

# Executive Summary

## ES-05 Executive Summary

### 1. Introduction

This Consolidated Plan provides a basis and strategy for the use of federal funds granted to the City of Lawrence by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan covers the period beginning August 1, 2013 through July 31, 2017, including five program years. Programs and activities described in this plan are intended to primarily benefit low and moderate-income residents of the City of Lawrence, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole. This plan is the product of public outreach, public hearings, and consultation with over 50 agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. A complete draft of this plan has been made available for public review and comment for a 30-day period beginning April 10, 2013. The availability of both the draft plan and the final plan is advertised in the Lawrence Journal-World newspaper and the complete documents are available for review at the City's website [www.lawrenceks.org](http://www.lawrenceks.org) and in print form in the Development Services office of Planning and Development Services.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Through this Consolidated Plan, the Step up to Better Housing Strategy is mentioned on numerous occasions. This Strategy will continue to be the guideline for funding allocations and recommendations. There are four main pieces to the Strategy, and they include Emergency Housing (Temporary options for immediate & safe shelter for individuals and families who are homeless, transient, or experiencing an emergency situation), Transitional Housing (housing and services designed to promote residential stability, increase skills, enhance self-determination and move people who are homeless to permanent housing within 24 months), Permanent Housing (a variety of ownership and rental choices including permanent supportive housing arrangements), and Revitalized Neighborhoods. In creating this Consolidated Plan, the Strategy remains the focal point for determining objectives and assessing expected outcomes.

### 3. Evaluation of past performance

The City of Lawrence continues to utilize the "Step Up to Better Housing" strategy as the basis for funding decisions made by the Community Development Advisory Committee. The document is approved by the City Commission, and reaffirmed on a yearly basis prior to allocating funding for CDBG and HOME activities and projects. Because of this Strategy, funding is consistently allocated to one of five areas: Emergency Shelter, Transitional Housing, Permanent/Permanent Supportive Housing, Revitalized Neighborhoods, and Community Facilities. This strategy has proven to both provide the most benefit to sustaining services in the community that serve low-moderate income individuals and families, as well as to effectively meet the three objectives of providing decent, affordable housing, suitable living environments, or economic opportunities. The City of Lawrence Community Development Division has been very successful at providing homeowner improvement programs such as weatherization, comprehensive housing rehabilitation, emergency and furnace loans, and first-time homebuyer rehabilitation. Public service agencies and CDBG-Funded neighborhood associations provide reporting on performance measures and other capital improvement projects such as public service building repair and sidewalk gap construction have proven immediate community benefits.

#### **4. Summary of citizen participation process and consultation process**

The City of Lawrence abides by the Citizen Participation Plan most recently amended in May of 2012. This plan is approved by the City Commission. Citizen participation is the heart of the consolidated planning process, involving citizens in decisions that directly affect their lives. The purpose of the Citizen Participation Plan is to encourage and insure full and proper citizen participation at all stages of the Consolidated Plan process. The Citizen Participation Plan formally designates structures, procedures, roles and policies to be followed by program participants. A secondary purpose of this Plan is to implement federal regulations regarding citizen participation for the consolidated planning process described by Title 24 CFR 91.105 of the Housing and Community Development Act of 1974, as amended. Nothing in this Plan shall restrict the responsibility and authority of the City of Lawrence (City) from developing and executing its Consolidated Plan. There are six objectives outlined in the Citizen Participation Plan:

OBJECTIVE NO. 1: Provide for and encourage citizen participation with particular emphasis on participation by persons of low and moderate income, particularly those who are residents of slum and blighted areas and of areas in which CDBG and HOME funds are proposed to be used, and provide for participation of residents in low and moderate income neighborhoods as defined by the City of Lawrence. Additionally, provide for and encourage participation of all citizens, including minorities and non-English speaking persons, as well as persons with disabilities. Provide for and encourage, in conjunction with the Lawrence-Douglas County Housing Authority, citizen participation of residents of public and assisted housing developments, along with other low-income residents of targeted revitalization areas in which the developments are located. Provide information to the housing authority about consolidated plan activities related to its developments within the community so that the housing authority may make this information available at the annual public hearing required under the Comprehensive Grant program.

OBJECTIVE NO. 2: Provide citizens with reasonable and timely access to local meetings, information, and records relating to the Consolidated Plan, Substantial Amendments, and the Performance Report, as required by regulations and relating to the actual use of funds under this title. Provide information regarding the displacement of persons and specifying the types and levels of assistance that will be available, even though no displacement is expected to occur.

OBJECTIVE NO. 3: Provide for technical assistance to citizens, public agencies, interested parties, and other groups representative of persons of low and/or moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the City.

OBJECTIVE NO. 4: Provide for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the consolidated planning process, including the Citizen Participation Plan, the development of needs, the review of proposed activities, and the review of program performance. Such hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for persons with disabilities. Notice of public hearings will be published as display ads prior to the date of the public hearing.

OBJECTIVE NO. 5: Provide for a timely written answer to written complaints and grievances, within fifteen (15) working days where practicable.

OBJECTIVE NO. 6: Identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

## **5. Summary of public comments**

Public comments will be added after the close of the public comment period, after May 11, 2013.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no public comments that were not accepted.

## **7. Summary**

Based on the needs of the community, the Step up to Better Housing Strategy remains the focus of funding allocation recommendations. The Community Development Advisory Committee will continue to reaffirm the Strategy before each funding cycle, and funding decisions will be based on relevancy to the Strategy.

# The Process

## PR-05 Lead & Responsible Agencies

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LAWRENCE	

Table 1 – Responsible Agencies

### Narrative

The lead agency for the Consolidated Plan is the Community Development Division of the Planning and Development Services Department, City of Lawrence, KS. This division and department oversaw the development of the plan. Two citizen advisory boards performed key roles: The Homeless Issues Advisory Committee and the Community Development Advisory Committee.

**The Homeless Issues Advisory Committee (HIAC)** Purpose: To implement the community's plan for homeless services; To make policy recommendations regarding addressing homelessness; To make regular reports to the community on the progress of the plan. The 9 committee members are drawn from the following community resources: housing and other service providers, law enforcement, business leaders, current or previously homeless individuals, faith leaders, neighborhoods and researchers. Members are appointed by the mayor and may serve up to two, three-year terms.

**The Community Development Advisory Committee (CDAC)** Purpose: To develop and propose community development strategy and policy To recommend allocation of CDBG and HOME funds Review housing, environmental and rental housing code appeals. The 11 committee members are drawn from low and moderate income areas and neighborhoods at-large.

## **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation**

### **1. Introduction**

The following information is comprised of the agencies that have served on committees, provided direct input or provided input via other means, CDBG, HOME, and CoC-funded sub-recipients, and delivered the CDBG and HOME services directly. The Consolidated Plan and Action Plan process is a year-round accumulation of reports, discussions, analysis, and observations. All the agencies/groups listed below have had a part in the final product as well as decisions and discussions that happen year-round.

#### **Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

Lawrence has a very strong commitment to agency coordination, and because of this commitment and the effort to bring community agencies and providers together this has been very successful. City staff attends quarterly meetings at the Lawrence-Douglas County Housing Authority as well as at the Bert Nash Mental Health Center. Agendas for advisory committees are structured as to obtain reports and feedback from community partners. The Homeless Issues Advisory Committee (HIAC) hears from a provider in each of the following areas on a monthly basis: Emergency Shelter, Temporary/Transitional Housing, Permanent Supportive Housing, and Permanent Housing. In addition, the HIAC hears from a non-housing agency each month, including the City transit system, the local food bank, the hospital, mental health, utilities, temporary assistance providers, workforce development, and the Continuum of Care. Because of the effort to bring all stakeholders to the table no matter what the issue or discussion, there is a strong knowledge of community resources among the agencies. Lawrence is home to a very strong referral network and very effective discussions regarding needs analysis and service delivery.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Lawrence and Douglas County are a part of the Kansas Balance of State (BoS) Continuum of Care (CoC). The BoS CoC consists of eight regions containing 101 counties. Lawrence and Douglas County is its own region within the CoC. Danelle Dresslar, Management Analyst in the Community Development Division has served for two years as the Chair of the BoS CoC Committee as well as the regional coordinator for the Lawrence/Douglas County region. The CoC committee meets on a monthly basis and there are reports heard from each region including Lawrence/Douglas County. The information from the CoC meeting is reported back to the HIAC as well as other service providers and agencies in the community. Community service providers and partners meet on a year-round basis regarding Point-In-Time (PIT) homeless count efforts, and these providers attend the HIAC meetings as well. The PIT numbers are used throughout the community in varying capacities, and because of the efforts of the City and the service providers the importance and impact of the count are appreciated and every effort is made to perform an effective and efficient count. In addition, the City of Lawrence is an Emergency Solutions Grant recipient through the State of Kansas and coordination between the City and the CoC is reached in that way as well. Within the community, the numbers received as part of the PIT efforts are implemented into the Community Housing Vision, and gaps are identified from what housing services are available and what the actual need is. The BoS has not reported any unaccompanied youth in recent years, and the community has placed a special emphasis on homeless families with children and agencies have looked at their programs and resources to service this particular population. Referral sources are utilized when a particular sector of homeless are unable to obtain resources in Lawrence or Douglas county.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Lawrence is a state ESG recipient, and consults with both the funding agency, the Kansas Housing Resources Corporation (KHRC) as well as the CoC. KHRC surveyed the CoC participating agencies and developed their funding plan and performance standards. Lawrence also participated in the Consolidated Plan process with the State as well as attended training on ESG. The City of Lawrence funds two agencies with their ESG allocation, the Lawrence Community Shelter and the Willow Domestic Violence Center. The City also works with KHRC in the local implementation of the HMIS system through MAACLink. The City facilitates training, provides agency feedback to the vendor, and in addition staff has also attended the HMIS training. The City works with both the local agencies as well as MAACLink for HMIS service delivery.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

<b>Agency/Group/Organization</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
LAWRENCE	Other government - Local Grantee Department	All Parts including creation of the Consolidated Plan.	Lead Agency. Delivers homeowner improvement programs. Lead-based paint strategy, market analysis, program monitoring and administration.
Community Development Advisory Committee	City Advisory Board	All Parts of Consolidated Plan	Allocation of funding for CDBG and HOME, held public hearings, took citizen input and citizen participation. Recommended funding to City Commission.
Homeless Issues Advisory Committee	City Advisory Committee	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans	Participation in the HIAC meetings and recommendations to the City Commission regarding homelessness issues and service gaps. Creation of the Community Housing Vision and implementation of the plan. Regional planning group for the Douglas County CoC region. Participant in joint planning retreats with the CDAC.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Homelessness Needs - Unaccompanied youth	
Balance of State CoC	Continuum of Care	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	HIAC is the regional planning group for the CoC. Recommendations made for funding, support of projects, recruitment of potential applicants. Participation in state-wide CoC meetings and required data gathering for HUD
Bert Nash Mental Health Center	Services-homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Participation in HIAC, CoC regional activities, transitional housing consultation, Point-In-time data collection. Participant in creating and implementation of Community Housing Vision. Active in regional planning for the CoC. Provides input on unsheltered homeless and homeless needs gap analysis.

<b>Agency/Group/Organization</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Coalition for Homeless Concerns	Regional organization	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Chair of HIAC is also officer of the CHC. Members of the CHC attend the HIAC meetings. Provide input on homeless concerns and provide discussion of solutions. The CHC also holds community forums and discussions on the issues seen by the homeless community as well as the agencies that serve them. This is reported back to the HIAC under Public Comment on a monthly basis.
DOUGLAS COUNTY AIDS PROJECT	Services-Persons with HIV/AIDS	Homelessness Strategy Non-Homeless Special Needs	CDBG sub-recipient. Provides monthly client reporting, provides analysis of needs within grant application. Provides quarterly report to the HIAC.
Habitat for Humanity	Housing	Housing Need Assessment	HOME sub-recipient. Provides the department with plans for housing development within the community via the grant application.
HOUSING AND CREDIT COUNSELING, INC	Service-Fair Housing	Housing Need Assessment Non-Homeless Special Needs	CDBG sub-recipient. Provides monthly client reporting. Provides analysis of needs within grant application. Reports quarterly to the HIAC, participation in CDAC public hearings.
INDEPENDENCE, INC	Housing Services-Persons with Disabilities	Housing Need Assessment Non-Homeless Special Needs	CDBG sub-recipient. Provides accessibility improvements for disabled renters. Reports quarterly to the HIAC, provides demographics and input to staff regarding their clientele.
First Step at Lakeview	Services-Children	Non-Homeless	Consultation on bus pass allocation and needs analysis

<b>Agency/Group/Organization</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
	Publicly Funded Institution/System of Care	Special Needs	for women and children in drug and alcohol rehabilitation services.
Landlords of Lawrence	Housing	Housing Need Assessment Public Housing Needs	Report quarterly to HIAC. Speak to challenges and assessment of the Section 8 voucher program, as well as HPRP-related housing programs. Provide input on improvements and enhancements to the system.
Lawrence Homebuilder's Association	Housing	Housing Need Assessment	Work with building codes and standards. Provide input on process as well as gaps and enhancements in the construction of permanent housing in the community.
LAWRENCE COMMUNITY SHELTER, INC.	Services-homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs	LCS is the only emergency homeless shelter in Lawrence. Active participant in HIAC meetings and the regional CoC effort. CDBG sub-recipient. Reports monthly on demographics of clientele. Meets regularly with CDD staff regarding needs analysis and recommendations. ESG funded agency.
LAWRENCE HOUSING AUTHORITY	PHA	Public Housing Needs Homelessness Strategy	HOME sub-recipient for TBRA program. Meets regularly with CDD staff regarding TBRA, Section 8, Moving to Work, and case management. Administered HPRP program for the City. Monthly reporting to HIAC regarding programs. Very active in community partnerships, LIHTC projects, and is also a CoC funded-agency with a PSH program.
TENANTS TO	Housing	Housing Need	HOME program Community Housing Development

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
HOMEOWNERS, INC		Assessment Non-Homeless Special Needs	Organization (CHDO). Quarterly meeting with staff regarding projects and consistent market analysis. Works with first-time homebuyer rehabilitation, CHDO set-aside, Neighborhood Stabilization Program, LIHTC, and permanent housing development. Administers Lawrence Community Housing Trust.
Department for Children and Families	Services-Children Other government - State	Non-Homeless Special Needs	Participant in LDCHA transitional housing program. MOU with LDCHA for case management of TBRA clients. Provides assessment and details of services in community. Provides consultation to the plan for foster care discharge.
SALVATION ARMY	Housing Services-Persons with Disabilities Services-homeless	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs	Participant in HIAC meetings on a quarterly basis, CoC-funded agency for Permanent Supportive Housing as well as Supportive Services, participant in TBRA program case management, active in regional CoC. Assistance with PIT and data collections for HUD-required information. Provide analysis and assessment of service needs and gaps.
THE WILLOW DOMESTIC VIOLENCE CENTER	Services-Victims of Domestic Violence	Non-Homeless Special Needs	Participant in the HIAC meetings on a quarterly basis. Provide reports to committee on successes and challenges to deliver DV services. Participant in the CoC activities, including PIT data collection. Partner with LDCHA for TBRA program. ESG sub-recipient.
BALLARD COMMUNITY CENTER	Services-homeless	Homeless Needs - Chronically homeless Homeless Needs - Families with children	CDBG sub-recipient. Provide monthly reporting to the CDD regarding client demographics. Report quarterly to HIAC regarding services and identification of service gaps.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	
SOCIAL SERVICE LEAGUE OF LAWRENCE	Services-homeless	Housing Need Assessment Anti-poverty Strategy	CDBG sub-recipient. Provides analysis and needs assessment via grant application.
PUBLIC WORKS DEPARTMENT	Other government - Local	Non-Housing Community Development	CDBG sub-recipient. Completed inventory of city sidewalk conditions and created a sidewalk gap program to address the needs of walkability in CDBG-funded neighborhoods, as well as other area benefit locations. Consults with CDD staff regarding analysis of neighborhood conditions and strategy to repair such areas. Also works with neighborhoods to provide area capital improvements such as neighborhood crosswalks, storm water management, and street repair.
BROOK CREEK NEIGHBORHOOD ASSOCIATION	Neighborhood Association	Market Analysis Non-Housing Community Development	Low-moderate income neighborhoods can qualify for CDBG operating and coordinator funding. Currently five neighborhoods receive funding: Brook Creek, Oread, Pinckney, East Lawrence, and North Lawrence. The associations provide detailed neighborhood assessments of services, condition, and needs in application. In addition, each neighborhood has

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			representation on the CDAC and provide input during the entire Consolidated planning process. Work directly with Public Works department on neighborhood capital improvement projects.
EAST LAWRENCE NEIGHBORHOOD ASSOCIATION	Neighborhood Association	Market Analysis Non-Housing Community Development	Low-moderate income neighborhoods can qualify for CDBG operating and coordinator funding. Currently five neighborhoods receive funding: Brook Creek, Oread, Pinckney, East Lawrence, and North Lawrence. The associations provide detailed neighborhood assessments of services, condition, and needs in application. In addition, each neighborhood has representation on the CDAC and provide input during the entire Consolidated planning process. Work directly with Public Works department on neighborhood capital improvement projects.
NORTH LAWRENCE IMPROVEMENT ASSOCIATION	Neighborhood Organization	Market Analysis Non-Housing Community Development	Low-moderate income neighborhoods can qualify for CDBG operating and coordinator funding. Currently five neighborhoods receive funding: Brook Creek, Oread, Pinckney, East Lawrence, and North Lawrence. The associations provide detailed neighborhood assessments of services, condition, and needs in application. In addition, each neighborhood has representation on the CDAC and provide input during the entire Consolidated planning process. Work directly with Public Works department on neighborhood capital improvement projects.
OREAD NEIGHBORHOOD	Neighborhood Association	Market Analysis	Low-moderate income neighborhoods can qualify for

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
ASSOCIATION		Non-Housing Community Development	CDBG operating and coordinator funding. Currently five neighborhoods receive funding: Brook Creek, Oread, Pinckney, East Lawrence, and North Lawrence. The associations provide detailed neighborhood assessments of services, condition, and needs in application. In addition, each neighborhood has representation on the CDAC and provide input during the entire Consolidated planning process. Work directly with Public Works department on neighborhood capital improvement projects.
PINCKNEY NEIGHBORHOOD ASSOCIATION	Neighborhood Association	Market Analysis Non-Housing Community Development	Low-moderate income neighborhoods can qualify for CDBG operating and coordinator funding. Currently five neighborhoods receive funding: Brook Creek, Oread, Pinckney, East Lawrence, and North Lawrence. The associations provide detailed neighborhood assessments of services, condition, and needs in application. In addition, each neighborhood has representation on the CDAC and provide input during the entire Consolidated planning process. Work directly with Public Works department on neighborhood capital improvement projects.
Lawrence Police Department	Other government - Local	Homelessness Strategy Non-Homeless Special Needs	Collaboration with the Lawrence Police Department in the Development Services Department include: assistance to staff, and representation on HIAC. Provide input from a public safety viewpoint regarding homelessness issues and additionally provide input on code enforcement issues, including blight and violating

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			properties.
Douglas County Sheriff's Office	Other government - County	Homelessness Strategy Non-Homeless Special Needs	Representation and input from HIAC membership. Provide consultation on re-entry challenges and implemented procedures. Provide input on the specific population leaving incarceration. Active in CoC data collection and meetings as well. Also active in TBRA program with the LDCHA.
Family Promise of Lawrence	Housing Services-homeless	Homelessness Strategy Homeless Needs - Families with children	Active participant in regional CoC efforts, as well as represented on the HIAC. Provide information on their population including challenges to reaching permanent housing. Report quarterly to HIAC.
Lawrence Memorial Hospital	Services-Health Publicly Funded Institution/System of Care	Homelessness Strategy	Active participant in HIAC membership. Provides detailed reporting on homeless and ER service. Provide consultation on discharge planning.
Lawrence Business Community	Civic Leaders	Homelessness Strategy	Active participant in HIAC membership. Provides input on challenges that the business community faces with homelessness in the downtown business district. Facilitates discussions with community members regarding homelessness.
Catholic Social Services of NE Kansas	Services-homeless	Homelessness Strategy	Provides quarterly report to HIAC regarding assistance services and programs. Active partner with LDCHA in TBRA program. Provides assessment information regarding service delivery in the community.
Just Food, Inc.	Services-homeless	Homelessness Strategy	Provides quarterly reporting to HIAC regarding food disbursement and clientele demographics. Provides assessment information regarding food pantry service delivery in the community.

Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted and provide rationale for not consulting**

All service providers and agencies that provide services directly pertaining to the Consolidated Planning process have been involved in some type of consultation. Some have been consulted during other meetings and other forums. There have been no agencies left off of communication efforts or meeting invitations. The City of Lawrence works very hard to ensure strong and positive community collaboration.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kansas Statewide Homeless Coalition	Coordination in terms of homeless program delivery and strategic planning. Technical assistance to grantees, support to applicants.
Horizon 2020	Lawrence/Douglas County Metropolitan Planning Organization	Development, HOME included, abides by the City's Land Use Plan, including but not limited to building codes and zoning requirements.
2009-2013 Kansas Consolidated Plan	Kansas Housing Resources Corporation	The City of Lawrence is an ESG recipient from the State of Kansas, and there have been several community projects that have involved LIHTC that obtain entry-level CDAC recommendations. In addition, the CHDO, Tenants to Homeowners has been a past recipient of State HOME funds. The City of Lawrence has also been a past recipient of NSP and HPRP funding, outlined in this plan.
Transportation 2030	Lawrence/Douglas County Metropolitan Planning Organization	Long-Range Transportation Plan. Overlap in the transportation plan occurs with bus routes and walkability routes within the community, especially in low-moderate income areas. CDBG funds are used for sidewalk repair and public facility projects, all affected by the ability to reach the destination agency or area.

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Lawrence regularly consults with the State of Kansas as well as Douglas County government. While the CDBG and HOME funding affect the city itself, importance is placed on effective collaboration with all agencies with the same cause and goals. The goals of the Consolidated Plan and corresponding Annual Action Plans should be, and are, efforts that have the support of the three levels of government in our community. Several CDBG and HOME-funded agencies work with both the City and the County to reach their goals and deliver their services. As Lawrence is the city in Douglas County where many of the service agencies are located, County partnerships are crucial to provide the level of service necessary to accomplish goals and serve the greater community. The City has a history of strong partnerships with both the State and County and look to continue those relationships and collaborations moving forward.

## PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	To Be Determined	To Be Determined	There were no comments not accepted.	
Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community	NA	To Be Determined	There were no comments not accepted.	<a href="http://www.ljworld.com">www.ljworld.com</a>
Internet Outreach	Minorities  Persons with disabilities	NA		There were no comments not accepted.	<a href="http://www.lawrenceks.org/pds">www.lawrenceks.org/pds</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Non-targeted/broad community  Residents of Public and Assisted Housing				

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment of the Consolidated Plan helps to provide a snapshot of the needs of the City of Lawrence in terms of Housing Needs, Disproportionate Greater Needs, Public Housing, Homeless Needs, Non-Homeless Special Needs, and Non-Housing Community Development Needs. The data is derived from a combination of HUD Comprehensive Housing Affordability Strategy (CHAS) statistics, City of Lawrence estimates and assessments, Consolidated Plan discussions, and community goals. The City will continue to derive strategy and priorities for housing and community development through the Step Up to Better Housing Strategy, which was developed cooperatively with public and private agencies and community groups. Housing, housing services, and community development are the focus of the strategy, which is divided into four areas: emergency housing, transitional housing, permanent housing and revitalized neighborhoods. The primary obstacle to meeting all of the identified needs, including those identified as high priorities is the general lack of funding resources available to the public and private agencies who serve low and moderate income residents. Lawrence, due to being an entitlement community, is not eligible for state CDBG or HOME programs. No state dollars are available for community development activities and the city's general fund has been stretched to overcome stagnant property and sales tax revenues. Local cuts have resulted in reductions of all department budgets. This leaves little room for expansion of community development funding at the local level. Furthermore, the City of Lawrence's entitlement grants, specifically HOME funding, have been reduced over the last several years further limiting the funds available to address the needs in the community. Market Conditions have a significant impact on the City of Lawrence's priority housing needs. The City of Lawrence estimates that subsidies of approximately \$175-300 per month is required for each rental unit that is affordable to households earning between 50% and 80% of AMI. Approximately \$200-650 in subsidy is required for each unit that is affordable for households earning between 30% and 50% of AMI. For homeownership, the City estimates that subsidies of approximately \$50,000 per unit are required for each homeownership opportunity for households earning between 30% and 50% of AMI. Approximately \$35,000 is required for each unit for households earning between 50% and 80% of AMI. As a result, the city estimates that more than \$90,000,000 in subsidy would be required to address all of the housing needs identified in the CHAS tables for the City of Lawrence. Because we anticipate having approximately \$5,650,000 in Consolidated Plan funds available over the next five years, even if matched, the city would only be able to meet approximately 15% of the total housing needs identified. As a result, the city has placed a higher priority on meeting the needs of households earning between 30% and 80% AMI so that a greater number of housing units can be assisted than would be possible with the much more substantial subsidy demands required to create units affordable to those earning between 0 and 50% AMI. Maintaining and promoting a healthy rental/owner mix in neighborhoods will also impact the city's priority housing needs.

## NA-10 Housing Needs Assessment

### Summary of Housing Needs

The following numbers demonstrate the change in households from the 2000 Census and the most recent American Community Survey, as well as the complete Housing Needs Assessment. In addition, staff consults the yearly ACS data for CAPER and Action Plan submissions. Not only are data sets used, but provider input is crucial to the Consolidated Planning process. As noted below in the narrative section, Lawrence has a unique situation in that there are 28,000 students enrolled at the University of Kansas, and about two-thirds of them live off campus in rental housing. This creates challenges to make determinations about the scope of the actual long-term citizen issue is. This is why provider input and consultation is so important to the process and why there are so many entities involved.

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	80,114	90,028	12%
Households	32,767	34,881	6%
Median Income	\$34,669.00	\$39,689.00	14%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS Data  
2000 Census (Base Year)  
2005-2009 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,685	4,770	6,400	3,895	
Small Family Households *	1,665	1,155	2,065	7,970	
Large Family Households *	95	105	220	1,030	
Household contains at least one person 62-74 years of age	605	415	590	340	1,435
Household contains at least one person age 75 or older	305	795	610	320	920
Households with one or more children 6 years old or younger *	735	565	790	2,235	
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2005-2009 CHAS

## Housing Needs Summary Tables for several types of Housing Problems

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	115	35	0	4	154	4	0	0	15	19
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	0	40	0	75	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	65	75	0	160	30	0	10	20	60
Housing cost burden greater than 50% of income (and none of the above problems)	5,140	980	85	0	6,205	635	360	200	95	1,290
Housing cost burden greater than 30% of income (and none of the above problems)	600	1,550	1,375	180	3,705	85	495	1,025	525	2,130
Zero/negative Income (and none of the above problems)	370	0	0	0	370	70	0	0	0	70

**Table 7 – Housing Problems Table**

Data Source: 2005-2009 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	5,310	1,075	200	4	6,589	685	360	205	135	1,385
Having none of four housing problems	1,070	2,280	3,675	1,955	8,980	185	1,055	2,320	1,805	5,365
Household has negative income, but none of the other housing problems	370	0	0	0	370	70	0	0	0	70

**Table 8 – Housing Problems 2**

Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,180	400	250	1,830	260	300	635	1,195
Large Related	59	65	0	124	25	0	75	100
Elderly	275	325	130	730	195	415	180	790
Other	4,400	1,810	1,085	7,295	295	135	335	765
Total need by income	5,914	2,600	1,465	9,979	775	850	1,225	2,850

**Table 9 – Cost Burden > 30%**

Data Source: 2005-2009 CHAS

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	920	155	15	1,090	215	145	80	440
Large Related	55	10	0	65	25	0	0	25
Elderly	180	150	15	345	185	145	50	380
Other	4,125	675	60	4,860	265	70	70	405
Total need by income	5,280	990	90	6,360	690	360	200	1,250

**Table 10 – Cost Burden > 50%**

Data Source: 2005-2009 CHAS

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	55	65	79	0	199	45	0	10	20	75
Multiple, unrelated family households	0	0	35	0	35	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	55	65	114	0	234	45	0	10	20	75

**Table 11 – Crowding Information**

Data Source: 2005-2009 CHAS

## **What are the most common housing problems?**

**Affordability of Supply:** While there is an above-average supply of apartments in Lawrence, there is an issue with both affordability and quality of what little affordable housing there is. Lawrence is home to the University of Kansas, and because of this approximately two-thirds of the 28,000 students on the Lawrence campus are in the rental market. These students occupy both luxury apartment units, as well as the more affordable units. According to the 2013 HUD Fair Market Rent Documentation System, the fair-market rent in Lawrence is \$664.00 for a one-bedroom, \$860.00 for a two-bedroom unit, and \$1,259.00 for a three-bedroom unit. These amounts make it very hard for low-moderate income renters, especially those with families of more than three members to find decent, quality housing. With the median family income being \$39,669.00 this creates a cost burden for those at 80% MFI and less. The inclusion of the University of Kansas students into the statistical mix also does contribute to the category of "overcrowding" as many of these students are residing in inadequately spaced areas, although this does not seem to be a statistically significant problem in the community. That being said, Lawrence is also experiencing many instances of families being doubled-up that may go unreported, as they are trying to avoid homelessness or trying to avoid utilizing the Lawrence Community Shelter.

**Condition:** The majority of Lawrence's housing stock was built prior to 1978 (20,976 units), and because of the age of the housing there is a high prevalence of substandard units and units containing lead-based paint. This is particularly true among rental units. According to the above chart, approximately .5% of units lacked complete plumbing or complete kitchens. The city instituted a rental registration program in 2005 requiring inspections of rental units located in single-family zoned areas. Properties found to be in substandard condition are required to be improved by the city. There is still a sector of landlords not subject to the rental registration regulations that are maintaining below-average rental units.

## **Are any populations/household types more affected than others by these problems?**

Based on the FMR numbers, families and individuals that are at 80% or below of MFI are affected by the cost burden of the rental market in Lawrence. Staff works with homeowners who are at 80% MFI or less with their property rehabilitation programs and weatherization programs. The cost burden of both housing and much needed repairs makes it difficult for owners to make the repairs and for renters to get out of rental situation and into home ownership. According to the Douglas County Appraiser's office, the average selling price on a home in Lawrence during 2012 was \$197,065. There is not a particular sector of the population more affected than another, as the affordability issue covers the complete spectrum of housing, from rental to owner-occupied.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

This is a very complex problem in Lawrence, as it is within the entire state of Kansas. According to the 2011 Point-In-Time homeless count data report, Lawrence Unified School District (USD 497) indicated there were 93 elementary age students (grades K-6) and 56 secondary age students (grades 7-12) in the district that qualified as homeless under the McKinney-Vento Act, which includes the vast majority of those families imminently housed in the community. There are many other individuals that are not captured in this count that are in the same living situation, either being doubled-up or staying temporarily with family or friends, but as there is no formalized count that captures this data, only service provider estimates are available. With regard to Homelessness Prevention and Rapid Re-Housing (HPRP) data, from November 2009 to April 2011 the Lawrence-Douglas County Housing Authority (LDCHA) was able to assist 198 households comprised of 264 adults and 281 children for a total of 546 people through the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The number of HPRP clients served provides a snapshot of those who have been in imminent danger of being homeless who have received housing stabilization services. There are numerous other agencies in Lawrence and Douglas County who provide one-time assistance that are working to keep people housed as well. These agencies have indicated that there has been a rise in the demand for assistance as the economic situation has worsened. Professionals agree that many residents are a single paycheck away from experiencing homelessness. HPRP provided three months of rental assistance, and while the program is over, the LDCHA staff has committed to maintaining a case manager for program participants, which can be utilized as both a referral source and a client case manager. Many of the agencies in the community that provide assistance with rent, utilities, or rental arrears are capped at the amount of assistance they can provide to a family. This has had a negative effect on some families as the cap limit of assistance is normally around \$250.00 a family, which does not go too far toward excessive late utilities or rental arrears. The LDCHA administers the Tenant-Based Rental Assistance (TBRA) program, but this has experienced a significant cut in funding with the recent HOME cuts. LDCHA works to transition their TBRA households into Section 8 as their TBRA terms approach the 24 month cap. The TBRA program also has a case management component that allows a case manager to work with the tenant and their family to achieve that goal of affordable permanent housing.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

There have been no at-risk populations identified.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Locally, the main characteristics that have been linked to the increased risk of homelessness, as identified by the Homeless Issues Advisory Committee and other groups, include the cost of rental housing, the quality of rental housing, the cost of new homeownership, and the job market in Lawrence. The majority of the paycheck for those under 80% MFI is going to paying for their housing, that being a mortgage payment or a rental payment. Many of these families do not have savings or back-up plans, and Lawrence, while not being hit as hard with the economic issues, still has experienced repercussions from this. Lawrence does have a population of homeless that do not want to be housed, either in their own unit or at the shelter. There is no solution at this time for this population, as efforts to house people in the community cannot reach those who do not want to be helped. Other barriers to remaining housed for this population include an inadequate number of Permanent Supportive Housing (PSH) units, which creates a problem for those who are chronically homeless with mental illness or other disability that without case management, find it problematic to remain housed on their own. The cuts in HOME funding for TBRA has seen effects throughout the public housing system in that the wait list is longer and fewer people are able to obtain housing. The City will continue to support homeless prevention activities such as rent and utility assistance to avoid eviction and shutoff as appropriate, as well as continuing to support landlord-tenant counseling. The "Step Up to Better Housing" Strategy, used in conjunction with the Community Housing Vision, will continue to provide the basis for funding allocation decisions at all levels.

## **Discussion**

Lawrence is a community that is fortunate to have housing available in both the homebuyer and the rental market. Where Lawrence sees challenges is in the realm of affordable housing. With a few exceptions, the housing stock and available units are in good condition. The problem lies in that some affordable units are not in good condition at all, and many of the available units are not in an affordable rent range for low- moderate income renters, meaning they are truly unaffordable for those below that income range. The community sees this need and efforts are underway through several sources, including LIHTC to work at addressing this need.

## NA-15 Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate than the income level as a whole. (HUD Consolidated Plan Guidance). The following CHAS charts outline the results for the category of general Housing Problems.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,680	570	440
White	5,540	425	365
Black / African American	270	95	14
Asian	425	25	55
American Indian, Alaska Native	154	15	0
Pacific Islander	0	0	0
Hispanic	224	0	0

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,485	1,290	0
White	2,890	1,045	0
Black / African American	235	70	0
Asian	134	35	0
American Indian, Alaska Native	45	80	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	125	45	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,800	3,600	0
White	2,395	2,880	0
Black / African American	150	200	0
Asian	130	210	0
American Indian, Alaska Native	10	55	0
Pacific Islander	0	0	0
Hispanic	100	230	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	845	3,055	0
White	665	2,500	0
Black / African American	50	160	0
Asian	35	105	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	25	75	0
Pacific Islander	0	0	0
Hispanic	70	115	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## Discussion

According to the charts above, there are no instances of any specific racial or ethnic group that is experiencing a disproportionately greater need. Within the 30% or less AMI category, the total household percentage with any housing problem is 83%, and the disproportionate need threshold is 93%. White households account for 87% of the total amount of households experiencing one or more of the housing problems for the 30% AMI grouping, with the next highest is the Asian households at 6.5%. Lawrence does not show a disproportionate need within this income level. Within the 30% or less AMI category, the total household percentage with any housing problem is 83%, and the disproportionate need threshold is 93%. White households account for 87% of the total amount of households experiencing one or more of the housing problems for the 30% AMI grouping, with the next highest is the Asian households at 6.5%. Lawrence does not show a disproportionate need within this income level for minority households.

Within the 30% - 50% AMI category, the total household percentage with any housing problem is 73%, and the disproportionate need threshold is 83%. White households account for 82% of the total amount of households experiencing one or more of the housing problems for the 30% - 50% AMI grouping, with the next highest is Black/African American households at 6.8%. Lawrence does not show a disproportionate need within this income level for minority households. Within the 50% - 80% AMI category, the total household percentage with any housing problem is 44%, and the disproportionate need threshold is 54%. White households account for 86% of the total amount of households experiencing one or more of the housing problems for the 50% - 80% AMI grouping, with the next highest is Black/African American households at 5.4%. Lawrence does not show a disproportionate need within this income level for minority households.

Within the 80% - 100% AMI category, the total household percentage with any housing problem is 27%, and the disproportionate need threshold is 37%. White households account for 79% of the total amount of households experiencing one or more of the housing problems for the 80% - 100% AMI grouping, with the next highest is Hispanic households at 8.8%. Lawrence does not show a disproportionate need within this income level for minority households.

## NA-20 Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate than the income level as a whole. (HUD Consolidated Plan Guidance). The following CHAS charts outline the results for the category of Severe Housing Problems.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,995	1,255	440
White	5,060	910	365
Black / African American	220	145	14
Asian	350	100	55
American Indian, Alaska Native	109	55	0
Pacific Islander	0	0	0
Hispanic	194	25	0

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,435	3,335	0
White	1,215	2,720	0
Black / African American	90	215	0
Asian	59	110	0
American Indian, Alaska Native	40	85	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	15	155	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	405	5,995	0
White	325	4,955	0
Black / African American	10	340	0
Asian	55	285	0
American Indian, Alaska Native	4	60	0
Pacific Islander	0	0	0
Hispanic	0	330	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	139	3,760	0
White	119	3,040	0
Black / African American	15	195	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	140	0
American Indian, Alaska Native	0	100	0
Pacific Islander	0	0	0
Hispanic	0	185	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

Within the 0-30% AMI category, the total household percentage with a severe housing problem is 78%, and the disproportionate need threshold is 88%. White households account for 84% of the total amount of households experiencing severe housing problems for the 0-30% AMI grouping, with the next highest is Asian households at 5.8%. Lawrence does not show a disproportionate need within this income level for minority households.

Within the 30%-50% AMI category, the total household percentage with a severe housing problem is 30%, and the disproportionate need threshold is 40%. White households account for 84% of the total amount of households experiencing severe housing problems for the 30%-50% AMI grouping, with the next highest is Black/African American households at .068%. Lawrence does not show a disproportionate need within this income level for minority households. Within the 50%-80% AMI category, the total household percentage with a severe housing problem is 6.3%, and the disproportionate need threshold is 16.3%. White households account for 83% of the total amount of households experiencing severe housing problems for the 50%-80% AMI grouping, with the next highest is Asian households at 13.5%. The third highest is Black/African American households at 2.5%. Lawrence does show a slightly disproportionate need within this income level for Asian households, but still under the threshold.

