

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	720,000	50,000	0	770,000	3,080,000	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: \$333,050
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: \$56,460
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: \$173,105
Neighborhood Association Assistance		Neighborhood Assistance	Neighborhood improvement and stability.	CDBG: \$23,4810

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: \$86,625
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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.

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

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

One Year Goals for the Number of Households Supported Through	
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
Total Program Income:	50,000

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.