

**CITY OF LAWRENCE  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
(CAPER)  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
AND  
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

**AUGUST 1, 2000 TO JULY 31, 2001**

**PREPARED BY THE  
NEIGHBORHOOD RESOURCES DEPARTMENT**



*Step Up to Better Housing*

**CITY OF LAWRENCE ANNUAL PERFORMANCE REPORT**  
**AUGUST 1, 2000 TO JULY 31, 2001**  
**TABLE OF CONTENTS**

<b>Assessment of Three- to Five-Year Goals and Objectives .....</b>	<b>1</b>
<b>Emergency Housing .....</b>	<b>1</b>
<b>Transitional Housing .....</b>	<b>2</b>
<b>Permanent Housing .....</b>	<b>2</b>
<b>Revitalized Neighborhoods .....</b>	<b>4</b>
<b>Affirmatively Furthering Fair Housing .....</b>	<b>9</b>
<b>Affordable Housing .....</b>	<b>11</b>
<b>Continuum of Care Narrative.....</b>	<b>11</b>
<b>Leveraging Resources .....</b>	<b>13</b>
<b>Self-Evaluation .....</b>	<b>14</b>
<b>CDBG Requirements .....</b>	<b>15</b>
<b>Financial Summary Grantee Performance Report .....</b>	<b>17</b>
<b>HOME Requirements .....</b>	<b>20</b>
<b>HOME Match Summary .....</b>	<b>20</b>
<b>Form 4107, Contracts and Subcontracts with Minority Business Enterprises     And Women's Business Enterprises.....</b>	<b>21</b>
<b>On-Site Inspections of Affordable Rental Housing Assisted Under HOME .....</b>	<b>24</b>
<b>Housing Opportunities for Persons With AIDS (HOPWA) Funds.....</b>	<b>24</b>
<b>Emergency Shelter Grant (ESG) Funds .....</b>	<b>24</b>
<b>Public Participation Requirements .....</b>	<b>24</b>
<b>Notice of Public Hearing .....</b>	<b>25</b>
<b>Public Hearing Minutes.....</b>	<b>26</b>
<b>Written Comments.....</b>	<b>29</b>
<b>Appendix - Continuum of Care Diagram .....</b>	<b>33</b>
<b>Appendix - HOME Match Report.....</b>	<b>35</b>
<b>Appendix - Report on Activities and Performance.....</b>	<b>38</b>

# CITY OF LAWRENCE ANNUAL PERFORMANCE REPORT

## AUGUST 1, 2000 TO JULY 31, 2001

### **ASSESSMENT OF THREE- TO FIVE-YEAR GOALS AND OBJECTIVES**

The City of Lawrence developed a strategy to address four priorities: emergency housing, transitional housing, permanent housing and revitalized neighborhoods. The strategies within these four priorities were addressed in the following ways:

#### **EMERGENCY HOUSING**

*Consider emergency shelter needs when investing available funds.* **Actions:** The City spent a total of \$126,625 in CDBG funds to address emergency shelter needs.

**Table 1 – Emergency Housing Activities**

Program	Amount Budgeted*	Amount Spent	Purpose	Number Served
Community Drop-In Center	\$ 20,000 **	\$ 27,045 \$ 48,145	Operating Expenses Facility Rehabilitation	426
First Step House	\$ 8,614 \$ 9,800	\$ 8,614 \$ 0*	Operating Expenses Boiler Replacement	88
Hannah's House Foundation	\$ 18,750	\$ 0*	Property Renovation	32
Project Acceptance	\$ 5,000	\$ 7,080	Operating Expenses	195
The Salvation Army	\$ 20,000	\$ 21,344	Operating Expenses - Shelter Feeding Program	167 7147
Women's Transitional Care Services (WTCS)	\$ 14,000	\$ 14,397	Operating Expenses	241
<b>Total</b>	<b>\$ 96,164</b>	<b>\$126,625</b>		<b>8296</b>

*NOTE: Amount Budgeted does not always match the 2000 Investment Summary because some projects extend over more than one program year.*

*\*\*Budgeted previously.*

*\*No expenses in the 2000 program year.*

*Seek private and public funds to strengthen Lawrence emergency shelters.* **Actions:** The City applied for and received an Emergency Shelter Grant from the State. Additionally, Neighborhood Resources staff joined the Coalition of Homeless Concerns and worked dutifully to assist in their efforts to open a temporary shelter while the Salvation Army had their shelter closed (April to October). The Coalition also worked on efforts to open a year-round shelter.