Within the 80%-100% AMI category, the total household percentage with a severe housing problem is 3.5%, and the disproportionate need threshold is 13.5%. White households account for 86% of the total amount of households experiencing severe housing problems for the 80%-100% AMI grouping, with the next highest is Black/African American households at .11%. Lawrence does not show a disproportionate need within this income level for minority households.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate than the income level as a whole. (HUD Consolidated Plan Guidance). The following CHAS charts outline the results for the category of Housing Cost Burdens.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,195	6,525	7,735	440
White	17,220	5,350	6,610	365
Black / African American	890	395	310	14
Asian	665	295	380	55
American Indian, Alaska Native	345	85	149	0
Pacific Islander	20	0	0	0
Hispanic	750	335	194	0

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2005-2009 CHAS

### Discussion

There are no instances of a racial or ethnic group having a disproportionate greater need in terms of housing cost burdens. There are 34,445 households that can be used for determining cost burden. In the 30-50% cost burden category, the total percentage with this burden of all households is 19%. A disproportionate need would be 29%. White households are at 82% of that category, followed by Black/African American households at 6%. In the greater than 50% burden category, the total amount of households constitutes 23% of the overall picture of households (disproportionate need 33%), and white households make up 86% of this category. Asian households are the second greatest category and they are at a 5% of the category totals.

## **NA-30 Disproportionately Greater Need: Discussion**

### **Income categories in which a racial or ethnic group has disproportionately greater need**

In looking at housing problems, severe housing problems, and housing cost burdens, there are very few instances of a racial or ethnic group having a disproportionate greater need. In only one instance, in all the categories does this become the case, and it is a very small number in terms of disproportionate need. Lawrence has found consistently in their Analysis of Impediments that this is the case, and further CHAS data backs up this finding.

### **Needs not previously identified**

In the City of Lawrence, there does not appear to be a disproportionately greater need in either housing problem categories nor in housing cost burdens. The majority (59%) of renters or owners fall into the category of no housing cost burden, and the rest of the characteristics of the grouping fall into essentially the same breakdown of the overall population. Lawrence does not have any areas that are highly concentrated with minority or ethnic populations, so this helps to not make this an issue of geography. The low-moderate income categories, while for the most part are in neighborhood east of Iowa, do not include defined pockets of low income persons.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

As of the 2005 - 2009 American Community Survey Five-Year Estimates, Lawrence was home to approximately 90,028 people, 11,974 of whom were members of minority groups. There are no specific areas of minority concentration within the City of Lawrence. According to the same survey, the median income of households in Lawrence was \$39,689 and 22.9% of individuals were in poverty. According to 2010 HUD data, there were 34,000 households in Lawrence, and the percentage of households who earn less than 80% of the area median income and are therefore classified as low-or moderate-income by HUD was 51% of the city-wide population for whom household income could be determined. Consolidated Plan funds will generally be targeted toward these low and moderate income neighborhoods or toward activities that benefit all residents of the city who are low or moderate income.

## NA-35 Public Housing

### Introduction

The Lawrence-Douglas County Housing Authority's main objective is to be good stewards of the housing programs it is charged with managing and administering. Primary to this is the sound management, maintenance, and preservation of its public housing inventory according to the highest standards of the housing industry while at the same time providing responsible and responsive assistance to those they serve. (LDCHA website, www.ldcha.org). 88% of the families that LDCHA serves are at or below 50% AMI, and the average gross income of all households in LDCHA programs is \$18,193. There are 428 households that are participating in the Moving to Work initiative. As of January 2013 there were 1222 total units under lease with LDCHA.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	363	732	0	732	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 21 - Public Housing by Program Type

Alternate Data Source Name:

LDCHA Data

Data Source Comments:

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	17,853	15,388	0	15,388	0	0	0
Average length of stay	0	0	4	5	0	5	0	0	0
Average Household size	0	0	0	2	0	2	0	0	0
# Homeless at admission	0	0	0	2	0	2	0	0	0
# of Elderly Program Participants (>62)	0	0	136	151	0	151	0	0	0
# of Disabled Families	0	0	105	356	0	356	0	0	0
# of Families requesting accessibility features	0	0	105	580	0	580	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition</b>									

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Alternate Data Source Name:

LDCHA Data

Data Source Comments:

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	448	571	0	571	0	0	0
Black/African American	0	0	113	104	0	104	0	0	0
Asian	0	0	8	6	0	6	0	0	0
American Indian/Alaska Native	0	0	81	35	0	35	0	0	0
Pacific Islander	0	0	3	0	0	0	0	0	0
Other	0	0	54	18	0	18	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five\_year, and Nursing Home Transition

**Table 23 – Race of Public Housing Residents by Program Type**

Alternate Data Source Name:

LDCHA Data

Data Source Comments:

## Ethnicity of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	44	20	0	20	0	0	0
Not Hispanic	0	0	519	714	0	714	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five\_year, and Nursing Home Transition**

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

LDCHA Data

**Data Source Comments:**

## **Section 504 Needs Assessment**

### **Needs of public housing tenants and applicants on the waiting list for accessible units**

The LDCHA has 30 units (7% of its Public Housing) that are accessible and assure that information regarding the availability of accessible units reaches eligible individuals with disabilities. The LDCHA takes reasonable steps to maximize use of such units by eligible individuals. When an accessible unit becomes vacant, before offering the unit to an individual without a disability, accessible units are offered to a current participant requiring the unit's accessibility features or to eligible qualified applicants on the waiting list requiring the accessibility features. Additionally, the LDCHA has a Reasonable Accommodation Policy that requires an accessible feature or policy modification to accommodate a disability, when necessary for an applicant or tenant to enjoy the same benefit of our programs as any non-disabled person, unless doing so would result in a fundamental alteration in the nature of its program or an undue financial and administrative burden.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Currently the greatest need for housing is for non-elderly/non-disabled households.

### **How do these needs compare to the housing needs of the population at large**

As with the rest of the population, the largest need for LDCHA is non-elderly-non-disabled households. There are not enough vouchers for the need in the community, and the same can be said for those who can rent without HUD subsidy, yet find it challenging to secure affordable units. The LDCHA takes pride in their housing stock, and each unit is inspected and maintained, so the housing needs of the housing authority do not include the units that are unable to be occupied due to code violations. However, there have been instances where voucher holders cannot occupy a unit that they are interested in because there are safety, health, or code violations. LDCHA works with a list of landlords who accept Section 8 vouchers, and they ensure that the landlords and units follow the set of occupancy standards. LDCHA continues to face the challenge of reduced funding and how to maintain program levels with less money.

# NA-40 Homeless Needs Assessment

## Introduction

The sheltered point-in-time homeless count is done on a yearly basis, and the unsheltered count is done every two years. The data below is from 2011, which was the last full count that has been statistically analyzed. Survey forms are utilized at shelter locations, feeding programs, service providers, the housing authority, and with homeless outreach providers. The client is surveyed with a series of questions, both containing HUD required questions, as well as other questions added by the Kansas Balance of State Continuum of Care.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	109	0	110	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	108	9	120	0	0	0
Chronically Homeless Individuals	33	0	35	0	0	0
Chronically Homeless Families	9	0	10	0	0	0
Veterans	12	0	15	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 25 - Homeless Needs Assessment**

**Alternate Data Source Name:**  
Annual Point in Time Count

**Data Source Comments:** 155 households containing 226 persons were reported in 2011 as literally homeless.

Population includes Rural Homeless: None

### **Nature and Extent of Homelessness by Racial and Ethnic Group**

The breakdown of homeless by racial and ethnic group is consistent with the population of Lawrence as a whole. It is difficult to assess this category because there was not information taken for children on the racial or ethnic demographics. As with the rest of the housing problems or cost burdens, though, the breakdown is that the white homeless individuals and families make up the majority of the racial or ethnic breakdowns.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The point-in-time count does not include those who are doubled up, which comprises a large piece of the overall picture of homelessness in Lawrence. As mentioned above, there were 149 students identified as homeless under school district standards and the vast majority of those students were not counted elsewhere in this survey tool because they fit under a different definition of homelessness. With the recent economic climate, more and more families are losing their housing and are being forced into living arrangements with friends and families. This number goes uncounted in a point-in-time count, though, and communities must rely on service provider data and community discussions to realize the extent of the problem.

## **For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction**

The vast majority of homeless in Lawrence are sheltered. The point-in-time count is required by the United States Department of Housing and Urban Development (HUD) every two years. The point-in-time count is just that: A point-in-time snapshot. It should be acknowledged that while this presents a number going forward, it may not be indicative of the total extent of the problem as seen by local professionals and their agencies. This count was a partnership with many agencies and volunteers in Lawrence and Douglas County. The definition of homelessness, used for the purposes of this Point in Time count, was the HUD definition of sheltered and unsheltered homeless. HUD "sheltered" is defined as: persons residing in emergency shelters, domestic violence shelters, and transitional housing that originally came from shelter or streets. HUD "unsheltered" is defined as: persons residing in cars, abandoned buildings, alleyways, parking garages, under bridges, etc. Lawrence will continue to fund the homeless outreach team, whose primary purpose is to work with unsheltered homeless and move them into housing. The Housing Vision has proved to be an effective method of moving people from homelessness to housing, but HOME cuts have affected the transitional housing piece of the Vision. TBRA vouchers and the TBRA program are an important piece of moving folks along the housing continuum.

### **Discussion**

The point-in-time count does not include those who are doubled up, which comprises a large piece of the overall picture of homelessness in Lawrence. As mentioned above, there were 149 students identified as homeless under school district standards and the vast majority of those students were not counted elsewhere in this survey tool because they fit under a different definition of homelessness. With the recent economic climate, more and more families are losing their housing and are being forced into living arrangements with friends and families. This number goes uncounted in a point-in-time count, though, and communities must rely on service provider data and community discussions to realize the extent of the problem.

## **NA-45 Non-Homeless Special Needs Assessment**

### **Introduction**

Lawrence has a strong partnership between agencies that serve the homeless, housing providers, and those who serve the non-homeless special needs populations. There is a large population of elderly in the community who require affordable housing, and there are at least two projects on the horizon hoping to utilize LIHTC to accomplish such a task. Services will continue for job placement through Cottonwood, mental health services through Bert Nash Community Mental Health Center, and group home activities through Community Living Opportunities.

### **Characteristics of Special Needs Populations**

There are several groups that qualify as non-homeless Special Needs in Lawrence, including elderly, persons with severe mental illness, and those with a developmental or a physical disability. As with other categories, there is limited funding to assist these agencies, and most have seen drastic cuts on a state and federal level. It is a known fact that undiagnosed, or diagnosed severe mental illness is a barrier to housing and is prevalent among the homeless population. Keeping this population housed is a high priority in the community. Lawrence does not have a detox center, and detox services are typically provided in nearby Topeka. According to the American Community Survey, Lawrence is home to approximately 7,000 people over the age of 65, which is around 8% of the overall population. This population is approximately 56% female and 44% male.

### **Housing and Supportive Service Needs and Determination**

There are many agencies in Lawrence that serve those with special needs. For the Elderly and Frail Elderly, the Lawrence-Douglas County Housing Authority (LDCHA) provides subsidized housing at two of their properties, Babcock Place and Peterson Acres I. At these two properties, the average annual income of elderly residents was \$15,656 for a family of one. The LDCHA also provides Permanent Supportive Housing at the HOPE Building. The HOPE Building is a permanent housing program for six chronically homeless individuals with mental health and substance abuse disabilities. The program offers one bedroom and single room occupancy units to eligible homeless disabled individuals referred by the Lawrence Community Shelter. Mental health and substance abuse services are provided by the Bert Nash Center and by DCCCA, which is a local substance abuse provider, whose mission statement is "To provide a variety of human services including, but not limited to, the coordination, prevention, and treatment of alcoholism and drug dependency to improve the safety, health, and well-being of adults, children, and youths." For those with developmental or physical disabilities, Cottonwood, Inc. and Community Living Opportunities provide subsidized housing and group homes. For those experiencing addiction problems, DCCCA offers residential treatment through First Step House (women and their children), and Hearthstone offers group home services. There are also agencies that provide non-

housing services to Special Needs population. For the elderly population, the Jayhawk Area on Aging provides advocacy, meal and food programs, and education. Douglas County Senior Services provides programming, education, and meal preparation, and the Douglas County Health Department provides case management and advocacy services. Bert Nash Community Mental Health Center provides outpatient treatment and case management to those persons with severe mental illness. For those who are disabled (either physical or developmental) there are several agencies that provide services. Cottonwood, Inc. provides, in addition to their subsidized housing, a job training program for adults with developmental disabilities. Additionally, Community Living Opportunities provides housing and life skills training, and Independence, Inc. provides residential treatment, support groups, outpatient treatment, transportation, and accessibility modifications. For those with alcohol or drug dependency issues, DCCCA offers, in addition to their residential treatment, support groups and outpatient treatment. Also, Headquarters offers referral assistance and resource assistance to those in crisis.

### **Public Size and Characteristics of Population with HIV / AIDS**

Douglas County AIDS Project (DCAP) is the sole organization in a three county area of northeast Kansas designated as an AIDS Service Organization. It was founded in 1989 and is a United Way agency. DCAP is widely recognized as a trusted, effective agency that provides caring and urgently-needed services related to the HIV/AIDS epidemic. The program that is catered to those with HIV/AIDS is the Emergency Financial Assistance Fund, which receives CDBG funding. The purpose of the program is to assure people who are HIV+ will have the necessary resources to gain and maintain stable housing within the Lawrence community. Increased housing stability will help their consumers remain committed to the difficult medical regimen they must follow to stay healthy. During 2012, DCAP served 61 case managed consumers. The Emergency Financial Assistance Fund assisted 45 Lawrence residents, all of whom qualified as low-moderate income or less. Kansas qualifies as a low-incidence State, therefore the agency has received drastic budget cuts in recent rounds of funding through the state. The agency is also a Ryan White Part B grantee. The demographics of DCAP's clientele include 79% male and 21% female, 71% Caucasian, 15% African/African American, 6% Native American, 2% Asian, and 6% Hispanic/Latino. In terms of poverty level, 44% of their clients are below the poverty line. The latest agency prevention statistics (2011) indicate there were 63 education presentations reaching 2,888 people.

### **Discussion**

The agencies that work with the non-homeless special needs populations are a crucial part to the overall community picture. Each agency works together to bring a continuum of services to the non-homeless special needs population, and these agencies are at the table in community provider discussions. Many of these agencies are supported through CDBG funding, and there have been both capital improvements as well as public service assistance dollars that have gone to these agencies. The City will continue their partnership with these agencies and continue to utilize their input as part of the Consolidated Planning process.

## **NA-50 Non-Housing Community Development Needs**

### **Public Facilities**

Most of the needs for the Lawrence community in terms of public facilities are repairs on the existing building stock. Many of the buildings in the existing stock are older, and several agencies routinely apply for grant funding for minor repairs of both buildings and subsequent facility infrastructure such as parking lot repair, lighting, or sidewalk repair. The agencies that are housed in eligible public service buildings are part of the year-long consolidated planning process and the public facilities must meet the Step Up to Better Housing Strategy requirements. Many social service agencies that are CDBG funded are housed in the United Way Building, and others are in the practice of occupying buildings that are already constructed. The City of Lawrence does not anticipate any funding requests for new public facility construction over the next five years.

### **Need Determination**

As mentioned above, the organizations that are eligible by the Step Up to Better Housing strategy are aware of the capital improvement needs of the community and also are aware that there are many competing agencies for scarce resources. Many have run capital campaigns, as well as had extensive volunteer efforts to manage facility needs. Since public agencies are part of the year-long consolidated planning process, these needs can be voiced ahead of the grant year and a discussion can occur to assist in finding solutions.

### **Public Improvements**

The City of Lawrence Public Works department conducts sidewalk inventories around the community in order to assess the condition of existing sidewalks. This has been broken down into areas that provide a low-moderate area benefit, and in recent years CDBG money has been utilized to work on sidewalks in these neighborhoods. As with any municipality, streets, sidewalks, and other pedestrian-related repairs are needed. CDBG is used in partnership with low-moderate area neighborhoods to both repair existing sidewalks, but also to provide safety improvements such as crosswalks, signals, and other items. The City partnered with the University of Kansas in 2011 to construct a lighted pathway through a low-moderate income neighborhood that acts as a safety mechanism for those residents walking in the area in the nighttime. Parks are an important part of the quality of life for the residents of Lawrence, and there are ten community parks in Lawrence, 24 neighborhood parks, and six preserve areas. These parks are maintained by the City of Lawrence. Currently there are community garden projects in the planning stages, and this will include some infrastructure improvements.

## **Need Determination**

The sidewalk inventory was conducted by the City of Lawrence Public Works department, and that inventory is still being utilized in sidewalk decisions currently. The Traffic Safety Commission also makes recommendation and assessments of public improvements from a safety standpoint. The Step Up to Better Housing Strategy is underscored by revitalized neighborhoods, and the Community Development Advisory Committee keeps this in mind when allocating CDBG money.

## **Public Services**

Lawrence is the service hub for this section of the state of Kansas. As mentioned previously, Lawrence does not have a detox program, and those required detox services must go to either Kansas City or Topeka. Currently, there is no plan for detox in the community. Lawrence is a regional prevention center for alcohol and drug addiction services, and is also the regional provider for HIV/AIDS services. The main need with public services is the need for more funding. Each agency has taken a budget cut in recent years, and each is being required to provide the same services with less staff, although the need is growing at a quick pace.

## **Need Determination**

These needs are determined by the agencies themselves, and by their budget discussions. Funding is not available for a lot of services now, and agencies have had to absorb programs or put programs on hold because of lack of funding.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Lawrence is a unique community in that the University of Kansas brings in an additional 20,000 persons to the community, and more importantly into the rental market. When one looks at the numbers of available units alone and the breakdown of the unit sizes, it appears that Lawrence has a good cross-section of availability. The reality is most of the units that area available for rental and ownership are not affordable to the renter/buyer at or below 80% of the area median income (AMI).

## MA-10 Number of Housing Units

### Introduction

According to the ACS data, there are 37,287 housing units in Lawrence, Kansas. By local estimates, around 20,000 of those units were built prior to 1978. The following section will look at the number of housing units, and what the subsequent needs are for those units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,650	47%
1-unit, attached structure	3,939	11%
2-4 units	5,194	14%
5-19 units	6,534	18%
20 or more units	2,811	8%
Mobile Home, boat, RV, van, etc	1,159	3%
<b>Total</b>	<b>37,287</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2005-2009 ACS Data

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	579	3%
1 bedroom	82	1%	4,467	24%
2 bedrooms	2,543	15%	7,613	42%
3 or more bedrooms	13,896	84%	5,686	31%
<b>Total</b>	<b>16,536</b>	<b>100%</b>	<b>18,345</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2005-2009 ACS Data

### Number and Targeting of Units

According to a market study performed by Keith Kramer and Associates, it is expected that there will be a demand for between 5 and 10 percent for replacement housing, brought by disaster or code enforcement rulings.

