 5-0.**

3. Public Comment.

Trey Meyer, Executive Director of the Lawrence Community Shelter, spoke to the committee about the application for CDBG funding and the 2015 Bi-annual report recently emailed to committee members. The LCS served 775 unique individuals in 2015, with 192 obtaining at least one job through the Vocational Rehabilitation program with an average wage of \$10.42/hour. Meyer indicated the LCS 2016 budget is around \$900,000 with one third coming from the City of Lawrence and Douglas County, one third from grants and one third from individual/corporate fundraising. Delaney asked what Monitors were as listed on the LCS application. Meyer explained Monitors are workers who staff the building at night. Delaney suggested revisiting the LCS allocation at a future meeting when more committee members are present.

4. Discussion of 2016 HOME Applications.

Dresslar spoke to the committee about HOME program income and reallocation dollar amounts. HOME program income is received from the payoff of HOME funded loans, with a projected amount of \$100,000 to be receipted in 2016. The 2016 Reallocation of \$135,000 are HOME dollars from past years not completely spent, going back to 1994. Funds could roll forward and be spent using the First-In-First-Out accounting method. HOME funds must be committed to a project within 2 years, and then spent within the next three years. HUD has now changed accounting practices from the First-In-First-Out method to a grant based accounting system starting with the 2015 grant year. These pre-2015 dollars must now be spent immediately to avoid HUD reclaiming the money; many other communities are facing these same challenges, with some having large sums of money reclaimed by HUD. These additional funds to be

allocated will allow most of the applications to be fully funded. Staff would recommend fulling funding all of the requests except 15b, City of Lawrence Community Development Division (CDD) First Time Homebuyer Program – Lawrence Community Land Trust. Staff would recommend funding the program at \$70,000 with the remaining balance being applied to 19a, Tenants to Homeowners, Inc. (TTH), CHDO Project Funds. The CHDO Project Funds go directly to the building of new affordable housing units.

Simmons asked about the turn over average of five years for affordable housing in the Land Trust. Baker explained how the Land Trust is operated to provide permanent afford housing. There are currently 72 houses in the Land Trust, and there have been 19 resales of these houses in the 10 years of the Trust operating; of the 9 resales in 2015, five years was the average time the individuals or families occupied the housing before moving to homes on the open market, allowing the house to be resold to another low/mod income applicant and maintaining the affordability of the home in the Land Trust.

Delaney moved **to fund 15b, City of Lawrence Community Development Division (CDD) First Time Homebuyer Program – Lawrence Community Land Trust at \$70,000; 18a, Lawrence-Douglas County Housing Authority (LDCHA), Homeless Transitional Housing Program (TBRA) at \$300,000; 19a, Tenants to Homeowners, Inc. (TTH), CHDO Project Funds at \$98,516; 19b, Tenants to Homeowners, Inc. (TTH), CHDO Operating funds at the 5% cap of \$16,383; 20a, Lawrence Habitat for Humanity, Foundations for Three Homes at \$45,000.** Simmons seconded the motion. The motion **passed 5-0.**

Baker spoke to the committee about the Affordable Housing Trust Fund demonstration project involving multiple local non-profit agencies. He felt this collaboration of local non-profit agencies will provide a good model for future allocations by the committee.

5. Miscellaneous/Calendar.

The next meeting of the CDAC will be March 10, 2016 at 5:30 pm in the City Commission room of City Hall. The tentative schedule would be:

- March 10, 2016 – Capital Improvement applications
- March 24, 2016 – available as a meeting day to catch up if needed
- April 28, 2016 – Public Hearing

6. Adjourn.

Holley moved **to adjourn the February 25, 2016 meeting of the CDAC at 6:03 p.m.** Simmons seconded the motion. The motion **passed 5-0.**

Attendance Record

Members	Jan 14	Jan 28	Feb 11	Feb 25	Mar 10											
Frank Brown	+*	+	E	+												
Jenna Coker	+	+	+	E												

Alex Delaney	+	+	+	+												
Jonathan Holley	U	U	U	+												
Steven Koprince	+	+	E	E												
James Minor	+	U	+	E												
Blake Swenson	+*	+	+	+												
Patrick Wilbur	+	+	+	E												

- E Excused Absence
- U Unexcused Absence
- X Meeting Cancelled – Weather Conditions
- Meeting Cancelled – Committee Vote/No Business
- * First meeting after appointment
- ** Last Meeting Prior to expired term
- ^ Last Meeting