*Endorse expansion efforts of well-managed existing shelters.* **Actions:** Funds were not expended this program year on expansion efforts of existing shelters. The city does, however, continue to support existing shelters and has worked with the Salvation Army on efforts to open a year-round, homeless shelter (see *Table 1*, above).

## TRANSITIONAL HOUSING

*Seek private and public funds to develop transitional housing in Lawrence and Endorse efforts to develop transitional housing in Lawrence. Actions:* The City staff provided technical assistance to agencies applying for or interested in applying for the HUD Supportive Housing Super NOFA. Staff also continues to work with the Practitioners Panel to develop the Continuum of Care for the City of Lawrence. The Panel has been reorganized in an effort to better address housing barriers, homeless prevention, networking, and data collection. In an attempt to provide more funding opportunities, the City obtained a membership to eCivis, software available via the Internet for finding grant opportunities, and has extended use of it to local non-profits.

*Consider transitional housing needs when investing available funds. Actions:* The City budgeted \$135,000 of HOME funds for tenant based rental assistance, which is limited by HOME rules to two years of assistance per family. An additional \$15,000 was budgeted for administration of tenant based rental assistance. Pelathe Community Center received \$3,000 for salary of their Housing Program Director.

*Secure more tenant based rental assistance. Actions:* The City budgeted \$150,000 in tenant based rental assistance, administered by the Lawrence-Douglas County Housing Authority (LDCHA). The City certified compliance with the Consolidated Plan for LDCHA for applications for more tenant based rental assistance

*Encourage landlords to accept tenants who receive rental assistance. Actions:* LDCHA encourages landlords to accept tenants who receive rental assistance in a number of ways. They hold round table discussions throughout the year for landlords who rent to state-funded HOME clients who have mental illness. They present both recruiting and educational workshops, and they hold a landlord recognition luncheon.

## PERMANENT HOUSING

*Continue to invest funds in homebuyer assistance. Actions:* The City invested \$232,104 in HOME funds in homebuyer assistance. These funds assisted 16 first-time homebuyers. The City additionally invested \$30,000 in the Home of Your Own (HOYO) program which provides down payment, closing costs, and/or rehabilitation for disabled, first-time homebuyers.

*Consider supportive service needs for low-income elderly and persons with disabilities when investing available funds. Actions:*

**Table 2 – Permanent Housing Activities for Low-Income Elderly and Persons with Disabilities**

Program	Amount Budgeted*	Amount Spent	Purpose	Number Served
Community Living Opportunities	\$ 26,700	\$ 31,066	Unit Upgrade	52
Douglas County AIDS Project	\$ 10,380	\$ 10,380	Housing Assistance	23
Independence, Inc.	\$ 20,000	\$ 22,477	Accessibility Modifications	10
<b>Total</b>	<b>\$ 57,080</b>	<b>\$ 63,923</b>		<b>85</b>

*NOTE: Amount Budgeted does not always match the 2000 Investment Summary because some projects extend over more than one program year.*

*Continue to invest funds in rehabilitation, weatherization and emergency loans.* **Actions:** The City spent a total of \$137,207 on comprehensive housing rehabilitation for existing homeowners and first-time homebuyers. Federal regulations on rehabilitation of properties containing lead-based paint reduced the number of projects the City was able to undertake. Weatherization projects used a total of \$26,264 through a program administered by the City and \$6,322 through a program administered by the Corporate Volunteer Council of Douglas County. The City expended \$31,092 on furnace loans, and \$43,852 on emergency loans (see *Table 4A*, page 5).

*Secure more tenant based rental assistance.* **Actions:** The City invested \$99,982 in tenant based rental assistance, administered by the Lawrence-Douglas County Housing Authority (LDCHA). Of this amount, \$84,982 went to rental units and \$15,000 to LDCHA administrative expenses. This money provided housing for 65 families in 2000. The City certified compliance with the Consolidated Plan to LDCHA for applications for additional tenant based rental assistance.

*Encourage landlords to accept tenants with low, stable incomes and good rental histories.* **Actions:** LDCHA held landlord workshops to encourage landlords to accept tenants who receive rental assistance. Landlords of Lawrence encourages landlords to accept tenants with low, stable incomes and good rental histories. This organization promoted these beliefs and enhanced landlord/tenant education at their annual Landlord Fair. The City assisted with advertising costs of \$675 from CDBG funds.