## **Units Expected to be lost from Inventory**

One project that was a LIHTC project with 72 units has reached its 15 year LIHTC affordability period and will be converting the units to all market rate units. This is a significant decrease in affordable units as the percentage of utilization for affordable units is already at 98.9%. Also, the reductions in HOME funding in the last few years has contributed to a decrease of TBRA vouchers, which has a significant impact on the community Housing Vision. The Housing Vision is based on moving people from the homelessness into housing, and the TBRA program is a large piece of that continuum. The loss of TBRA vouchers is estimated to be around 15 vouchers a year.

## **Does the availability of housing units meet the needs of the population?**

Lawrence sees a larger than average turnover in housing units of the rental variety, which is consistent with having the University of Kansas in the city limits. Lawrence very much lacks in affordable housing. The units that are typically available are rented at a rate of 98.9%. The majority of Lawrence housing falls above market rate. The available housing stock in Lawrence does not meet the criteria of affordability to those at or below 80% AMI, and this is true for both rental and homeowner units.

## **Need for Specific Types of Housing**

Housing service providers in Lawrence are reporting greater need for the three + bedroom units as we are seeing an increased number of larger families that are finding themselves without a place to live. Along with the reduction in HOME funding, the number of families in need greatly affects the number of families or individuals being able to be assisted due to the larger cost of the vouchers for the larger families. While the charts above show there is a comparable amount of housing available in this category, it is important to note that in a university town such as Lawrence, many of those three bedroom and larger units are encompassed in student-driven apartment complexes and housing communities. These are also the units that show the highest increase above market-rate rent. For the permanent resident in Lawrence, the selection is limited. On the homeowner side of the equation, Lawrence appears to be in need of affordable workforce housing. As education jobs far outweigh other industries in the community, there is a sector of individuals and families that cannot afford the average home prices in Lawrence.

## Discussion

The University of Kansas has a large impact on the rental housing picture of Lawrence Kansas. Many of the larger units are taken by students in roommate living situations, and some of these would fall under the "affordable" tag. In a community with much diversity as Lawrence, many apartment complexes are a mixture of college students, single people, and families. There are no true dedicated communities. As Lawrence looks at several affordable housing projects on the horizon, there must also be a plan to absorb the loss of 72 affordable units from a project which has met its commitment for tax credit financing. Case managers must continue to work with these families to find affordable and decent housing, as well as the City continuing its commitment to homeowner rehabilitation to keep people in their homes where they are already housed. Opportunities must be sought for the Lawrence Community Housing Trust, and continued homeowner subsidy will remain a crucial part of the overall housing picture in Lawrence.

## MA-15 Cost of Housing

### Introduction

Lawrence as a community has a median household income of \$39,689 and a median family income of \$64,161. In 2010 the unemployment rate was at 6.2%, below the national average of 9.6% and the Kansas overall average of 7.0%. According to the Census/ACS data in the tables below, the median home value has risen 49% in Lawrence since the 2000 Census. Rental costs have risen 36% in that same span of time. The bulk of the rental units in Lawrence fall within a range of \$500-\$999, and this is based largely on the student population and their housing needs in the community. Many of the rentals for larger families (families of four or more) fall into the higher rent categories, making it difficult for a larger family that is at 80% of MFI to afford adequately-sized housing.

### Cost of Housing

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	112,800	168,100	49%
Median Contract Rent	465	631	36%

**Table 30 – Cost of Housing**

**Data Source:** 2005-2009 ACS Data  
2000 Census (Base Year)  
2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,001	27.3%
\$500-999	11,587	63.2%
\$1,000-1,499	1,397	7.6%
\$1,500-1,999	221	1.2%
\$2,000 or more	139	0.8%
<b>Total</b>	<b>18,345</b>	<b>100.0%</b>

**Table 31 - Rent Paid**

**Data Source:** 2005-2009 ACS Data

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,045	No Data
50% HAMFI	6,265	1,155
80% HAMFI	12,370	3,570
100% HAMFI	No Data	5,540
<b>Total</b>	<b>19,680</b>	<b>10,265</b>

**Table 32 – Housing Affordability**

**Data Source:** 2005-2009 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	526	664	860	1,259	1,384
High HOME Rent	570	586	753	1,099	1,274
Low HOME Rent	570	586	753	918	1,023

**Table 33 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

## Availability of Sufficient Housing

In Lawrence, the question is not necessarily the availability of housing, it is the affordability of the housing that is available. To further evaluate the situation is to look at the stock of "affordable" housing and to determine how much of the stock is livable. Lawrence is approximately 53% rental and 47% owner. While we have mentioned it at various times throughout this document, the University of Kansas dictates the rental market as the students will always have the need, and a sector of those renters are not paying the bills without subsidized assistance from parents or other guardians. The availability of housing for those that fall at 80% or below of AMI is rented at 98.9%, and the ownership opportunities are few and far between. As one can see on the Monthly Rent chart, fair market rent for units one bedroom and larger was a large gap from the high HOME rent numbers. Larger families who have one income or two incomes that fall at or below 80% AMI would be looking at a minimum of \$1259 for three or more bedrooms. For a family with a need for larger units, this is a substantial cost burden.

## Expected Change of Housing Affordability

As enrollment figures are looking to remain steady, and the development of the new industrial park and other such projects are still several years down the road, the market expects to remain consistent in terms of the current gap. The affordable housing gap will still be present, and with continued lowering of jurisdictional HOME funding that is used to subsidize first time homeowner programs that gap will only get larger. There are several rental projects on the horizon that may help to lower the instance of a home not being rentable to a family or individual at or below 80% AMI, however one of the local tax credit properties is at the end of its affordability requirements and is subsequently being converted to market rate.

## **Rent Comparison**

Rents in Lawrence Kansas are all across the board. There are economy units and there are luxury units. There are multi-unit apartment buildings, townhomes, duplexes, and single family homes for rent. Lawrence has several LIHTC projects that offer affordable units, but for the most part this is a student-driven rental market. Many of the complexes in the community offer "specials", which can be free or reduced rent for a limited time, no application fee, or reduced pet rent. For the most part, though, rents in Lawrence drift toward the high end of the fair market rent and above. The largest disparity is seen between the three and four bedroom rents. The average rent amounts are close to the fair market rents in Lawrence.

## **Discussion**

Lawrence is not an inexpensive place to live. The proximity of Lawrence to areas like Kansas City and Topeka make it especially attractive to people who are looking for a community to settle into. It is a challenge in Lawrence to find the harmony between the units it needs to house those who live here, and the demand it has to house those who are passing through. This is a very student-driven market, and many rental units are able to offer one time specials to bring residents into their complexes. In the long run, though, a family may find that what appeared to be an affordable unit actually is not. A balance must be achieved in order to work with the community Housing Vision, and the community supports affordable and workforce housing projects. The rental market in Lawrence is similar to many other college communities, and it will continue to be dictated by the student demand. The community needs to work on the housing stock that is here already and work with keeping it affordable and safe for occupancy.

## MA-20 Condition of Housing

### Introduction

The City of Lawrence administers several Housing Programs that speak to the need of the condition of homeowner housing.

### Definitions

The City of Lawrence utilizes HUD's definition of "substandard condition" as described in the Housing Quality Standards, which states, "Units are in substandard condition when, while they may be structurally sound, they do not provide safe and adequate shelter, and in their present condition endanger the health, safety, or well-being of the occupants." The City of Lawrence developed a document based on HUD's Housing Quality Standards, called the Property Rehabilitation Standards. The Property Rehabilitation Standards are generally more stringent than the requirements in the Housing Quality Standards. The Property Rehabilitation Standards are implemented in both rehabilitation programs we administer. The Property Rehabilitation Standards purpose is to provide a minimum requirement for the protection of life, limb, safety, health, property, and welfare of the general public and the owner and/or occupants of a residential property. The standards are also subject to the Lawrence City Codes. The City of Lawrence has structured their programs to provide up to \$25,000.00 of program funding to a qualified residence. The City of Lawrence defines a "substandard condition but suitable for rehabilitation" if the residence does not meet the criteria of the Property Rehabilitation Standards, as described above, and the rehabilitation cost is within the parameters of the \$25,000.00 program limits.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,103	25%	10,103	55%
With two selected Conditions	68	0%	153	1%
With three selected Conditions	0	0%	85	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,365	75%	8,004	44%
<b>Total</b>	<b>16,536</b>	<b>100%</b>	<b>18,345</b>	<b>100%</b>

**Table 34 - Condition of Units**

Data Source: 2005-2009 ACS Data

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,591	16%	2,692	15%
1980-1999	6,384	39%	5,817	32%
1950-1979	5,511	33%	7,559	41%
Before 1950	2,050	12%	2,277	12%
<b>Total</b>	<b>16,536</b>	<b>100%</b>	<b>18,345</b>	<b>100%</b>

**Table 35 – Year Unit Built**

Data Source: 2005-2009 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,561	46%	9,836	54%
Housing Units build before 1980 with children present	2,095	13%	1,040	

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS

## **Need for Owner and Rental Rehabilitation**

The major obstacle the City of Lawrence faces is the lack of quality and affordable housing in both the rental market and homeownership market. The Homeowner rehabilitation programs, offered by the City of Lawrence, are designed to maintain the quality of what little affordable housing that is available to low to moderate income households. The First Time Homebuyer Rehabilitation Program provides for the rehabilitation of existing homes that meet the definition of substandard housing. These homes are rehabilitated into a quality home, while still maintaining the price range to accommodate a moderate to low income buyer. To help maintain affordable homeownership, the Comprehensive Housing Rehabilitation Program, Weatherization Program, Furnace Loan Program and the Emergency Loan Program provides assistance to low and moderate income homeowners to maintain the quality, safety and efficiency of their homes. The city also administers the Accessible Housing Program through the sub-grantee, Independence Inc. This program assists disabled, income eligible renters with accessibility modifications to their rental housing, which too assists in maintaining/gaining accessibility and livability of the residence.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Per the 2005 - 2009 CHAS, 17,397 residential homes within the City of Lawrence's jurisdiction were built before 1978 and could potentially have lead-based paint hazards. The City of Lawrence's program data shows that between the program years of 2008 through 2012, rehabilitation was completed on approximately 425 houses as part of the either the Comprehensive Housing Rehabilitation Program, First Time Homebuyer Rehabilitation Program, Weatherization Program, Furnace Loan Program or the Emergency Loan Program. Of the 425 houses rehabilitated, 307 houses were built before 1978 and could potentially have lead-based paint hazards. Based on this calculation, approximately 72% or 12,526 housing units within the City of Lawrence's jurisdiction are occupied by low or moderate income families that contain potential lead-based paint hazards.

## **Discussion**

The City of Lawrence will continue to administer their Housing Programs, including homeowner Comprehensive Rehabilitation, Emergency and Furnace Loans, and Weatherization to answer the challenges of the housing rehabilitation needs of the community. These programs have been very successful in keeping people housed and maintaining their homes in a safe and efficient manner.

## MA-25 Public and Assisted Housing

### Introduction

The Lawrence-Douglas County Housing Authority's main objective is to be good stewards of the housing programs it is charged with managing and administering. Primary to this is the sound management, maintenance, and preservation of its public housing inventory according to the highest standards of the housing industry while at the same time providing responsible and responsive assistance to those they serve. (LDCHA website, www.ldcha.org). 88% of the families that LDCHA serves are at or below 50% AMI, and the average gross income of all households in LDCHA programs is \$18,193. There are 428 households that are participating in the Moving to Work initiative. As of January 2013 there were 1222 total units under lease with LDCHA.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			369	732			0	0	0
# of accessible units									
# of FSS participants									
# of FSS completions									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition</b>									

**Table 38 – Total Number of Units by Program Type**

Alternate Data Source Name:

LDCHA Data

Data Source Comments:

## **Supply of Public Housing Development**

LDCHA has 369 units of public housing. These include Edgewood Homes, Babcock Place, Peterson Acres, and scattered site units. According to the 2011 LDCHA Annual Report:

The LDCHA is committed to maintaining its property in excellent condition. It accomplishes this with an expert maintenance staff that provides excellent service to tenants, including a 24-hour emergency service. Maintenance of property and equipment are paid by a federal program called the Capital Fund. In 2011, the LDCHA spent \$550,958.16 for maintenance and upkeep for the \$23 million in public housing property it administers. The Maintenance Department performed 2262 work orders and 145 emergency work orders.

## Public Housing Condition

Public Housing Development	Average Inspection Score
LDCHA (all units)	89

Table 39 - Public Housing Condition

## Restoration and Revitalization Needs

Because of the strict yearly inspection programs that the LDCHA follows, the units are in very good condition. LDCHA is at their maximum Faircloth Limit for the units they administer, so there is no development planned of new units in the near future, nor are there any plans for redevelopment of current units.

In June of 2011, the LDCHA completed the \$1.5 million comprehensive energy improvement project at its public housing sites, and began realizing the energy savings that will repay the investment over a 20 year period. The 2011 six-month performance results of the Energy Savings Contract demonstrate that the actual savings are surpassing the estimates guaranteed.

## Strategy of Improving the Living Environment of low- and moderate Income Families

In addition to the energy efficiency improvement project, LDCHA remains committed to their inspection program to ensure that the units remain in the best of condition.

On June 28, 2010, the LDCHA Board of Commissioners approved Resolution 2010-20, adopting a policy which bans indoor smoking in all LDCHA-owned property. The policy took effect on January 1, 2011. This was a Board initiative directed at the protection of the health and safety of all residents and to reduce the costs of maintenance operations. LDCHA tenants will benefit from the policy that creates a healthier, safer smoke free environment. The LDCHA received a leadership recognition award from the Tobacco Free Kansas Coalition for this initiative.

## Discussion

The mission of the LDCHA is "To promote quality affordable housing, economic opportunity and a suitable living environment free from discrimination." The agency follows this mission statement to the fullest, and the safety and security of their residents is first and foremost. The units within LDCHA programs are expected to pass a yearly inspection, with a plan in place if the unit does not pass. LDCHA will continue their commitment to the public housing units and will continue to explore new and innovative measures to improve an already successful program.

## MA-30 Homeless Facilities

### Introduction

The community of Lawrence has one emergency homeless shelter that is available for men, women, couples, and families with children. The Lawrence Community Shelter (LCS) has recently (January 2013) moved into a larger location that will accommodate 125 guest, as well as provide on-site services, training, and case management. Another option for families with children is Family Promise of Lawrence, which is a partnership between the organization and a network of churches. The program provides temporary shelter for families with children, and includes a mentoring program that works to help them transition in to housing. The Lawrence-Douglas County Housing Authority provides the Tenant Based Rental Assistance (TBRA) program that serves as a bridge between emergency shelter and permanent housing. The community also provides a limited number of permanent supportive housing beds funded by Continuum of Care dollars.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	90	0	43	8	0
Unaccompanied Youth	95	0	18	6	0
Households with Only Adults	0	0	0	6	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0

**Table 40 - Facilities Targeted to Homeless Persons**

**Data Source Comments:** Kansas Balance of State Continuum of Care Housing Inventory County, January 23, 2013.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Lawrence is a community rich in social services, and many work with homeless providers to coordinate service delivery in the community. The main way these agencies complement those working with homeless persons is by participation in the Homeless Issues Advisory Committee (HIAC). There are many services offered through local agencies to assist those experiencing homelessness. Many of these agencies are represented on the HIAC and the vast majority report on a quarterly basis to the body. The Housing Vision is the recognized strategic plan for the City of Lawrence and agencies are familiar with the implementation of that document. The City of Lawrence Police Department works closely with the Lawrence Community Shelter and is a referral source to those that are unsheltered. In addition, they enforce non-camping ordinances as well as other ordinances that are closely associated with unsheltered situations. A representative from the Lawrence Police Department serves on the Homeless Issues Advisory Committee. Lawrence Memorial Hospital also provides membership to the HIAC, and has a department that works intake with emergency room visitors to ensure that they are not discharged into homelessness. Kansas Department of Children and Families have adopted policies that prevent discharging homeless individuals from publicly funded institutions or systems of care into homelessness or into HUD funded programs for the homeless. The Lawrence Workforce Center operates as a single point of entry to a network of employment, training, and educational programs in Douglas County. The Lawrence Workforce Center helps employers to find skilled workers and helps career seekers access the tools needed to manage their careers through high quality information services. (KansasWorks website)

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The Bert Nash Community Mental Health Center provides a Homeless Outreach Team of four individuals who provide case management and referral services to those unsheltered homeless. The outreach team is placed among the agencies in the community to provide on-site services and help to move the individuals along the Housing Vision.

The Lawrence Community Shelter (LCS) is the only emergency shelter located in Lawrence. A move in December of 2012 has allowed for the agency to provide many services onsite, including a workforce program, case management, and other educational opportunities. LCS works closely with the Lawrence-Douglas County Housing Authority as well, with their Tenant Based Rental Assistance (TBRA) program to move shelter guests along the Housing Vision and begin their climb into permanent housing. The management plan of the shelter shows a commitment to assisting shelter guests with obtaining housing and providing the proper case management and services along the way to make that a successful transition.

The Lawrence-Douglas County Housing Authority (LDCHA) provides TBRA to homeless individuals and families. In addition to the subsidized housing, the LDCHA offers Resident Services, which include workforce training assistance, educational assistance, resume assistance, job-search assistance, job coaching, and other activities to help the person or family maintain successful housing. The Resident Services department works directly with the tenant's case manager to provide a wrap-around approach to both housing and the barriers that may keep them from maintaining a permanent residence. LDCHA works with TBRA clients to transition them into permanent Section 8 housing as well as permanent non-section 8 housing. Family Promise of Lawrence is a faith-based organization which is an agency that provides interim shelter and food for families, traditional case management, advocacy, job enhancement training, resume building, job search support, financial counseling, debt evaluation, planning, medical care assistance, and budgeting skills.

Family Promise consists of 13 host congregations and 20 support congregations. They operate a day center which offers laundry facilities, a computer lab, a quiet room, a study room, kitchen, bathrooms, and shower facilities. In addition, Family Promise has begun to offer transitional housing to graduates of the emergency shelter program, as a means of helping them save money for deposits and rent.

The Lawrence Salvation Army has a new Permanent Supportive Housing Program that will work with homeless adults and families with disabilities. There are eight units available for vouchers. This program will also offer Project Able, which is a supportive services program that assists homeless individuals and families with case management, referrals, and healthy living programs.

## MA-35 Special Needs Facilities and Services

### Introduction

Several agencies in the Lawrence community have a hand in providing special needs services and facilities. The questions below take a look at what is available in the community, how the Consolidated Plan and the Consolidated Planning process fit into that sector, and what the community sees as challenges in providing effective and efficient services to the special needs population in times of reduced funding.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The LDCHA offers supportive housing for the elderly and frail elderly, and for any resident of a LDCHA property or voucher program the Resident Services programs are available. In addition, several projects are on the horizon targeted toward senior housing, although not with direct supportive services.

Douglas County Senior Services offers life skills classes such as computer and budgeting, as well as a Meals-on-Wheels program.

The City of Lawrence offers a program where volunteers sign up to help the elderly or disabled shovel their sidewalks after a snowfall, called Safe Winter Walkways.

Lawrence Interdenominational Nutritional Kitchen offers a hot meal in a church twice a week, allowing for seniors and others who wish for a hot meal or companionship to gather to eat.

