

**City of Lawrence, KS
Community Development Advisory Committee
January 25, 2018 Meeting Minutes**

MEMBERS PRESENT: Robert Baker, Jenna Coker, Jonathan Holley, Steven Koprince, Frank Pondrom, Blake Swenson

MEMBERS ABSENT: Frank Brown, Alex Delaney, Kendall Simmons

STAFF PRESENT: Danelle Dresslar, Brad Karr

Chair Koprince called the CDAC meeting to order. Due to time constraints, the agenda order was amended.

Dresslar introduced Baker as a new committee member.

1. Election of Chair and Vice Chair

This item was deferred due to time constraints.

2. Discussion of 2018 HOME Applications

Rebecca Buford, Executive Director of Tenants to Homeowners, Inc., spoke to the committee about their application for CHDO project funds, CHDO operating funds, and the First Time Homebuyer program.

Shannon Oury, Executive Director of the Lawrence-Douglas County Housing Authority, spoke to the committee about their application for the Homeless Transitional Housing program (TBRA).

John Harvey, Director of Resource Development for Lawrence Habitat for Humanity, spoke to the committee about their application for funding for the construction of a new, permanently affordable, single family ownership home.

Swenson asked Harvey if Habitat had raised the remaining money to construct this new home. Harvey said this home would not be built until the summer of 2019, so the remaining funds had not yet been raised. Harvey said LHFH generally tries to build three homes per year, and they usually have the private donations to pay for two, so this third house would be at risk if there are not HOME funds awarded for leverage.

Holley left the meeting.

Pondrom **moved to fund 16a. Tenants to Homeowners, Inc., CHDO Project Funds at the required minimum 15% and to fund 16b. CHDO Operating Funds at the maximum 5%.** Koprince seconded the motion. The motion passed 5-0.

Staff discussed reducing 12b. First Time Homebuyer program from the requested \$200,000 to \$96,000, roughly the amount awarded last year.

Swenson suggested awarding \$15,075 for LHFH, \$145,500 for LDCHA, and \$100,500 for First Time Homebuyer. Koprince felt those numbers were a steep decline for LDCHA from what they were awarded last year. Swenson suggested adjusted the amounts to \$12,500 for LHFH, \$150,000 for LDCHA and \$98,575 for First Time Homebuyer. Koprince said he felt getting homeless people off the streets was his most important priority; he suggested \$0 to LHFH, \$96,000 to First Time Homebuyer, and \$165,076 to LDCHA. Baker said it might be the best solution in terms of funding homeless services.

Swenson asked Harvey who the normal person was purchasing a Habitat house. Harvey said they are the workers who make the town go; service workers, bus drivers, etc. Swenson asked if they were not far from being homeless. Harvey said a lot of them are in the LDCHA rental housing programs. Harvey said he understood homeless services are also needed, but if there is no workforce housing being created, service workers in Lawrence will not be able to afford to live and work here.

Pondrom agreed with Koprince about the importance of getting the homeless off the streets. Baker agreed and said the success rate of 83% in the TBRA program is very impressive. Swenson said there is a value to the construction of workforce housing and thought LHFH should at least get some funds to assist in providing that type of housing; he suggested \$5075 for LHFH. Koprince agreed LHFH is a good organization, and would not like to send a signal of the City not believing it is worthy of funding.

Koprince suggested lowering the First Time Homebuyer allocation, since the other applicants are also receiving large cuts. Swenson asked Harvey about the source of other LHFH funds. Harvey said all other funds are private donations and corporate sponsorships; the HOME funds are used to leverage additional giving to build a third house.

Baker asked how much LHFH was awarded from the City's Affordable Housing Trust Fund in the early 2018 round of funding. Harvey said LHFH was not awarded any funds during the most recent round of funding from the AHTF. Baker asked about earlier rounds of funding. Harvey said LHFH received \$50,000 in 2016 and \$75,000 in 2017. Swenson asked if LHFH received more HOME funds, could they leverage it into larger donations. Harvey said yes, the donors look at what City and Federal funds have been awarded to determine their donations.

Koprince suggested \$85,000 for First Time Homebuyer, \$5,000 for LHFH, and \$171,075 for LDCHA. Swenson asked about how much per year it takes to provide housing for the average family in the TBRA program. Oury said around \$7,500 per year would be a good estimate. Swenson asked how many families could be served by \$171,075. Dresslar said the TBRA program is a 24 month program. Swenson calculated the \$171,075 would serve roughly 11.5 households for the 24 months.

Koprince **moved to fund 12b. City of Lawrence Community Development Division First Time Homebuyer Program at \$85,000, 15a. Lawrence-Douglas County Housing Authority Homeless Transitional Housing Program (TBRA) at \$171,075, and 17a. Lawrence Habitat for Humanity Foundation for one home at \$5,000.** Baker seconded the motion. The motion passed 5-0.

Koprince said he would like to revisit these numbers at a future meeting. Dresslar said typically the committee would take one meeting before the public hearing to review and discuss the allocations.

3. Discussion of 2018 Admin applications

Staff explained the administration allocations are capped at 20% for CDBG and 10% for HOME. The funds are used by the city to pay the costs associated with administering the grants.

Swenson **moved to fund 12c. City of Lawrence Community Development Division Administration at 20% of the CDBG grant and 10% of the HOME grant.** Pondrom seconded the motion. The motion passed 5-0.

4. Approval of the November 9, 2017 minutes.

Swenson **moved to approve the minutes from the November 9, 2017 meeting.** Koprince seconded the motion. The motion passed 2-0 with 3 abstentions.

5. Discussion of remaining 2018 CDBG and HOME applications and timeline

Dresslar suggested the committee discuss the Non-Public Service applications at the next meeting on February 8, 2018, and asked the committee members to review those applications before the meeting. The review of the Public Service applications would begin at the meeting on February 22, 2018.

6. Public Comment

There was no public comment.

7. Miscellaneous/Calendar

The next meeting of the CDAC will be on February 8, 2018.

8. Adjourn

Swenson **moved to adjourn the meeting.** Coker seconded the motion. The motion passed 5-0.

Attendance Record

Members	Jan 11	Jan 26	Feb 9	Feb 23	Mar 9	April 13	April 27	Sept 14	Sept 28	Oct 12	Oct 26	Nov 9				
Robert Baker	X	*+														
Frank Brown	X	U														
Jenna Coker	X	+														
Alex Delaney	X	E														
Jonathan Holley	X	+														
Steven Koprince	X	+														
Frank Pondrom	X	+														
Blake Swenson	X	+														
Kendall Simmons	X	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		