## REVITALIZED NEIGHBORHOODS

Promote neighborhood improvement. **Actions:**

**Table 3 – Neighborhood Activities**

Program	Amount Budgeted*	Amount Spent	Purpose	Number Served
Brook Creek Neighborhood	\$ 5,154 200	\$ 5,250 Cancelled	Operations / Coordinator / Cleanup Re-zoning: Indust. to Single Family	2,893
East Lawrence Neighborhood	\$ 6,985	\$ 5,794	Operations / Coordinator	2,264
	**	\$ 30	Alley Lighting	
	**	\$ 22,435	Hobbs Memorial	
North Lawrence Neighborhood	\$ 5,558	\$ 3,715	Operations / Coordinator / Cleanup	1,942
	\$ 2,500	\$ 15,471	Sidewalk Installation	
	**	320	Neighborhood Watch Signs	
Oread Neighborhood	\$ 10,188	\$ 8,149	Operations / Coordinator / Cleanup	5,657
	\$ 4,100	\$ 4,778	Topography/ Survey--12 <sup>th</sup> St. Steps	
	\$ 200	\$ 253	Dumpster Pad Installation	
	\$ 2,450	\$ 2,450	Sidewalk Replacement	
Pinckney Neighborhood	\$ 6,884	\$ 4,495	Operations / Coordinator / Cleanup	3,315
Habitat #4 <sup>1</sup>	\$ 400,000	\$ 342,014	Infrastructure	
<b>Total</b> (excluding shaded areas)	<b>\$ 34,969</b>	<b>\$ 27,403</b>		<b>16,071</b>
<b>Total</b> (including shaded areas)	<b>\$ 441,865</b>	<b>\$ 417,604</b>		

*NOTE: Amount Budgeted does not always match the 2000 Investment Summary because some projects extend over more than one program year.*

*\*\*Budgeted previously.*

*See **Table 4B** for neighborhood activities related to improving existing housing stock.*

*<sup>1</sup>Housing partnership between City, Habitat for Humanity, and Tenants to Homeowners located at 17<sup>th</sup> and Atherton Court.*

Improve existing housing stock. **Actions:**

**Table 4A – Activities to Improve Existing Housing Stock**

Program	Amount Budgeted*	Amount Spent	Purpose	Number Served
Comprehensive Housing Rehab / HOOT Rehab	\$ 340,000	\$ 120,573 ●	Construction Costs Program Delivery	15
Weatherization	\$ 35,000	\$ 26,264	Grants for attic insulation, storm windows and weather-stripping of entry doors	26
	*^	\$ 6,322	Corporate Volunteer Council	9
Furnace Loans	\$ 25,000	\$ 31,092	No-interest loans up to \$3,500	14
Emergency Loans	\$ 25,000	\$ 43,852	No-interest loans up to \$3,500	14
Demolition and Clearance	\$ 20,000	\$ 4,398	Voluntary removal of unsafe structures and dangerous trees	6
Delivery of Programs	\$ 200,000	\$ 200,676	Salaries and program costs	NA
Tenants to Homeowners	\$ 121,550	\$ 92,672	Property acquisition and rehabilitation	3
	\$ 36,000	\$ 36,000	Studio 804 – Land acquisition (1603 Random Road)	1
Independence, Inc.	\$ 20,000	\$ 22,477	Accessibility modifications in rental housing	11
<b>Total</b>	<b>\$ 822,550</b>	<b>\$ 584,326</b>		<b>99</b>

*NOTE: Amount Budgeted does not always match the 2000 Investment Summary because some projects extend over more than one program year.*

*\*^Budgeted in 1993.*

●Federal regulations on rehabilitation of properties containing lead-based paint reduced the number of projects the City was able to undertake.