The Salvation Army also offers a program called the Supportive Services for Veteran Families (SSVF). This particular program is a grant program, and is based on the Homelessness Prevention and Rapid Re-Housing Program (HPRP) model. Participants in the program have to be a veteran and either head of household or spouse of head of household. They have to have served at least one day of active duty. The program can take all veteran participants except those with a dishonorable discharge. The participants have to be at or below 50% of median income, and they have to be homeless or at imminent risk of homelessness and have no other options. The program provides services, case management, rental assistance, deposit assistance, utility deposits, and utility arrears for up to two months.

Douglas County AIDS Project (DCAP) offers emergency financial assistance to those who have HIV, AIDS, or AIDS-related illnesses. The program helps with utility bills, rental assistance, medicine assistance, and doctor bills. The agency also offers case management.

Bert Nash Community Mental Health Center is a licensed, comprehensive mental health facility that provides community support services for those who are diagnosed with Severe and Persistent Mental Illness (SPMI). The staff includes the homeless outreach team, who helps to provide housing services to the homeless population, as well as offering staff, which include social workers, nurses, case managers, employment specialists, personal attendants, and therapists.

Community Living Opportunities offers group homes for adults with severe developmental disabilities. The group home offers a structured peer support environment that allows for the individual to remain in mainstream housing.

Cottonwood, Inc. offers job placement and case management for adults with developmental disabilities, and Independence, Inc. works with those with physical disabilities through case management, housing assistance, accessibility improvements, and other items.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Lawrence is lacking in Permanent Supportive Housing beds, and this is something the community recognizes and has taken steps to add more beds to the inventory. LDCHA provides PSH beds through Hope Building, and the Salvation Army has Project Able Permanent Supportive Housing Programs. Hope Building is six units for adults only, and Project Able offers eight units for a mixture of individual and family residents. Hope Building is a facility-based program and Project Able is a scattered site program. Both require residents to have a diagnosis of SPMI, and Hope Building requires a dual diagnosis of SPMI and a second disability. Lawrence Memorial Hospital has policies in place regarding discharge of patients as well and this aims to keep the facility from discharging to homelessness. Case managers and social workers meet with individuals who do not have a home or residence to discharge to, and work with them to find a place for them.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. 91.315(e)**

Over the next year, Lawrence will provide CDBG funding to agencies that assist the special needs population. Douglas County AIDS Project will receive funding for their Emergency Assistance Program, which offers rental, utility, and medical financial assistance to those with HIV/AIDS. Housing and Credit Counseling will receive funding for Tenant/Landlord counseling, which offers assistance to low-moderate income individuals to assist with keeping them housed, as well as offering dispute services with rental arrears and other financial hardships. The City of Lawrence general fund, as well as special alcohol funds, offers assistance to outside agencies as well to fund programs that help those with special needs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Over the next year, Lawrence will provide CDBG funding to agencies that assist the special needs population. Douglas County AIDS Project will receive funding for their Emergency Assistance Program, which offers rental, utility, and medical financial assistance to those with HIV/AIDS. Housing and Credit Counseling will receive funding for Tenant/Landlord counseling, which offers assistance to low-moderate income individuals to assist with keeping them housed, as well as offering dispute services with rental arrears and other financial hardships. The City of Lawrence general fund, as well as special alcohol funds, offers assistance to outside agencies as well to fund programs that help those with special needs. As with most everything related to these services, reduced funding has had a negative impact on the budgets of many of these providers.

## **MA-40 Barriers to Affordable Housing**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

A review of the City of Lawrence housing policy indicates there are no institutional barriers to obtain affordable housing. The city has adopted the 2009 International Codes (Building, Residential, Fire, Energy, Mechanical, Plumbing and Fuel Gas) and the 2008 National Electrical Code. The 2009 International Property Maintenance Code that has been adopted as the minimum housing code is similar to the requirements of HUD's Housing Quality Standards. The minimum housing code is enforced through the rental registration program that requires all rental properties located in single-family zoned areas to be inspected at least once every three years. All other minimum housing code is enforced on a complaint basis. The city does not impose rent controls or impact fees. Regulations that are designed to protect the health, safety, and welfare of citizens may affect the cost of housing. However, these regulations are not designed to discourage the availability of affordable housing. Therefore, the City of Lawrence does not propose actions or reform steps to remove or restructure such policies in the coming five-year period.

## MA-45 Non-Housing Community Development Assets

### Introduction

In the middle of the City of Lawrence is the University of Kansas (KU), a nationally recognized research university with a student population of around 20,000 on the Lawrence campus. Because of KU, as well as Haskell Indian Nation University and Lawrence Public Schools, jobs and careers in the field of education dominate the workforce in Lawrence. The University of Kansas alone employs 9,870 people. These jobs, of course, are not all in the teaching field. There are countless other positions that are filled at KU that keep the university running on a day to day basis. Lawrence is also a very educated community, with almost 30% of the population over the age of 25 having attained a bachelor's degree, and almost 25% having obtained a Graduate degree. Only 5% of the population aged 25 and over have educational experience that did not result in at least a high school diploma. (Information contained in this section from the Lawrence Chamber of Commerce, ACS (2008), Kansas Department of Labor, and the US Department of Labor.)

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	153	79	0	0	0
Arts, Entertainment, Accommodations	7,053	4,672	14	15	1
Construction	1,790	1,227	4	4	0
Education and Health Care Services	16,284	8,607	32	27	-5
Finance, Insurance, and Real Estate	2,957	1,776	6	6	0
Information	1,931	1,234	4	4	0
Manufacturing	3,542	663	7	2	-5
Other Services	2,195	2,484	4	8	4
Professional, Scientific, Management Services	4,462	1,869	9	6	-3
Public Administration	1,476	2,021	3	6	3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	6,493	4,420	13	14	1
Transportation and Warehousing	1,148	230	2	1	-1
Wholesale Trade	896	2,313	2	7	5
Total	50,380	31,595	--	--	--

**Table 42 - Business Activity**

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	54,121
Civilian Employed Population 16 years and over	50,380
Unemployment Rate	6.91
Unemployment Rate for Ages 16-24	26.24
Unemployment Rate for Ages 25-65	3.45

**Table 43 - Labor Force**

Data Source: 2005-2009 ACS Data

## Occupations by Sector

Management, business and financial	20,225
Farming, fisheries and forestry occupations	65
Service	10,362
Sales and office	12,792
Construction, extraction, maintenance and repair	2,641
Production, transportation and material moving	4,295

**Table 44 – Occupations by Sector**

Data Source: 2005-2009 ACS Data

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,473	77%
30-59 Minutes	9,407	20%
60 or More Minutes	1,374	3%
<b>Total</b>	<b>47,254</b>	<b>100%</b>

**Table 45 - Travel Time**

Data Source: 2005-2009 ACS Data

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	745	73	416
High school graduate (includes equivalency)	4,346	269	1,251

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	8,213	585	1,661
Bachelor's degree or higher	17,015	371	2,525

**Table 46 - Educational Attainment by Employment Status**

Data Source: 2005-2009 ACS Data

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	18	48	130	128	361
9th to 12th grade, no diploma	698	304	325	299	477
High school graduate, GED, or alternative	3,906	1,792	1,182	2,892	2,042
Some college, no degree	20,159	3,094	1,630	3,162	1,331
Associate's degree	1,006	1,029	622	948	150
Bachelor's degree	4,340	4,277	2,791	4,002	1,164
Graduate or professional degree	118	2,016	2,688	4,230	1,853

**Table 47 - Educational Attainment by Age**

Data Source: 2005-2009 ACS Data

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,264
High school graduate (includes equivalency)	23,811
Some college or Associate's degree	27,887
Bachelor's degree	35,885
Graduate or professional degree	45,828

**Table 48 – Median Earnings in the Past 12 Months**

Data Source: 2005-2009 ACS Data

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

With the University of Kansas main campus located in the city limits of Lawrence, it is not surprising that it is also the largest employer (9,881) and is followed by Lawrence Public Schools with 1,650. These two combined make education the largest employment sector in Lawrence. The third largest employer is Vangent, which is an Information Services provider, and they employ 1,500, followed closely by the City of Lawrence with 1,455 employees. Lawrence Memorial Hospital is the fifth highest employer with 1,322 employees. Also, there are three Manufacturing facilities that employ a total of 1,725 in items such as plastics, greeting cards, and garage doors.

**Describe the workforce and infrastructure needs of the business community:**

Lawrence has many positions within the University of Kansas, including careers ranging from facilities and operations to professors and administrators. The University of Kansas is a diverse work force with opportunities on many levels of education and knowledge. For those who do not fall in the higher income categories in the realm of jobs in the field of education, there is a large gap in the resources needed to qualify for home ownership. In 2010 the City of Lawrence purchased and subsequently cleared a property on the Southeast part of the community that was once home to a Farmland fertilizer plant. The plan for this land is to create an industrial park and bring new industries to the local market. In addition, there are also plans for more industrial/manufacturing facilities within Douglas County, which will undoubtedly have an effect on the Lawrence workforce.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create**

There are several projects on the horizon for the Lawrence community that may have a significant impact on the amount of jobs available in the community, including the redevelopment of the former Farmland Fertilizer plant site, which is being converted into an industrial park and businesses are being recruited to locate there. In addition, work has started to move forward on the completion of the South Lawrence Trafficway, which will further generate interest to the new industrial park site. Depending on the industries that locate here, there may be an increased need for workforce housing. On the west side of town, there is a proposed recreation center that will become a regional force in hosting youth basketball tournaments. The proposed recreation center is to have an additional hospitality component needs with a potential restaurant and hotel development in conjunction with the center. These types of jobs will more than likely be catered more toward college students and other part-time workers.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Lawrence is an educated community in that the majority of the residents have completed at least some higher education schooling, and many have obtained college diplomas, master's degrees, and PhDs. The University of Kansas is a nationally recognized research university. Lawrence is also a community where access is easy to both Topeka and the Kansas City Area, so there is also a sector of commuters in the population. With education being the highest employment category by a large margin, many of those who have advanced degrees either commute to the other area job markets, work with Lawrence organizations or companies, or work within the biosciences field, which is a significant presence in the Lawrence community. The City of Lawrence, in conjunction with the University of Kansas, constructed a biosciences business incubator which houses start-up bioscience companies and individuals doing research at the University of Kansas. In addition, there are opportunities in the hospitality industry for part-time workers, and there are many warehouse or distribution positions as well.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan**

From the Chamber of Commerce: There are several programs available in the area offering workforce development and skills training.

-Johnson County Community College Workforce Community and Economic Development program: Offers more than 2500 training and development courses per year.

-KU Small Business Development Center: Offers seminars, counseling, and other services to startup businesses.

-Lawrence Workforce Center: Provides workforce training, resume services, employer and employee data base.

-Heartland Works: Skills training, works with potential employers to provide data on workforce.

-USD 497: Career tract education.

-University of Kansas Continuing Education Program

-Lawrence Community Shelter jobs program: jobs training and actual workforce programs.\

-LDCHA Resident Services: resume services, computer skills classes, other workforce skills training. Each of these programs supports the Consolidated Plan by offering services to low-moderate income workers, some with no fee, to assist them in getting into the workforce and bettering their financial situation to achieve the ultimate goal of stable housing.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

As previously mentioned, There are several projects on the horizon for the Lawrence community that may have a significant impact on the amount of jobs available in the community, including the redevelopment of the former Farmland Fertilizer plant site, which is being converted into an industrial park and businesses are being recruited to locate there. In addition, work has started to move forward on the completion of the South Lawrence Trafficway, which will further generate interest to the new industrial park site. Depending on the industries that locate here, there may be an increased need for workforce housing. On the west side of town, there is a proposed recreation center that will become a regional force in hosting youth basketball tournaments. The proposed recreation center is to have an additional hospitality component need with a planned restaurant and hotel development in conjunction with the center. These types of jobs will more than likely be catered more toward college students and other part-time workers.

**Discussion**

Lawrence is highly focused on economic development and job creation in the community. The purchase by the City of the former Farmland Nitrogen Plant and the subsequent plans to develop an industrial park shows a community commitment to job creation and offering the Lawrence workforce employment opportunities. The Biosciences incubator through KU and the City of Lawrence is the home for groundbreaking research, and the University of Kansas offers a diverse selection of career opportunities. The Consolidated Planning process looks at those employment factors in terms of the cost of housing, and housing the workforce we do have in an affordable fashion. Housing providers locally report that introductory level salaries for occupations such as teachers do not bring the necessary qualifying number for homeownership, and there is a large need for affordable workforce housing in the community.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?**

While the low-moderate income neighborhood census tracts and block groups are primarily located east of Iowa Street, there are not any significant concentrations of populations that are more affected by housing problems than the next. The housing stock on the east side of town is older than the west side, however the housing that experiences housing problems is not clustered together necessarily, it is scattered. There are homes in every part of the city that participate in our housing programs such as weatherization, comprehensive rehabilitation, emergency loans, and furnace loans, and Independence Inc. works with accessible rental units all over town. LDCHA offers both onsite properties as well as scattered site voucher programs, however their onsite units are governed by a thorough inspection process.

### **Are there areas in the Jurisdiction where these populations are concentrated?**

There are no defined areas where a concentration of homes with multiple housing problems exists. As with any community, there are sections of the community that are older than others, however staff has seen within their housing programs that the need for rehabilitation on homes or emergency/furnace loans extends city-wide.

### **What are the characteristics of the market in these areas/neighborhoods?**

Most of the work that is done within City housing programs is located in neighborhoods that have a larger concentration of homeowner units than rental units. With a city that is over 50% rental units, there are several neighborhoods that have an abundance of rental properties. This really is not a defining factor in overall housing condition, though. Many of the homes that the housing programs work with are pre-1978 homes and some of the newer ones are dwellings where furnaces, siding, or roofing materials have reached their life expectancy.

### **Are there any community assets in these areas/neighborhoods?**

Lawrence has neighborhood schools throughout town, and these schools, along with community buildings, parks, and other facilities bring about a strong sense of neighborhood throughout the City. Many neighborhoods in Lawrence have active neighborhood associations, and several neighborhoods belong to the Lawrence Association of Neighborhoods. There are five CDBG-funded neighborhoods, located in low-moderate income census tracts, who receive funding for operations, which includes money for a coordinator and associated costs with printing a newsletter. The neighborhood associations are able to submit CDBG applications for capital improvements as well, and the City works in partnership with the associations on resident needs and challenges in terms of street and sidewalk repairs and upkeep.

### **Are there other strategic opportunities in any of these areas?**

Since there are no instances of concentrated areas of units with multiple housing problems, there are no additional items that are being considered to focus on this item for the next five years. Lawrence does not target specific areas, only low-moderate income areas and clientele, there are no additional strategic opportunities in terms of CDBG or HOME funding past what is discussed in the Action Plan going forward. The City will continue to provide housing programs as well as neighborhood and agency support. The community will continue to utilize the Step Up to Better Housing strategy to address funding decisions for CDBG and HOME.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Lawrence is a diverse and multifaceted city that provides many of the amenities of a large metropolitan area, while still maintaining a strong sense of community. Located in Northeast Kansas, Lawrence is just 45 minutes west of Kansas City, and 30 minutes east of Topeka, the state capital. The total area within the main body of Lawrence is 31 square miles. Lawrence offers a rich and fascinating history, a wide range of cultural experiences and nationally recognized educational institutions. Lawrence has one of the most vibrant downtown shopping, dining and entertainment districts in the Midwest. Many have called Massachusetts Street - or "Mass" to the locals - one of the most beautiful main streets in America. Lawrence is also home to two universities: the University of Kansas and Haskell Indian Nations University. Approximately 28,000 students attend KU, which is ranked as one of the nations' most beautiful campuses. Haskell Indian Nations University is the nation's only inter-tribal university for Native Americans, representing more than 150 tribes from all across the country. As of the 2005 - 2009 American Community Survey Five-Year Estimates, Lawrence was home to approximately 90,028 people, 11,974 of whom were members of minority groups. According to the same survey, the median income of households in Lawrence was \$39,689 and 22.9% of individuals were in poverty. According to 2010 HUD data, there were 34,000 households in Lawrence, and the percentage of households who earn less than 80% of the area median income and are therefore classified as low-or moderate-income by HUD was 51% of the city-wide population for whom household income could be determined. Consolidated Plan funds will generally be targeted toward these low and moderate income neighborhoods or toward activities that benefit all residents of the city who are low or moderate income.

## **SP-10 Geographic Priorities**

### **Geographic Area**

#### **General Allocation Priorities**

The City of Lawrence does not target specific neighborhoods or target specific geographical areas. Because the primary national objectives of the Consolidated Plan programs are to benefit low and moderate-income residents, Lawrence's block grant program funds will be targeted to low and moderate-income activities and neighborhoods. Neighborhoods within the low and moderate-income areas of Lawrence are given the opportunity to apply for operating and coordinator funding for their neighborhood association. With this funding they are required to provide a resident newsletter and must abide by the rules for neighborhood associations found in the City's Citizen Participation Plan.

## SP-25 Priority Needs

### Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Improved quality of owner housing.	High	Low Moderate Large Families Families with Children Elderly Public Housing Residents	Comprehensive Housing Rehabilitation Energy Improvements - Weatherization Emergency and Furnace Loans
Availability of affordable rental units.	High	Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence	Tenant-Based Rental Assistance
Housing for the homeless.	High	Extremely Low Low Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS	Tenant-Based Rental Assistance Homeless/HIV/AIDS Services

		Victims of Domestic Violence	
Accessibility of affordable rental housing.	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities	Accessibility Modifications
Homelessness prevention services.	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Public Services
Availability of affordable owner housing.	High	Low Moderate Large Families Families with Children Elderly Public Housing	First Time Homebuyer Assistance First Time Homebuyer Rehabilitation

		Residents	
Quality/quantity/access of public improvements.	High	Extremely Low Low Moderate Non-housing Community Development	Infrastructure Capital Improvements
Supportive services for those with HIV/AIDS.	High	Extremely Low Low Moderate Persons with HIV/AIDS Persons with HIV/AIDS and their Families	Homeless/HIV/AIDS Services
Public Services for LMI persons.	High	Extremely Low Low Moderate Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Public Services
Neighborhood improvement and stability.	High	Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing	Neighborhood Assistance

		Community Development	
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**Table 50 – Priority Needs Summary**

**Narrative (Optional)**

The City of Lawrence has adopted the Step Up to Better Housing strategy for the funding decisions that are made with regard to CDBG and HOME funding.