**Table 4B – Activities to Improve Existing Housing Stock by Target Neighborhood**

<b>Program</b>	<b>Amount Spent</b>	<b>Purpose</b>	<b>Number Served</b>
Brook Creek Neighborhood	\$ 0	Comp Housing Rehab	0
	25,718	HOOT Rehab	2
	13,469	Emergency Loans	4
	9,760	Furnace Loans	3
	4,088	Weatherization	5
	1,023	Demolition and Clearance	1
	49,934	Homebuyer Assistance	4
East Lawrence Neighborhood	\$ 21,882	Comp Housing Rehab	1
	0	HOOT Rehab	0
	4,126	Emergency Loans	3
	7,379	Furnace Loans	3
	3,815	Weatherization	3
	184	Demolition and Clearance	1
	0	Homebuyer Assistance	0
North Lawrence Improvement	\$ 8,200	Comp Housing Rehab	1
	175	HOOT Rehab	1
	7,595	Emergency Loans	2
	2,550	Furnace Loans	1
	1,650	Weatherization	2
	376	Demolition and Clearance	2
	0	Homebuyer Assistance	0
Oread Neighborhood	\$ 0	Comp Housing Rehab	0
	0	HOOT Rehab	0
	0	Emergency Loans	0
	3,826	Furnace Loans	1
	2,479	Weatherization	1
	1,830	Demolition and Clearance	1
	0	Homebuyer Assistance	0
Pinckney Neighborhood	\$ 0	Comp Housing Rehab	0
	16,411	HOOT Rehab	2
	3,800	Emergency Loans	1
	2,100	Furnace Loans	1
	1,006	Weatherization	2
	0	Demolition and Clearance	0
	60,551	Homebuyer Assistance	4
Neighborhoods At Large	\$ 0	Comp Housing Rehab	0
	48,188	HOOT Rehab	8
	18,571	Emergency Loans	6
	10,982	Furnace Loans	6
	13,228	Weatherization	9
	985	Demolition and Clearance	1
	121,619	Homebuyer Assistance	8
<b>Total</b>	<b>\$ 467,500</b>		<b>90</b>

*NOTE: Amount Budgeted does not always match the 2000 Investment Summary because some projects extend over more than one program year.*



*Encourage neighborhood associations.* **Actions:** The City continued to fund the operating expenses and coordinator salaries of their five target neighborhoods (Brookcreek, East Lawrence, North Lawrence, Pinckney, and Oread). Additionally, City staff continues to work with East Lawrence on the implementation of the East Lawrence Conservation Strategy.

*Improve mobile homes and mobile home parks.* **Actions:** Neighborhood Resources provided emergency loans to three mobile home owners for emergency repairs.

*Continue crime prevention.* **Actions:** The Lawrence Police Department continued various crime prevention activities, such as the Citizen's Academy. No CDBG funds were used in the Police Department's budget.

*Ensure that housing complies with the Uniform Housing Code.* **Actions:** The City Codes Enforcement Division enforces City codes concerning the construction and maintenance of structures within the City. The 1997 Addition of the Uniform Housing Code was adopted with amendments, during the 2000 program year. The Codes Enforcement Division did not utilize CDBG funding.

*Favor mixed-income development.* **Actions:** No activities occurred toward this objective during program year 2000 with CDBG or HOME funds, but the City continues to support this idea for housing development.

*Meet American Disabilities Act and Fair Housing Act requirements.* **Actions:** Four City departments have responsibilities that ensure the City meets ADA and Fair Housing requirements: Planning; Neighborhood Resources; Human Relations/Human Resources; and Public Works. Ordinances in Lawrence are substantially equivalent to federal law; thus, citizens can look to the City for civil rights enforcement. Financial support for these activities comes from the City general fund budget.

*Support public/private partnerships.* **Actions:** Lawrence supported public/private partnerships in a number of ways in program year 2000.

The Homeowners Out of Tenants (HOOT) program is a public/private partnership designed to provide opportunities for low- and moderate-income families to purchase homes. City staff, local lenders and Tenants to Homeowners, Inc. coordinate HOOT activities. Tenants to Homeowners, Inc., is a Community Housing Development Organization (CHDO) and receives HOME funds from the City entitlement. Both HOME and CDBG funds support the homebuyer program. Banks participate through financial commitments.

Tenants to Homeowners, Inc., carries out other affordable housing activities with City support, sometimes including other partners such as Habitat for Humanity, Inc. In 1999, the City donated land for the Habitat #4 Addition, which is a 25-unit housing project. Development of the project by Tenants to Homeowners, Inc., and Habitat for Humanity, Inc. will begin in the 2001 program year. Tenants to Homeowners will build 10 homes and Habitat will build 15. During the 2000 program year, \$342,014 was expended on infrastructure improvements.

The City used \$38,626 in CDBG funds to purchase two dilapidated properties. These properties will be utilized in future partnerships to develop additional low- to moderate-income housing.

**Table 5 – Progress Toward Long-Term Goals**

Goals	'94 to '99	'99 to 2004	10 Year Total	Progress 1994 to 2000	Remaining		
					5 yr	10 yr	Total
Elderly	100	100	200	70 tax credit units 24 LDCHA units	6	100	106
Frail Elderly	100	100	200		100	100	200
SMI Units	10	20	30	39 LDCHA units total, plus 10 Bridges units	0	0	0
Developmentally Disabled	3	10	13	56 CLO units for rehabilitation	0	0	0
Other Chronic Illnesses	2	4	6		2	4	6
Homeowner Rehabilitation	70	150	220	141 units	0	79	79
Homebuyer Program	100	100	200	122 units	0	78	78
Rental Rehabilitation	25	25	50	2 units	23	25	48
Rental Assistance	125	125	250	HOME funds to LDCHA provided sufficient assistance for 188 families	0	62	62
Accessibility Modifications	60	83	143	51 units were modified through the Independence, Inc.	9	83	92
Additional Family Rental Units	75	75	150	Tax credits - 160 units	0	0	0
<b>Total</b>	<b>670</b>	<b>792</b>	<b>1462</b>	<b>861</b>	<b>140</b>	<b>531</b>	<b>671</b>

## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

The Analysis of Impediments to Fair Housing Choice (AI) references a University of Michigan study, which concluded that Lawrence is the fifth least segregated city in the United States. Lawrence continues to do well in avoiding systemic impediments to fair housing choice. In order to maintain this high performance, the AI set six goals:

- *The City will continue to fund the Human Relations/Human Resources Department in order to provide education and resources on fair housing, along with a forum for citizen support in cases of housing discrimination. **Actions:*** The Human Relations/Human Resources Department was funded in the 2000 City budget at \$292,719. In 2000, LHR/HRD investigated discrimination complaints and worked towards resolution thereof. The department responded to 576 inquiries from citizens and members of the business community seeking educational and technical assistance on housing matters not involving violations of Title VIII of the Civil Rights Act of 1968. The department expanded their current Website to provide additional information regarding fair housing rights under Chapter X of the City of Lawrence Code ([www.lawrencehumanrelations.org](http://www.lawrencehumanrelations.org)). Additionally, The Human Relations Commission will continue its efforts to support and enhance fair housing activities.

The City further promoted fair housing by assisting the Landlords of Lawrence with \$675 for advertising of their annual Landlord Fair.

- *The Human Relations Commission will continue to be active during the program year. **Actions:*** Human Relations Commission activities include timely and thorough investigations of housing discrimination complaints, dissemination of fair housing information, and promoting contact with the public on fair housing issues through website development, paid commercial advertising, and community cable advertising. Activities also include establishing partnerships with other social service agencies and organizations that advocate and enforce fair housing laws and introducing innovative strategies to further fair housing opportunities.
- *The Lawrence-Douglas County Housing Authority will continue to assure racial disbursement in Public Housing. **Actions:*** As has been the practice in the past, the LDCHA maintains a racial disbursement map of its public housing units in order to ensure diversity throughout the units.
- *The Lawrence-Douglas County Housing Authority will provide services designed to meet the challenges the elderly, disabled or families might encounter which could put their housing at risk, and solicit resident participation in planning to assure programs meet residential needs. **Actions:*** LDCHA funded its Resident Services Program consisting of a staff of five. Four service coordinators are working out of the Edgewood office and one is working out of the Babcock office.

- *Neighborhood Resources will support fair housing through continued emphasis on affordable housing activities.* **Actions:** Neighborhood Resources continued the emphasis on affordable housing (see *Permanent Housing*, page 2; and *Support Public/Private Partnerships*, page 7).
- *Neighborhood Resources will continue to require grant and loan recipients to certify compliance with fair housing policies.* **Actions:** Neighborhood Resources required compliance with fair housing policies.

The AI indicates that Lawrence has done well in avoiding systemic impediments to fair housing choice, though affordability remains a substantial challenge. City ordinances, regulations, administrative policies, procedures or practices do not tend to impede housing choice. Lawrence has demonstrated its commitment to fair housing by expanding the protected classes beyond those required by federal law to include sexual orientation as a class protected by ordinance from housing discrimination.

## **AFFORDABLE HOUSING**

Lawrence continues to make progress toward the specific objective of providing affordable housing and has met or exceeded the goals set out in the Consolidated Plan (see *Emergency Housing*, page 1; *Transitional Housing*, page 2; *Permanent Housing*, page 2; *Revitalized Neighborhoods*, page 4; and *Table 5 - Progress Toward Long-Term Goals*, page 8).