## SP-30 Influence of Market Conditions

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The Lawrence-Douglas County Housing Authority has a very strong TBRA program that is targeted toward homeless individuals and families. The market characteristic that affects this the most is the lack of adequate HOME funding that is coming into the jurisdiction. The TBRA program has a wait list and a large demand, but with the recent cuts in funding the program has seen a decrease in the amount of vouchers that can be used to transition people from the TBRA program to permanent or Section 8 housing. The LDCHA has tried to provide other resources to sustain the level of vouchers this program has been able to offer, but with other resources being reduced as well this has been difficult at best.
TBRA for Non-Homeless Special Needs	Not applicable. The City of Lawrence TBRA program only provides services for homeless individuals and families. There are several other programs in the community that provide vouchers to veterans, and the Douglas County Sheriff's office Re-Entry program, however these are state and CoC funded programs.
New Unit Production	The City's CHDO, Tenants to Homeowners, has a rich history of providing homeownership through both purchasing homes and placing them into the Lawrence Community Housing Trust, but also by infill development. As with the TBRA program listed above, the use of funds is tied to reduced funding in the HOME program in recent years. The cuts in funding have made it challenging to provide new unit production, however Tenants to Homeowners does many other projects in the community, so the agency can self-sustain on its own based on their revolving operating funds. Regardless of the use of HOME money, all newly constructed homes are placed in the Lawrence Community Housing Trust to ensure permanent affordability.
Rehabilitation	The City of Lawrence Community Development Division (CDD) has been providing comprehensive housing rehabilitation since 1976. Applications are received once every year and a half to two years, and the ability to utilize funds for this program is entirely based on the qualification of the homeowner, and the dollar amount of the work that needs to be completed. Typically there are two comprehensive rehabilitation projects that occur simultaneously, with others awaiting completion of the current ones. Like the comprehensive rehabilitation program, the emergency and furnace loan programs, and the weatherization program are directly related to the amount of funding allocated in each grant year. The city does not administer rehabilitation with HOME funds.
Acquisition, including	There is very little acquisition done with the City's HOME dollars outside of Habitat for Humanity. The agency's use of the awarded HOME funds is dependent

preservation	on their ability to move families through their program. Most of them time, the land has already been acquired. Neither HOME nor CDBG dollars are used for preservation of housing at this time.
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**Table 51 – Influence of Market Conditions**

## SP-35 Anticipated Resources

### Introduction

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the City of Lawrence has used the presumption of level-funding of each program at Federal Fiscal Year 2013 levels as outlined below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	704,000	50,000	0	704,000	3,016,000	The City will continue to derive strategy and priorities for housing and community development through the Step Up to Better Housing Strategy, which was developed cooperatively with public and private agencies and community groups. Housing, housing services, and community development are the focus of the strategy, which is divided into four areas: emergency housing, transitional housing, permanent

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								housing and revitalized neighborhoods.
HOME	public - federal	Acquisition Homebuyer assistance New construction for ownership TBRA	380,000	0	0	380,000	1,520,000	The City will continue to derive strategy and priorities for housing and community development through the Step Up to Better Housing Strategy, which was developed cooperatively with public and private agencies and community groups. Housing, housing services, and community development are the focus of the strategy, which is divided into four areas: emergency housing, transitional housing, permanent housing and revitalized neighborhoods.

**Table 52 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City received an Emergency Solutions Grant (ESG) from the State of Kansas for \$148,964.00. ESG funds were used by two agencies to provide shelter operations and essential services, as well as homeless prevention, rapid re-housing, and HMIS support. In 2010, the City of Lawrence was granted an additional NSP allocation of \$475,000. In the 2012 program year, this money was used to redevelop one vacant lot, as well as to purchase and demolish one foreclosed upon property in North Lawrence. This property has been redeveloped into three fully accessible rental units, with one renting to an eligible tenant at 50% LMI in partnership with the City's CHDO, Tenants to Homeowners, Inc. The City and Tenants to Homeowners are exploring other funding options with NSP program income funding to provide additional infill development opportunities. The City of Lawrence funds a portion of the budget of four agencies (\$132,600 - Ballard Community Center, Lawrence Community Shelter, Housing and Credit Counseling, and the Willow Domestic Violence Center) that also receive CDBG funding, usually at 1 to 4% of the agency budget. Additionally, the City of Lawrence funded a portion of the budget of five non-profit agencies (\$377,722 - Boys and Girls Club of Lawrence, Health Care Access, The Salvation Army, The Shelter, Inc., and VanGo Mobile Arts) that did not receive CDBG funding in program year 2012, but who serve low- to moderate-income or homeless individuals and families. Thus, total City funds devoted to nonprofit agencies was \$510,322. The City of Lawrence also funds a Homeless Outreach Team at a total cost of \$164,000. The City continues to identify match contributions for the HOME program. Thus far, match has been obtained from cash from non-federal sources; forgone taxes, fees, and charges; appraised land and real property; and site preparation, construction materials, and donated labor. HOME match requirements were satisfied through cash from non-federal sources, forgone fees, donated labor, and donated construction materials.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

This is not applicable to the City of Lawrence.

## **Discussion**

Lawrence will continue to utilize the Step Up to Better Housing Strategy as housing is among the highest of priority needs in the community. Resources will continue to be leveraged to provide the most we can with limited funding.

## SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Lawrence	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
Douglas County	Government	Economic Development Planning Public Housing	Region
LDCHA	PHA	Public Housing Rental	Jurisdiction
Lawrence Community Shelter	Subrecipient	Homelessness Homelessness public services	Jurisdiction
BALLARD COMMUNITY CENTER	Subrecipient	Homelessness public services	Jurisdiction
Boys and Girls Club of Lawrence	Non-profit organizations	public facilities public services	Jurisdiction
BROOK CREEK NEIGHBORHOOD ASSOCIATION	Subrecipient	neighborhood improvements public services	Other
DOUGLAS COUNTY AIDS PROJECT	Subrecipient	Homelessness public services	Region
Douglas County Sheriff's Office	Government	Homelessness	Region
EAST LAWRENCE NEIGHBORHOOD ASSOCIATION	Subrecipient	neighborhood improvements public services	Other
Habitat for Humanity	Subrecipient	Ownership	Jurisdiction

HEALTH CARE ACCESS	Non-profit organizations	public services	Jurisdiction
HOUSING AND CREDIT COUNSELING, INC.	Subrecipient	public services	State
INDEPENDENCE, INC	Non-profit organizations	Rental	Jurisdiction
Just Food, Inc.	Non-profit organizations	public services	Region
NORTH LAWRENCE IMPROVEMENT ASSOCIATION	Subrecipient	neighborhood improvements public services	Other
OREAD NEIGHBORHOOD ASSOCIATION	Subrecipient	neighborhood improvements public services	Other
PINCKNEY NEIGHBORHOOD ASSOCIATION	Subrecipient	neighborhood improvements public services	Other
TENANTS TO HOMEOWNERS, INC	CHDO	Ownership Rental	Jurisdiction
THE SALVATION ARMY	Non-profit organizations	Homelessness public services	Jurisdiction

**Table 53 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

Lawrence is a rich community in terms of services available for those in need. Lawrence lacks an adequate amount of permanent supportive housing options, and does not have a detox center. Any person needing to detox must go out of town to do so. The City of Lawrence is committed to the goal of partnership with various agencies in the community regardless of their funding source in order to have the most effective impact that we can in the community. The Community Development Division, who administers the grants is a small division, however the impact is large when the partnerships with other agencies help to get the word out in the community. With these partnerships, the City is able to overcome gaps in institutional structures and enhance coordination.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
NA			

**Table 54 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Through the PATH grant, Bert Nash Community Mental Health Center conducts homeless outreach for people who are mentally ill. Through a contract with the City of Lawrence, Bert Nash manages an outreach team of four, for the homeless community at-large. Outreach workers go to places frequented by homeless people, establish contact in order to build trust, then offer assessment and services. The homeless outreach workers can set up case management services for those who qualify or can refer people to other organizations for services. Besides outreach workers, most agencies that provide for the very-low income and homeless individuals or families are able to provide services or referrals for assistance. Developing permanent supportive housing units for chronic homelessness is a high priority for the City of Lawrence. LDCHA will continue to operate HOPE Building, a PSH project that serves six chronically homeless individuals. The Salvation Army was awarded funding for a TH project in 2011, and efforts continue to provide additional transitional housing units through this program. Faith-based initiative Family Promise has developed small PSH projects serving 2-3 chronically homeless individuals. Beginning in 2006, the City of Lawrence began funding a homeless outreach team with General Fund dollars. The outreach team consists of three case managers, who make connections with homeless individuals on the street and in shelters, with the goal of engaging them in services and eventually assisting them in movement to more stable housing options. The coordination of efforts to end chronic homelessness includes the implementation of the Homeless Management Information System (HMIS). The Lawrence CoC implemented HMIS with nine participating agencies in 2006 and transitioned to the statewide HMIS during 2008. The HMIS includes HUD funded and non-HUD funded emergency shelters, transitional housing and permanent supportive housing programs, as well as service agencies providing outreach and case management services to homeless. Programs with ongoing case management and continuing care also contribute to prevention services in the community. To further assist with homeless prevention and outreach efforts information and education about programs are posted on community bulletin boards in various locations where homeless and at-risk individuals congregate. Douglas County Aids Project, The Lawrence Community Shelter, The Salvation Army, Housing & Credit Counseling, Inc. and Independence, Inc. are all agencies that do intake, outreach, or assessment and have received CDBG funding. The Homeless Issues Advisory Committee was formerly called the Community Commission on Homelessness (CCH) until December of 2011. The CCH worked to devise the community's "Housing Vision" which serves to provide a road map for transitioning individuals and families out of homelessness and into permanent housing.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Lawrence prides itself on a decades-long track record of successful partnerships among public and private sector entities. The Consolidated Plan delivery system is an example of this. Communication and

cooperation between the City of Lawrence's Community Development Division and the partner agencies and organizations that administer activities is strong. City of Lawrence CDD staff has worked closely with the organizations involved in Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation and partnerships among agencies, and technical capacity of organizations involved in project delivery. The greatest weakness in the delivery system remains the lack of available funding to support community development, affordable housing and public service activities. It is becoming increasingly difficult to maintain existing levels of activity and nearly impossible to expand services or undertake new activities. The new Lawrence Community Shelter facility will include public service agencies, a job program, and space for families within the sleeping quarters. There will be a firm commitment to moving people out of homelessness and into housing, then working with them to ensure that they are able to stay in the housing. The Community Shelter has Memorandums of Understanding with several agencies to provide wrap-around services to the homeless community with the goal of housing for all.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of Lawrence will continue to look at goals and priorities using the Step Up to Better Housing Strategy. As the lack of available funding is the key weakness in the delivery system, staff will continue to seek out funding opportunities as well as will continue to leverage other funds into Consolidated Planning activities.

## SP-45 Goals Summary

### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Comprehensive Housing Rehabilitation	2013	2017	Affordable Housing		Improved quality of owner housing.	CDBG: \$1,125,000	Homeowner Housing Rehabilitated: 45 Household Housing Unit
First Time Homebuyer Assistance	2013	2017	Affordable Housing		Availability of affordable owner housing.	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
First Time Homebuyer Rehabilitation	2013	2017	Affordable Housing		Availability of affordable owner housing.	CDBG: \$350,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
Energy Improvements - Weatherization	2013	2017	Affordable Housing		Improved quality of owner housing.	CDBG: \$150,000	Homeowner Housing Rehabilitated: 190 Household Housing Unit
Emergency and Furnace Loans	2013	2017	Affordable Housing		Improved quality of owner housing.	CDBG: \$200,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit
Accessibility Modifications	2013	2017	Affordable Housing Non-Homeless Special Needs		Accessibility of affordable rental housing.	CDBG: \$165,000	Rental units rehabilitated: 35 Household Housing Unit

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Tenant-Based Rental Assistance	2013	2017	Affordable Housing Public Housing Homeless		Housing for the homeless. Availability of affordable rental units.	HOME: \$875,000	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
Property Acquisition/New Construction	2013	2017	Affordable Housing			HOME: \$325,000	Homeowner Housing Added: 12 Household Housing Unit
Homeless/HIV/AIDS Services	2013	2017	Homeless Non-Homeless Special Needs		Housing for the homeless. Supportive services for those with HIV/AIDS.	CDBG: \$300,000	Homeless Person Overnight Shelter: 625 Persons Assisted  Homelessness Prevention: 50 Persons Assisted
Infrastructure	2013	2017	Non-Housing Community Development		Quality/quantity/access of public improvements.	CDBG: \$625,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted
Public Services	2013	2017	Non-Homeless Special Needs		Homelessness prevention services. Public Services for LMI persons.	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 1020 Persons Assisted
Neighborhood Assistance	2013	2017	Neighborhoods		Neighborhood improvement and stability.	CDBG: \$100,000	Public service activities other than

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
							Low/Moderate Income Housing Benefit: 18629 Persons Assisted
Capital Improvements	2013	2017	Non-Housing Community Development		Quality/quantity/access of public improvements.	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 55 – Goals Summary

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Through the First Time Homebuyer program, two to three households will be served each program year, with the majority falling into the 80% LMI range as there are qualifying mortgage requirements. The TBRA program will serve homeless individuals and families that are at the extremely low to low-income range, providing housing to an estimate of 17 families per year.

## **SP-50 Public Housing Accessibility and Involvement**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable to the Lawrence-Douglas County Housing Authority (LDCHA).

### **Activities to Increase Resident Involvements**

(From the 2011 LDCHA Annual Report) In 1998 the LDCHA was selected to participate in the Moving to Work Demonstration program (MTW), a Congressional Demonstration program that granted broad waivers from federal housing regulation for the purpose of moving households to work. Since 1999 the agency adopted a number of initiatives aimed at meeting this objective including the initial adoption of a new rent structure and work requirement for all non-elderly/non-disabled adults. The LDCHA has achieved great success at moving residents to work. Of the 411 households participating in the MTW program in 2011, all the residents are working, attending post-secondary school full time or participating in work related activities. There were no terminations related to a resident's failure to meet the work requirement. A secondary initiative of the program is to move families to homeownership, and 49 households have purchased homes since 2002. The LDCHA has offered a Renter Education Program since November 2002. In a series of four classes prospective tenants learn what is required to be a successful renter. The classes are open free of charge to all LDCHA tenants and applicants. A total of 1,317 people have attended the program and 1,015, or 77% of attendees, have earned a certificate of completion. LDCHA applicants who have no independent residential history can qualify for the General Housing waiting list by completing the Renters Education Program. In 2011, 80 individuals attended the program and 74 earned certificates of completion. In 2011, the Resident Services Office (RSO) at Edgewood Homes provided case management services to 324 adults, 137 Public Housing, 175 Section-8 residents and 12 Transitional Housing residents. RSO serves as a one-stop resource center for all housing residents by offering employment, crisis intervention and financial literacy services. These services include but are not limited to phone/fax/copy and computer access, educational and employment training for job seekers, budgeting, emergency resources and referral services. All programs and activities were made possible through \$489,370 in HUD and other grants as well as MTW funding.

An integral part of support services provided are designed to increase self-determination and economic stability and are funded through HUD's Housing Choice Voucher and Public Housing Family Self-Sufficiency (FSS) grant programs. Services can include individualized case management, employment assistance, job training, post-secondary and vocational education opportunities, counseling, substance abuse treatment, parent education and therapeutic support groups. Last year 312 residents participated in the FSS program (137 Public Housing and 175 Section 8), with 34 participants successfully completing their goals. RSO provides a full service Employment Center that includes strengths and barrier analysis, on-site training, workshops, off-site training and educational tutoring and support. In 2011 the Employment Center offered 12 different employment readiness work-shops totaling 48 sessions on various topics. In addition, RSO compiles an interactive document for LDCHA RSO clients on a weekly basis that consolidates job advertisements around Lawrence-Douglas County as well as surrounding counties, referred to as "The Jobs Board". It is available in the offices as well as distributed by email to over 50 individuals and partner agencies. In 2011 RSO continued the MTW initiative to provide individual case management for all households with income below 40% Area Median Income (AMI) to reduce barriers to employment. The average AMI of these households on January 1, 2011 was 18.8%. Three families served through Resident Services purchased homes in 2011. Each of these households participated in the MTW Down Payment Matching Grant Initiative. In addition, 36 other participants in our Homeownership and Financial Literacy program increased their credit scores by an average of 32 points.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

NA

## **SP-55 Barriers to affordable housing**

### **Barriers to Affordable Housing**

A review of the City of Lawrence housing policy indicates there are no institutional barriers to obtain affordable housing. The city has adopted the 2009 International Codes (Building, Residential, Fire, Energy, Mechanical, Plumbing and Fuel Gas) and the 2008 National Electrical Code. The 2009 International Property Maintenance Code that has been adopted as the minimum housing code is similar to the requirements of HUD's Housing Quality Standards. The minimum housing code is enforced through the rental registration program that requires all rental properties located in single-family zoned areas to be inspected at least once every three years. All other minimum housing code is enforced on a complaint basis. The city does not impose rent controls or impact fees. Regulations that are designed to protect the health, safety, and welfare of citizens may affect the cost of housing. However, these regulations are not designed to discourage the availability of affordable housing. Therefore, the City of Lawrence does not propose actions or reform steps to remove or restructure such policies in the coming five-year period.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Lawrence will continue to provide the Analysis of Impediments (AI). The AI does indicate that Lawrence has done well in avoiding systematic impediments to fair housing choice, although affordability remains an important challenge. City ordinances, regulations, administrative policies, procedures and practices do not impede housing choice. The rental and homebuyer market, however, continue to remain at higher cost levels than most of the state of Kansas for those families of three or more. Most affordable housing in Lawrence is not accessible housing. The City of Lawrence Community Development Division allocates CDBG money to Independence, Inc., who administers the Accessible Housing Program, which allows for accessibility modifications in rental units. Currently there are around 40 units of subsidized housing in Lawrence that are accessible units. While it can be concluded that while housing units are available in the community, they are not necessarily affordable. To improve the affordability of housing through higher wages, the city of Lawrence amended its Economic Development Policy in November of 2003 to include Ordinance 7706, Section 5, which establishes a wage floor for businesses that receive tax abatements. In 2007, the wage floor was \$11.44 per hour. As previously noted, affordable housing is a need in the Lawrence community. However, compared to the national averages and unavailability of affordable housing around the country Lawrence is faring well.

## **SP-60 Homelessness Strategy**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Lawrence and Douglas County are a part of the Kansas Balance of State Continuum of Care. Questions have been formulated on the Point-in-Time survey tool that asks more than the HUD required questions. In addition to the required HUD questions about where a person stayed, if they are chronically homeless, or what particular subpopulation they fall into, the survey asks more questions to try to analyze how people have ended up being homeless. Those questions look at veteran status, history with foster care services, job status, and what the homeless person sees as what the circumstance was that lead them to become homeless. A list is comprised of the following reasons: Job loss, eviction, incarceration, no affordable housing, illness/medical condition, domestic violence, changing jobs or housing, divorce, death of a family member, alcohol use, drug use, and lack of education. This question has become a worthwhile tool in assessing barriers and allowing service providers to look at a well-rounded approach to case management. Part of having an active regional group within the Continuum of Care is the fact that this can become a discussion point amongst service providers and can become a large part of barrier analysis. It is well understood in the community that unless work is done on barriers to housing for the homeless, any housing program will not be as effective as it should be. In addition, the Continuum of Care is working on a coordinated intake for all agencies, and that will help with an apples to apples comparison between what service providers are seeing. When different intake questions are being administered, it is more difficult to draw parallels to items such as barriers to housing. The Continuum and the regional group are making positive steps to this coordinated effort. Beginning in 2006, the City of Lawrence began funding a homeless outreach team with general fund dollars. The outreach team consists of four individuals, and they make connections with homeless individuals on the street and in shelters, with the goal of engaging them in services, and eventually assisting them in movement to more stable housing options.