CDBG and HOME funds assisted a total of 179 low- and moderate-income households with affordable housing efforts in program year 2000. All families that received tenant based rental assistance were low-income.

A Housing Trust Fund was established in 2000 with an initial investment of \$500,000. The fund will be used to assist with affordable housing. The Housing Trust Fund Board will be in place in 2001.

Lawrence met “worst-case” rental needs through tenant based rental assistance and “worst-case” homeowner assistance through comprehensive rehabilitation, weatherization, and emergency loans and furnace loans. Independence, Inc. administers a rental accessibility program for the City to address the needs of persons with disabilities. The program makes grants to individuals to modify rental residences to make the residence handicap accessible.

## **CONTINUUM OF CARE NARRATIVE**

The Continuum of Care includes a broad variety of programs and activities to address the needs of homeless persons in Lawrence. Some of these programs receive CDBG funding (see *Emergency Housing*, page 1; *Transitional Housing*, page 2; and *Appendix One, Continuum of Care Diagram*, page 29).

To address the needs of persons who need supportive housing, the City set aside \$150,000 of HOME money for TBRA with \$84,982 spent during program year 2000 on TBRA and \$15,000 spent on LDCHA Administration.

**Table 6 – Continuum of Care Activities**

<b>Program</b>	<b>Amount Budgeted*</b>	<b>Amount Spent</b>	<b>Purpose</b>	<b>Number Served</b>
Achievement Place for Girls	\$ 5,000 \$ 20,000	\$ 0* \$ 0*	Roof Replacement Exterior Siding Installation	0
Ballard Community Center	\$ ** \$ 29,355	\$ 10,065 \$ 0	Parking Lot Upgrade Roof Rplcmnt/Classroom Wall Rpr	3341
Boys and Girls Club	\$ 26,928	\$ 29,744	Fire Code Update / Roof Repair- Minor Imprvmnts / ADA Upgrade	1058
Brookcreek Learning Center	\$ 500	\$ 500	Exterior Painting	169
Community Living Opportunities	\$ 26,700	\$ 31,066	Unit Upgrade	52
Community Drop-In Center	\$ 20,000 \$ **	\$ 27,045 \$ 48,145	Operating Expenses Property Rehabilitation	426
Douglas County AIDS Project	\$ 10,380	\$ 10,380	Emergency Financial Assistance	28
Emergency Services Council	\$ 24,750	\$ 24,750	Housing Assistance	448
First Step House	\$ 8,614 \$ 9,800	\$ 8,614 \$ 0	Operating Expenses Boiler Replacement	88
Hannah's House Foundation	\$ 18,750	\$ 0■	Property Renovation	32
Hospice Care	\$ 5,000	\$ 5,000	Volunteer Program Support	97
Housing and Credit Counseling, Inc.	\$ 14,862	\$ 17,302	Tenant/Landlord Counseling and Education	466
Independence, Inc.	\$ 20,000 \$ 30,000	\$ 22,477 \$ 30,000	Accessibility Modifications Home of Your Own (HOYO)	10 2
Landlords of Lawrence	\$ 675	\$ 675	Housing Information Fair	180
Pelathe Community Resource Center	\$ 4,260 \$ 3,000	\$ 4,150 \$ 3,000	Furnace Replacement Housing Prgm. Director Salary	2212
Project Acceptance	\$ 5,000	\$ 7,080	Operating Expenses	119
Salvation Army	\$ 20,000	\$ 21,344	Operating Expenses – Shelter Feeding Program	167 7147
Social Service League	\$ 11,200	\$ 0■	Heating/Cooling System Upgrade	2139
WTCS, Inc.	\$ 14,000	\$ 14,397	Operating Expenses and Maintenance	241
<b>Total</b>	<b>\$ 328,774</b>	<b>\$ 315,734</b>		<b>18,422</b>

NOTE: Amount Budgeted does not always match the 2000 Investment Summary because some projects extend over more than one program year.

\*Agency not operating during the program year. Project cancelled.

\*\*Budgeted Previously.

■ Project not completed during the program year.

The City used CDBG funds for the Emergency Services Council for eviction and utility shut-off prevention. Housing and Credit Counseling, Inc. received \$14,862 from CDBG and \$2,000 from Emergency Shelter Grant (ESG) funds for landlord/tenant mediation and counseling. The City makes a consolidated application to the State of Kansas for ESG funds on behalf of several agencies.