## **Addressing the emergency and transitional housing needs of homeless persons**

Strategies to address homelessness on a local level will still be developed locally through the Homeless Issues Advisory Committee (HIAC), which is staffed by the CDD. The CCH, through numerous public and stakeholder meetings, developed a community housing vision. After the 2007 Homeless Survey, representatives from each group met to develop a strategy to address the homeless population. The Housing Vision Chart which is an attachment to this Consolidated Plan is the product of that meeting and has become the main feature of the housing vision. This chart was updated in 2010. In addition the Community Cooperation Committee serves as an outreach and public relations arm of the CCH. The Committee maintains a website with local statistics and resources on homelessness. They host community meetings to discuss issues related to homelessness and many of its members are trained in mediation and are available to help mediate disputes among agencies and neighborhoods. Because of this Housing Vision and the assessment of the emergency shelter need, the community was involved heavily in the relocation of the sole emergency homeless shelter in Lawrence in late 2012. The facility is now able to shelter 125 (up from 75 at their former location) individuals and family members, and in addition have been able to offer on-site services and intensive case management to their shelter guests. The shelter now requires a guest be on a case management plan to assist their transition out of homelessness. The shelter serves the purpose to provide a bed to the homeless, but also has a distinct direction in helping the guests to reach the ultimate goal of being housed. The CDD and the Lawrence-Douglas County Housing Authority have a strong history of partnership with the Tenant-Based Rental Assistance Program (TBRA) and unfortunately within the last two program years the massive cuts to the HOME program have negatively affected the amount of people they have been able to serve in TBRA. The TBRA program serves as a transition point for the individuals and families to eventually become housed with Section 8 vouchers. The main focus of the program is to move them along the housing continuum. The program has required case management, and the LDCHA has case management agreements with multiple service providers for the TBRA program. They also work closely with the Re-entry program at the Douglas County Sherriff's office to assist with released inmates who are otherwise released into homelessness. The coordination of efforts to end chronic homelessness includes the implementation of the Homeless Management Information System (HMIS). The HMIS includes HUD funded and non-HUD funded emergency shelters, transitional housing and permanent supportive housing programs, as well as service agencies providing outreach and case management services to homeless.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The point of the Housing Vision is to transition people from the emergency shelter into permanent housing. It has been adopted by the City Commission and is recognized as the City of Lawrence Strategic plan to end homelessness. Each provider involved with the regional CoC committees understands and follows the Housing Vision. With the recent adoption of the new Management Plan at the Lawrence Community Shelter (LCS), a concentrated focus has been applied to assisting people with moving along the housing continuum, and the ultimate goal of shelter case management is permanent housing. LCS works closely with LDCHA and the TBRA program as well as closely with other service providers. LCS offers workforce training and is working towards additional life-skills training courses that can be offered onsite. The important thing that case managers locally understand is that case management must be ongoing through the process. The community does not believe that you can put an individual or a family into housing without case management to supplement the effort. This is why the TBRA program has a requirement of case management with their leased-up tenants. A tenant has a much harder time transitioning into permanent housing without the support system behind them.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Lawrence Community Development Division acts as the lead agency for the city's homeless strategies. Partners include: Bert Nash Community Mental Health Center, City of Lawrence Police Department, Coalition on Homeless Concerns, Community Commission on Homelessness, Community Cooperation Committee, Douglas County AIDS Project, Douglas County United Way, Downtown Ministerial Alliance, ECKAN, Emergency Services Council, Housing and Credit Counseling, Inc., Lawrence Community Shelter, Lawrence-Douglas County Housing Authority, Lawrence Interfaith Initiative, and The Salvation Army. The city will continue to support homeless prevention activities such as rent and utility assistance to avoid eviction and shutoff as well as landlord-tenant counseling. The further development of emergency transitional housing, as described in the housing vision, will result in fewer families being forced into shelters or onto the streets. Discharge Planning: Foster Care: Youth who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services, contracted by Kansas Department of Children and Families (DCF). Caseworkers begin working with youth who will age out of foster care on a discharge plan as early as age 15 to ensure that youth will not need to seek McKinney-Vento housing options. This planning includes housing, employment and education. Health Care: Lawrence Memorial Hospital has social workers in charge of discharge planning. Homeless individuals admitted to the hospital are assisted with a discharge plan upon admission that includes housing. The HIAC has a spot on the committee for a representative from the hospital to ensure they are at the table when discussing homelessness in the community. Mental Health: DCF has adopted a policy that would prevent discharging homeless individuals from publicly funded institutions or systems of care into homelessness or into HUD funded programs for the homeless. Corrections: The Douglas County Jail has developed an extensive re-entry program that includes a housing component. A full-time Re-entry Coordinator administers the program. The County recognizes that releasing offenders into homelessness increases the likelihood for re-offending.

## **SP-65 Lead based paint Hazards**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The city will ensure that all federally funded improvement programs for the existing housing stock use lead hazard reduction activities including evaluating lead hazard risk and using only lead free paint. Staff distributes Renovate Right pamphlets, published by the Environmental Protection Agency. The Community Development Division has three staff certified as Lead Hazard Risk Assessors and Lead-Based paint Inspectors. They have also received and provided training in Lead Safe Work Practices. In homes tested for lead-based paint, if it is determined lead is present, lead and structural rehabilitation is conducted and Lead Safe Work Practices are utilized and clearance testing performance is attained.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The majority of Lawrence's housing stock was built prior to 1978 (20,976 units), and because of the age of the housing there is a high prevalence of substandard units and units containing lead-based paint. In the Comprehensive Rehab program, all owner-occupied homes constructed prior to 1978 participating in the program are tested for lead-based paint. Based on data collection for those homes in the program that have been tested for lead-based paint, it can be estimated that there are 13,634 homes in Lawrence with lead-based paint hazards. Many of these units are occupied by low-moderate income persons. The city will ensure that all federally funded improvement programs for the existing housing stock use lead hazard reduction activities including evaluating lead hazard risk and using only lead free paint. Staff distributes Renovate Right pamphlets, published by the Environmental Protection Agency.

### **How are the actions listed above integrated into housing policies and procedures?**

The Policy and Procedures for the Community Development Division (CDD) housing programs specifically states that "In homes tested for lead-based paint, if it is determined lead is present, lead and structural rehabilitation costs must be less than the program loan limit or the applicant must provide necessary additional funds." Lead-Based paint is not ignored within CDD programs. Lead-based paint inspections determine whether lead-based paint is present in a house, dwelling unit, residential building, or child-occupied facility, including common areas and exterior surfaces, and if present, which building components contain lead-based paint. A surface-by-surface inspection investigation to determine the presence of lead-based paint is conducted. All inspections are done by a licensed lead-based paint risk assessor or paint inspector. HUD lead-based paint standards are used for a determination of the presence of lead-based paint as defined by Title X of the Housing and Community Development Act of 1992. Inspection reports and clearance findings are retained in the client file.

## **SP-70 Anti-Poverty Strategy**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

One purpose of the Consolidated Plan Programs and other initiatives in Lawrence is to reduce the number of persons in poverty. The emphasis in Lawrence is to help people rise out of poverty, rather than temporarily easing their situation. Although essential short-term direct aid such as emergency food and shelter is provided, the strongest community support is for programs to address the root causes of poverty and assisting people in becoming self-sufficient in the long-term. Two key components of helping people attain self-sufficiency are employment and housing. Examples of programs that directly influence people's ability to escape poverty include job education and placement services as well as housing advocacy, homeless prevention and rental assistance. Projects that indirectly affect poverty include those that improve the community at-large and provide transportation and child care services that help people access employment and services. CDBG, HOME, CoC, and State ESG funds are often used as matching funds for other grants that also contribute to reducing the number of families living in poverty. Thus, the power of these federal dollars is leveraged to a greater extent. Recognizing that limited Consolidated Plan dollars should be focused where the need is greatest; Lawrence gives preference to projects that directly benefit low and moderate income residents or serve low and moderate income neighborhoods over those that will have indirect benefits. This strategy will ensure that scarce resources are directed to best serve those who have the greatest need, including those areas with the greatest concentration of poverty. In addition to Consolidated Plan programs, a number of other public, private, and partnership initiatives have been designed to assist in the reduction of poverty rates. These include the Workforce Development Center, the Douglas County Re-entry Program, and a partnership of employment agencies. The city's Step Up to Better Housing Strategy and the Housing Vision will serve as the baseline for the city's antipoverty strategy.

## **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Funding decisions are aligned with the Step Up to Better Housing Strategy. The strategy states that the funding will do the following:

1. Consider supportive service needs for low-income elderly, persons with disabilities, and other at-risk populations when investing available funds.
2. Encourage landlords to accept tenants who receive rental assistance.
3. Encourage landlords to accept tenants with poor or criminal history.
4. Support agencies that provide housing stabilization services.
5. Promote collaborative efforts with community-based providers.

As mentioned above, job education and job placement services are very important, and are now a key component to the Lawrence Community Shelter's operations and case management plan. In addition, case management as a whole for those who are in need of assistance is extremely important, as in many circumstances short-term financial assistance really does not solve the problem, and often times it is not even a temporary fix. In addition to Consolidated Plan programs, a number of other public, private, and partnership initiatives have been designed to assist in the reduction of poverty rates. These include the Workforce Development Center, the Douglas County Re-entry Program, and a partnership of employment agencies. The city's Step Up to Better Housing Strategy and the Housing Vision will serve as the baseline for the city's antipoverty strategy.

## **SP-80 Monitoring**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Lawrence's Community Development Division will conduct at least one on-site monitoring visit for each sub-recipient during the program year. A monitoring schedule will be prepared and the sub-recipient visits will be prioritized by determining if any organization is new to the program; if there has been staff turnover in key agency positions; and if there have been previous compliance issues. Following the monitoring visit, a written letter describing the results of the visit will be drafted and a copy retained in the agency's file. Community Development staff closely monitors all federal programs. Administrative procedures will meet all federal rules, regulations and guidelines for program monitoring, compliance, and reporting. Staff conducts field inspections and also desk-monitors sub-recipients to ensure the compliance of locally administered projects. The City provides opportunities to the maximum extent possible, to women and minority owned business enterprises for contract bids and services. The City of Lawrence encourages inclusion in the list of approved bidders for minority and women-owned businesses, and actively works to recruit new contractors into the programs administered by the CDD. Rehabilitation program staff ensures that MBE and WBE entities are included in contractor recruitment activities. HOME sub-grantee agreements specifically contain the language: 3. Affirmative marketing and MBE/WBE records: (a) Records demonstrating compliance with the affirmative marketing procedures and requirements of 92.351. (b) Documentation and data on the steps taken to implement the jurisdiction's outreach programs to minority owned and female owned businesses including data indicating the racial/ethnic or gender character of each business entity receiving a contract or sub-contract of \$25,000 or more paid, or to be paid, with HOME funds; the amount of the contract or subcontract, and documentation of affirmative steps to assure that minority business and women's business enterprises have an equal opportunity to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction, and services. The Citizen Participation Plan outlines the requirements for compliance in the Consolidated Planning process, and as this is an adopted document by the City Commission, those guidelines will remain for the process. In addition, Staff also monitors the Consolidated Plan through the Annual Performance Report.

## Expected Resources

### AP-15 Expected Resources

#### Introduction

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the City of Lawrence has used the presumption of level-funding of each program at Federal Fiscal Year 2013 levels as outlined below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	704,000	50,000	0	754,000	3,016,000	The City will continue to derive strategy and priorities for housing and community development through the Step Up to Better Housing Strategy, which was developed cooperatively with public and private agencies and community groups. Housing, housing services, and community development are the focus of the strategy, which is divided into four areas: emergency

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								housing, transitional housing, permanent housing and revitalized neighborhoods.
HOME	public - federal	Acquisition Homebuyer assistance  New construction for ownership TBRA	380,000	0	0	380,000	1,520,000	The City will continue to derive strategy and priorities for housing and community development through the Step Up to Better Housing Strategy, which was developed cooperatively with public and private agencies and community groups. Housing, housing services, and community development are the focus of the strategy, which is divided into four areas: emergency housing, transitional housing, permanent housing and revitalized neighborhoods.

Table 56 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City received an Emergency Solutions Grant (ESG) from the State of Kansas for \$148,964.00. ESG funds were used by two agencies to provide shelter operations and essential services, as well as homeless prevention, rapid re-housing, and HMIS support. In 2010, the City of Lawrence was granted an additional NSP allocation of \$475,000. In the 2012 program year, this money was used to redevelop one vacant lot, as well as to purchase and demolish one foreclosed upon property in North Lawrence. This property has been redeveloped into three fully accessible rental units, with one renting to an eligible tenant at 50% LMI in partnership with the City's CHDO, Tenants to Homeowners, Inc. The City and Tenants to Homeowners are exploring other funding options with NSP program income funding to provide additional infill development opportunities. The City of Lawrence funds a portion of the budget of four agencies (\$132,600 - Ballard Community Center, Lawrence Community Shelter, Housing and Credit Counseling, and the Willow Domestic Violence Center) that also receive CDBG funding, usually at 1 to 4% of the agency budget. Additionally, the City of Lawrence funded a portion of the budget of five non-profit agencies (\$377,722 - Boys and Girls Club of Lawrence, Health Care Access, The Salvation Army, The Shelter, Inc., and VanGo Mobile Arts) that did not receive CDBG funding in program year 2012, but who serve low- to moderate-income or homeless individuals and families. Thus, total City funds devoted to nonprofit agencies was \$510,322. The City of Lawrence also funds a Homeless Outreach Team at a total cost of \$164,000. The City continues to identify match contributions for the HOME program. Thus far, match has been obtained from cash from non-federal sources; forgone taxes, fees, and charges; appraised land and real property; and site preparation, construction materials, and donated labor. HOME match requirements were satisfied through cash from non-federal sources, forgone fees, donated labor, and donated construction materials.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

This is not applicable to the City of Lawrence.

**Discussion**

Lawrence will continue to utilize the Step Up to Better Housing Strategy as housing is among the highest of priority needs in the community. Resources will continue to be leveraged to provide the most we can with limited funding.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Property Acquisition/New Construction	2013	2017	Affordable Housing		Availability of affordable owner housing.	HOME: \$57,000	Homeowner Housing Added: 2 Household Housing Unit

Table 57 – Goals Summary

## Projects

### AP-38 Project Summary

#### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Comprehensive Housing Rehabilitation		Comprehensive Housing Rehabilitation	Improved quality of owner housing.	CDBG: \$322,761
First Time Homebuyer Assistance		First Time Homebuyer Assistance	Availability of affordable owner housing.	HOME: \$90,377
Weatherization		Energy Improvements - Weatherization	Improved quality of owner housing.	CDBG: \$45,345
Furnace Loans		Emergency and Furnace Loans	Improved quality of owner housing.	CDBG: \$20,000
Emergency Loans		Emergency and Furnace Loans	Improved quality of owner housing.	CDBG: \$20,000
Capital Improvements		Neighborhood Assistance, Infrastructure	Quality/quantity/access of public improvements.	CDBG: \$67,066
Acquisition/Development of Housing (CHDO Set-Aside)		First Time Homebuyer Assistance	Availability of affordable owner housing.	HOME: \$57,288
Accessibility Modifications		Accessibility Modifications	Accessibility of affordable rental housing.	CDBG: \$33,000
Tenant Based Rental Assistance (TBRA)		Tenant-Based Rental Assistance	Availability of affordable rental units. Housing for the homeless.	HOME: \$176,970
Neighborhood Association Assistance		Neighborhood Assistance	Neighborhood improvement and stability.	CDBG: \$22,953

Public Services		Homeless/HIV/AIDS Services Public Services	Housing for the homeless. Supportive services for those with HIV/AIDS. Public Services for LMI persons.	CDBG: \$82,778
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**Table 58 – Project Summary**

## AP-35 Projects

### Introduction

The City of Lawrence Community Development Advisory Committee (CDAC) is the body that receives and reviews applications for the CDBG and HOME funding. The applications are due to the committee in December, and the allocation process occurs between January and April. A public hearing is held in April and the City Commission receives the allocation recommendations as well as the annual Action Plan/five-year Consolidated Plan in May for approval. The CDAC has worked with the "Step Up to Better Housing" strategy since 1996 and all funding decisions are based on a component of housing or housing-related activities, with an underlying focus of revitalized neighborhoods.

#	Project Name
1	Comprehensive Housing Rehabilitation
2	First Time Homebuyer Assistance
3	Weatherization
4	Furnace Loans
5	Emergency Loans
6	Capital Improvements
7	Accessibility Modifications
8	Tenant Based Rental Assistance (TBRA)
9	Neighborhood Association Assistance
10	Public Services
11	Acquisition/Development of Housing

**Table 59 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The City will continue to derive strategy and priorities for housing and community development through the Step Up to Better Housing Strategy, which was developed cooperatively with public and private agencies and community groups. Housing, housing services, and community development are the focus of the strategy, which is divided into four areas: emergency housing, transitional housing, permanent housing and revitalized neighborhoods. The primary obstacle to meeting all of the identified needs, including those identified as high priorities is the general lack of funding resources available to the public and private agencies who serve low and moderate income residents. Lawrence, due to being an entitlement community, is not eligible for state CDBG or HOME programs. No state dollars are available for community development activities and the city's general fund has been stretched to overcome stagnant property and sales tax revenues. Local cuts have resulted in a hiring freeze and reductions of all department budgets. This leaves little room for expansion of community development funding at the local level. Furthermore, the City of Lawrence's entitlement grants have been reduced over the last several years further limiting the funds available to address the needs in the community.

# Affordable Housing

## AP-55 Affordable Housing

### Introduction

According to the Step Up to Better Housing Strategy, permanent, affordable housing includes a variety of ownership and rental choices (including permanent supportive housing arrangements). Permanent Supportive Housing: Permanent housing with ongoing support services. Permanent Housing: Assisted or non-assisted public or private housing with no time limit. NEEDS: Low-income homebuyer and rental assistance; Programs to help sustain homeownership; Public and private policies which promote permanent housing for people with low-incomes and for people with disabilities; Permanent supportive housing; A stock of decent affordable homes for purchase and rent; Respite care for people in need.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	125
Non-Homeless	10
Special-Needs	204
Total	339

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	0

One Year Goals for the Number of Households Supported Through	
Table 62 - One Year Goals for Affordable Housing by Support Type	
Total	32

## Discussion

According to the Step Up to Better Housing Strategy, the following strategies apply to permanent housing: STRATEGIES: Continue to invest funds for homebuyer assistance; Consider supportive service needs for low-income elderly, persons with disabilities, and other at-risk populations when investing available funds; Continue to invest funds in rehabilitation, weatherization, and emergency funds; Secure more tenant-based rental assistance; Encourage landlords to accept tenants who receive rental assistance; Encourage landlords to accept tenants with poor or criminal histories; Facilitate proper code enforcement; Support agencies that provide housing stabilization services.

## **AP-60 Public Housing**

### **Introduction**

The City of Lawrence and the Lawrence-Douglas County Housing Authority have a very viable working relationship, and the partnership between the agencies spans beyond Consolidated Plan items. The City is actively searching for alternative funding opportunities for the TBRA program. In addition to TBRA the Housing Authority has a very successful Move To Work program in place. The Lawrence-Douglas County Housing Authority sees the community as a big picture and not just in relation to the services that they provide. The successful partnerships between the Housing Authority and the community will only continue to become stronger.

### **Actions planned during the next year to address the needs to public housing**

HOME funds will continue to be granted to LDCHA for TBRA.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

According to the LDCHA, the Resident Services Department reported the following:

Eight families served through Resident Services purchased homes in 2012. Six were in public housing and two were Section 8 residents. All of these households participated in the Moving To Work Program, and four participated in the Down Payment Matching Grant Initiative. One household received \$1,654.83 and three received the full \$3,000 match. In addition in 2011, 36 other participants in the Homeownership and Financial Literacy program increased their credit scores by an average of 32 points. Since implementing the match program in 2009, 25 LDCHA residents have participated in the homeownership program.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

LDCHA is a high-performing agency.

### **Discussion**

The reduction in HOME funds over the last several years has had a large impact on the number of families the TBRA assistance has been able to help. LDCHA continues to seek additional funding to assist in this program and continue the progression of the community Housing Vision.

## **AP-65 Homeless and Other Special Needs Activities**

### **Introduction**

The Lawrence Community Shelter is the sole homeless shelter in operation in Lawrence. The Lawrence Community Shelter provides shelter for those who are unable to pass a Breathalyzer test, as well as also accepting non-intoxicated, single male/female individuals and families in need of shelter. The Lawrence Police Department assists with late night emergency admissions to the shelter. On weekday mornings and during the day, the Lawrence Community Shelter provides drop in shelter and services, with an emphasis on employment, for people experiencing homelessness or who are at-risk of homelessness. The Lawrence Community Shelter receives CDBG support for emergency housing activities as the sole emergency shelter in Lawrence. Family Promise of Lawrence also provides temporary shelter for families in Lawrence. The Lawrence Community Shelter recently moved into a new shelter facility in Lawrence that enables a larger number of guests as well as enhanced services and job programs. Service agencies assist homeless individuals with finding housing and supportive services. Transitional housing is also provided through vouchers funded by HOME funds to the general homeless population. LDCHA will receive HOME funds for transitional housing vouchers (Tenant Based Rental Assistance). The Salvation Army has developed a transitional housing program, and continues to apply for funding through the Balance of State Continuum of Care. As mentioned previously, the poverty rate in Lawrence is at 29%. The 2009 Point in Time homeless count provided a number of 112 individuals who were literally homeless, precariously housed, or imminently homeless. This number did not count those housed in transitional housing. The 2011 Point in Time homeless count provided a number of 242 individuals who were literally homeless, precariously housed or imminently homeless. This number did count those housed in transitional housing. The LDCHA TBRA program is designed to bring chronically homeless people into temporary housing. Looking at the homeless count number considering that the one emergency shelter in Lawrence is filled to capacity every night, the daily usage of the drop in center is high, and the multitude of individuals served by meal programs or other services on a daily basis, indicates there is a definite need for transitional housing subsidy in Lawrence. Private nonprofit agencies administer 62 (only six for chronically homeless) units of permanent supportive housing in Lawrence. The Community Commission on Homelessness estimates the need for another 32 supportive housing units for chronically homeless individuals. The need was based on information extrapolated from the 2009 Homeless Survey. The Lawrence-Douglas County Housing Authority (LDCHA) is currently in the 8th year of a Continuum of Care Supportive Housing Grant for its permanent supportive housing program, Hope Building. Hope Building provides housing and support services for up to six chronically homeless persons with disabilities. The LDCHA operates the program with the Bert Nash Community Mental Health Center providing mental health services and DCCCA providing substance abuse services. As of January 2012, the Hope Building was at full capacity.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During the 2013 program year, funding will remain intact for the Homeless Outreach Team, which is funded from the City General Fund. This outreach team of four is charged with reaching out to unsheltered homeless, and they work to facilitate a client's move into the emergency shelter, Family Promise shelter, or other temporary housing solutions. They work with the Housing Vision to move people along the continuum of housing. Part of the outreach effort is to build a sense of trust with the case worker and the homeless individual or family. Case managers assist this population with service referrals, obtaining identification, transportation to both medical appointments as well as job/workforce opportunities, and obtaining benefits. The social service network in Lawrence is a very diverse partnership between agencies and several meetings are held quarterly that bring together case managers to discuss service delivery and opportunities. Lawrence, being part of the Balance of State Continuum of Care, is part of discussions to centralize intake on a statewide level, and currently local service providers, outreach workers, and case managers have free access to the Homeless Information Management System (HMIS). Case management for those experiencing homelessness has proven to be the most effective way to transition the person or family into housing, and have them remain in housing.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

In January of 2013, the Lawrence Community Shelter, which is the only emergency shelter in Lawrence, moved into a new facility that increased their bed capacity from 75 to 125. They have a separate family area and workforce programs on site, along with a new case management plan to move their guests into housing. If a guest stays at the shelter they must be involved in programming to facilitate their move to housing. The Homeless Outreach Team, as well as numerous service providers, have case management agreements with the Lawrence-Douglas County Housing Authority for their TBRA program. Included in the regulations of the TBRA program is a requirement of case management and wrap around service delivery for their clients. The idea behind the case management and TBRA is to move them from a temporary home (TBRA) to either permanent housing or Section 8 housing. Without reaching out to the people affected and offering a wrap-around case management approach maintaining housing is extremely difficult. Although new programs have begun in the 2013 calendar year, Lawrence, much like many other geographical areas, experiences a lack of Permanent Supportive Housing (PSH) Units for those with mental illness or disabilities. Currently there are 14 units of PSH in the community, which are a mixture of individual and family units. This continues to be a focus of the CoC.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

As mentioned previously, case management is the most effective method of assisting all homeless (chronic, families with children, veterans and their families) both obtain housing and remain housed. Lawrence, nor the Balance of State Continuum of Care, has seen any documented instances of unaccompanied youth, however there are shelter spots available should that change. Once a person enters the emergency shelter, they are provided case management and an expectation of moving them across the Housing Vision and into a minimum of transitional housing. Once in Transitional Housing, extensive case management occurs with the assigned case manager, as well as through the LDCHA Resident Services Department, which helps with items such as computer education, workforce training, resume building, and other lifestyle-type activities. Families with children have seen a dramatic increase in recent years, and agencies have worked to modify programming and shelter space to accommodate the rising number of this population. Lawrence Community Shelter provides a separate space for families with children in their shelter facility, and Lawrence Family Promise is a faith-based initiative that houses families in a network of member congregations. Family Promise also offers their own case management and mentoring program, and has recently begun offering an intermediary housing option for those who successfully complete their shelter program, but might not be financially able to support their own housing immediately.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Overall, there are several programs in the Lawrence community that work with families to try to avoid homelessness. There are utility programs, rental assistance, utility assistance, and landlord-tenant relations programs. There is a firm commitment to keeping people housed in the community, thus never having to enact the Housing Vision for everyone. Many agencies have Memorandums of Understanding which run through a series of providers to everyone has the same goal, which is to either house the homeless or help them to remain housed.

**Foster Care:** Youth who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services, contracted by Kansas Department of Children and Families (DCF). Caseworkers begin working with youth who will age out of foster care on a discharge plan as early as age 15 to ensure that youth will not need to seek McKinney-Vento housing options. Planning includes housing, employment and education.

**Mental Health:** The Kansas Department of Children and Families has adopted a policy that would prevent discharging homeless individuals from publicly funded institutions or systems of care into homelessness or into HUD funded programs for the homeless. Additionally, Bert Nash works closely with State hospitals for discharge of patients who have been released. Bert Nash sets up intake appointments with all those released in Douglas County and works to follow up with them to work through the issue of being released into homelessness.

**Corrections:** The Douglas County Jail has developed an extensive re-entry program that includes a housing component. A full-time Re-entry Coordinator works within the community in collaboration with other service providers and housing providers, as well as sitting on the Community Commission on Homelessness. The County recognizes that releasing offenders into homelessness increases the likelihood for re-offending.

## **Discussion**

Lawrence prides itself on a decades-long track record of successful partnerships among public and private sector entities in regard to homeless and other special needs activities. The Consolidated Plan delivery system is an example of this. Communication and cooperation between the City of Lawrence's Community Development Division and the partner agencies and organizations that administer activities is strong. CDD staff has worked closely with the organizations involved in Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation and partnerships among agencies, and technical capacity of organizations involved in project delivery.

## **AP-75 Barriers to affordable housing**

### **Introduction**

The City of Lawrence will continue to provide the Analysis of Impediments (AI). The AI does indicate that Lawrence has done well in avoiding systematic impediments to fair housing choice, although affordability remains an important challenge. City ordinances, regulations, administrative policies, procedures and practices do not impede housing choice. The rental and homebuyer market, however, continue to remain at higher cost levels than most of the state of Kansas for those families of three or more.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

A review of the City of Lawrence housing policy indicates there are no institutional barriers to obtain affordable housing. The city has adopted the 2009 International Codes (Building, Residential, Fire, Energy, Mechanical, Plumbing and Fuel Gas) and the 2008 National Electrical Code. The 2009 International Property Maintenance Code that has been adopted as the minimum housing code is similar to the requirements of HUD's Housing Quality Standards. The minimum housing code is enforced through the rental registration program that requires all rental properties located in single-family zoned areas to be inspected at least once every three years. All other minimum housing code is enforced on a complaint basis. The city does not impose rent controls or impact fees. Regulations that are designed to protect the health, safety, and welfare of citizens may affect the cost of housing. However, these regulations are not designed to discourage the availability of affordable housing. Therefore, the City of Lawrence does not propose actions or reform steps to remove or restructure such policies in the coming five-year period.

### **Discussion**

The primary obstacle to meeting all of the identified needs, including those identified as affordable housing activities, is the general lack of funding resources available to the public and private agencies who serve low and moderate income residents.

## **AP-85 Other Actions**

### **Introduction**

This Annual Action Plan provides a basis and strategy for the use of federal funds granted to the City of Lawrence by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. This Action Plan covers the period beginning August 1, 2013 through July 31, 2014. Programs and activities described in this plan are intended to primarily benefit low and moderate-income residents of the City of Lawrence, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting all of the identified needs, including those identified as high priorities is the general lack of funding resources available to the public and private agencies who serve low and moderate income residents. Lawrence, due to being an entitlement community, is not eligible for state CDBG funding. Since no state dollars are available for community development activities, the city's general fund has been stretched to overcome stagnant property and sales tax revenues. Local cuts have resulted in reductions of all department budgets. This leaves little room for expansion of community development funding at the local level. Furthermore, the City of Lawrence's entitlement grants have been reduced over the last several years further limiting the funds available to address the needs in the community. Staff continues to look for other funding opportunities to leverage projects and priorities in the Consolidated Plan.

### **Actions planned to foster and maintain affordable housing**

As required by HOME regulations, to ensure affordability for the LCHT program, the City has elected to impose resale requirements. Current resale requirements of the program ensure that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low or moderate income family (60%-80% MFI) per HUD guidelines, and will use the property as its principal residence. Through a previously determined and agreed upon formula, the house is sold to the eligible buyer for substantially less than the home's market appraised value and LCHT leases the land to the buyer for \$25 per month. The affordability period is maintained by a land-lease agreement between the buyer and LCHT and this agreement is protected with deed restrictions and a lien signed by the buyer. Due to the subsidy, the housing is affordable to the new homebuyer and the seller gains equity from mortgage payments, improvements made to the land and 25% of the market appreciation since the initial purchase of the property, thus providing the original HOME-assisted owner a fair return on investment. The buyer signs the same agreements and the property remains "affordable" in perpetuity.

### **Actions planned to reduce lead-based paint hazards**

The city will ensure that all federally funded improvement programs for the existing housing stock, use lead hazard reduction activities, including evaluating lead hazard risk and using only lead free paint. Staff distributes Renovate Right pamphlets, published by the Environmental Protection Agency. The Community Development Division has three staff certified as Lead Hazard Risk Assessors and Inspectors. They have also received and provided training in Lead Safe Work Practices.

## **Actions planned to reduce the number of poverty-level families**

One purpose of the Consolidated Plan Programs and other initiatives in Lawrence is to reduce the number of persons in poverty. The emphasis in Lawrence is to help people rise out of poverty, rather than temporarily easing their situation. Although essential short-term direct aid such as emergency food and shelter is provided, the strongest community support is for programs to address the root causes of poverty and assisting people in becoming self-sufficient in the long-term. Two key components of helping people attain self-sufficiency are employment and housing. Examples of programs that directly influence people's ability to escape poverty include job education and placement services as well as housing advocacy, homeless prevention and rental assistance. Projects that indirectly affect poverty include those that improve the community at-large and provide transportation and child care services that help people access employment and services. CDBG, HOME, CoC and State ESG funds are often used as matching funds for other grants that also contribute to reducing the number of families living in poverty. Thus, the power of these federal dollars is leveraged to a greater extent. Recognizing that limited Consolidated Plan dollars should be focused where the need is greatest; Lawrence gives preference to projects that directly benefit low and moderate income residents or serve low and moderate income neighborhoods over those that will benefit the city as a whole. This strategy will ensure that scarce resources are directed to best serve those who have the greatest need, including those areas with the greatest concentration of poverty. In addition to Consolidated Plan programs, a number of other public, private, and partnership initiatives have been designed to assist in the reduction of poverty rates. These include the Workforce Development Center, the Douglas County Re-entry Program, and a newly forming partnership of employment agencies. The City's "Step Up to Better Housing" Strategy and the "Housing Vision" developed by the former Community Commission on Homeless will serve as the baseline for the city's antipoverty strategy.

## **Actions planned to develop institutional structure**

The Planning and Development Services Department, Community Development Division (CDD) is the lead agency of the City in the development of the Consolidated Plan and Annual Action Plans. CDD provides fiscal and regulatory oversight of all CDBG and HOME funding. The Lawrence City Commission acts as the final authority for the appropriation of funds for Annual Action Plan activities under the Consolidated Plan grant programs, following recommendations of the CDAC. In addition, the City provides opportunities to the maximum extent possible, to women and minority owned business enterprises for contract bids and services. The City of Lawrence encourages inclusion in the list of approved bidders for minority and women-owned businesses, and actively works to recruit new contractors into the programs administered by the CDD. HOME sub-grantee agreements specifically contain the language:

### *3. Affirmative marketing and MBE/WBE records:*

*(a) Records demonstrating compliance with the affirmative marketing procedures and requirements of 92.351.*

*(b) Documentation and data on the steps taken to implement the jurisdiction's outreach programs to minority owned and female owned businesses including data indicating the racial/ethnic or gender character of each business entity receiving a contract or sub-contract of \$25,000 or more paid, or to be paid, with HOME funds; the amount of the contract or subcontract, and documentation of affirmative steps to assure that minority business and women's business enterprises have an equal opportunity to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction, and services. Within each of the priority funding areas, activities will be completed and managed by a diverse team of public, private, not-for-profit, and institutional partners. The lists below identify some of the principal partners for each funding area.*

## **Actions planned to enhance coordination between public and private housing and social service agencies**

To accomplish these goals, the City of Lawrence will work closely with the Lawrence-Douglas County Housing Authority on their Tenant Based Rental Assistance (TBRA) to cover the activity of Rental Housing Subsidies through the HOME program. Tenants to Homeowners, Inc., the City of Lawrence CHDO, will be the agency primarily working towards the goal of Construction of Housing as well as Direct Home Ownership Assistance objectives. CDD staff will administer the Rehabilitation and Energy Efficiency programs through the City of Lawrence using local licensed contractors. CDD staff, in addition, continues to work to educate the community, as well as program participants, on ways to make their homes energy efficient and save money on energy bills. Social service agencies will offer tenant and rental assistance as well as consultation, and the homeless shelter will provide programming to move people from the shelter situation into housing of a more permanent nature.

## **Discussion**

Lawrence prides itself on a decades-long track record of successful partnerships among public and private sector entities. The Consolidated Plan delivery system is an example of this. Communication and cooperation between the City of Lawrence's Community Development Division and the partner agencies and organizations that administer activities is strong. CDD staff has worked closely with the organizations involved in Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation and partnerships among agencies, and technical capacity of organizations involved in project delivery.

## Program Specific Requirements

### AP-90 Program Specific Requirements

#### Introduction

The Community Development Advisory Committee (CDAC) has made allocation recommendations for CDBG and HOME funding for the 2013 program year based on the Step Up to Better Housing Strategy. The Action Plan is a piece of the overall Consolidated Plan and the goals are all based on the Strategy. Program income is taken into consideration while allocation recommendations are being discussed.

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220.(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>50,000</b>

#### **Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220.(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable to the City of Lawrence.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME funds are allocated for a First Time Homebuyer Program through the City's designated Community Housing Development Organization (CHDO), Tenants to Homeowners, Inc. (TTH) and for Lawrence Habitat for Humanity's homeowner program. The TTH First Time Homebuyer program is the Lawrence Community Housing Trust (LCHT). The LCHT was instituted in Lawrence to preserve long term affordable housing for Lawrence residents with low and moderate incomes. The City and TTH have long partnered in providing this homebuyer program. The City provides funding, technical assistance, and oversight to TTH, and TTH in turn, does outreach for potential homebuyers, provides the pre-purchase education, and generally administers the program. The LCHT First Time Homebuyer Program supersedes the City's previous First Time Homebuyer Program, Homeowners Out of Tenants (HOOT).As required by HOME regulations, to ensure affordability for the LCHT program, the City has elected to impose resale requirements. Current resale requirements of the program ensure that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low or moderate income family (60%-80% MFI) per HUD guidelines, and will use the property as its principal residence. Through a previously determined and agreed upon formula, the house is sold to the eligible buyer for substantially less than the home's market appraised value and LCHT leases the land to the buyer for \$25 per month. The affordability period is maintained by a land-lease agreement between the buyer and LCHT and this agreement is protected with deed restrictions and a lien signed by the buyer. Due to the subsidy, the housing is affordable to the new homebuyer and the seller gains equity from mortgage payments, improvements made to the land and 25% of the market appreciation since the initial purchase of the property, thus providing the original HOME-assisted owner a fair return on investment.

For the Lawrence Habitat for Humanity homebuyer program, the City uses the reduction during affordability period method of recapture. The City reduces the amount to be recaptured at the rate of 10% a year for ten years. The reduction for each year occurs at the completion of the year and is not prorated by the month. Recapture occurs when the homebuyer ceases to be the owner/occupant of the home.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The TTH First Time Homebuyer program is the Lawrence Community Housing Trust (LCHT). The LCHT was instituted in Lawrence to preserve long term affordable housing for Lawrence residents with low and moderate incomes. The City and TTH have long partnered in providing this homebuyer program. The City provides funding, technical assistance, and oversight to TTH, and TTH in turn, does outreach for potential homebuyers, provides the pre-purchase education, and generally administers the program. The LCHT First Time Homebuyer Program supersedes the City's previous First Time Homebuyer Program, Homeowners Out of Tenants (HOOT). As required by HOME regulations, to ensure affordability for the LCHT program, the City has elected to impose resale requirements. Current resale requirements of the program ensure that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low or moderate income family (60%-80% MFI) per HUD guidelines, and will use the property as its principal residence. Through a previously determined and agreed upon formula, the house is sold to the eligible buyer for substantially less than the home's market appraised value and LCHT leases the land to the buyer for \$25 per month. The affordability period is maintained by a land-lease agreement between the buyer and LCHT and this agreement is protected with deed restrictions and a lien signed by the buyer. Due to the subsidy, the housing is affordable to the new homebuyer and the seller gains equity from mortgage payments, improvements made to the land and 25% of the market appreciation since the initial purchase of the property, thus providing the original HOME-assisted owner a fair return on investment.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable. No HOME-funded rehabilitation is undertaken in the City of Lawrence program.

## Discussion

Lawrence will continue to work toward home ownership as well as TBRA with HOME funds. Both pieces are important to the Community Housing Vision and are parts that remain a high priority. Program income gathered in the CDBG program will be applied upon receipt and no program income will be unspent during the grant year.