All Lawrence shelters offer counseling and case management to assist their client's transition to permanent housing and independent living. For information about City investment in emergency shelters see *Emergency Housing*, on page 1.

### **LEVERAGING RESOURCES**

The City received an Emergency Shelter Grant (ESG) from the State of Kansas for \$53,882. ESG funds were used by seven agencies to provide facility rehabilitation, operations, essential services and homeless prevention. The City provided certifications of consistency with the Consolidated Plan to the Lawrence-Douglas County Housing Authority for Section 8 certificate applications, to Bert Nash for a supportive housing application, to Housing and Credit Counseling, Inc., for landlord/tenant mediation, and to Tenants to Homeowners for a state HOME grant application to construct accessible housing for first-time homebuyers. There were no other requests for certifications.

Lawrence funded a portion of the budget of 20 agencies, usually at 5 to 10% of the agency budget; thus, CDBG funds devoted to nonprofit agencies leveraged the \$315,734 spending to over five million dollars.

HOME match requirements were satisfied through cash from non-federal sources, forgone fees, donated labor, and donated construction materials (see *Appendix – HOME Match Report*, page 31).

## SELF-EVALUATION

The statutory purpose of CDBG funding is “Decent housing and a suitable living environment and expanding economic opportunities for principally low- and moderate-income persons.” The City of Lawrence accomplishments and plans carry out this purpose both in spirit and in action. *Step Up to Better Housing*, the city strategy, concentrates CDBG and HOME resources on affordable housing and revitalized neighborhoods with low- and moderate-income people as the beneficiaries. As shown in *Table 5 - Progress Toward Long-Term Goals*, page 8, Lawrence has made significant impact on identified needs. The balanced approach outlined in *Step Up to Better Housing* seems to be addressing needs in a very functional manner. It can also be seen by the coordinated efforts of advisory groups such as the Practitioners Panel. The Panel has strengthened the Continuum of Care each year.

The only significant barrier to have a negative impact on fulfilling the strategies and overall vision is that the money available is not sufficient to meet all the goals immediately. The City continues to make progress, but as the City grows, needs continue to grow as well.

Both the CDBG program and the HOME program are in good standing in all respects. Grant disbursements are timely and actual expenditures did not differ from letter of credit disbursements. Major goals are on target.



## **CDBG REQUIREMENTS**

All Lawrence activities support the *Step Up to Better Housing* strategy and the Continuum of Care. City CDBG spending supports all categories of housing needs identified in the Consolidated Plan. The City of Lawrence had no changes in program objectives. Activities benefited low- and moderate-income persons exclusively through direct assistance programs. At least 51% of residents receiving area-wide benefits were low-income or lived in areas declared slum and blight. Target neighborhoods have low- and moderate-income residents as follows according to the 1990 Census:

**Table 7 - Percent Low- and Moderate-Income Residents in Target Neighborhoods**

<b>Neighborhood</b>	<b>Percent Low/Mod</b>
Brook Creek	58%
East Lawrence	70%
North Lawrence*	48%
Oread	60%
Pinckney	54%
<b>Total City Population</b>	<b>49%</b>

*\*Designated as slum and blight.*

Lawrence pursued all resources that the City indicated it would pursue in the Consolidated Plan. The City provided certifications of consistency with the Consolidated Plan to the Lawrence-Douglas County Housing Authority for Section 8 certificate applications, to Bert Nash for a supportive housing application, to Housing and Credit Counseling, Inc., for landlord/tenant mediation, and to Tenants to Homeowners for a state HOME grant application to construct accessible housing for first-time homebuyers. There were no other requests for certifications. No action or willful inaction by the City hindered implementation of the Consolidated Plan.

The City did not use any funds outside the three national objectives and did not trigger any relocation cost. Lawrence did not use CDBG funds for economic development. No CDBG funds were used for any groups of limited clientele that did not fall within the categories of presumed limited clientele or did not meet low- and moderate-income guidelines. The City of Lawrence did not have a HUD-approved neighborhood revitalization strategy.

Program income is primarily generated by installment loan repayments from the Comprehensive Rehabilitation Loan Program and repayments of deferred comprehensive, emergency and furnace loans. No other program income was received during this program year.

**Table 8 - Rehabilitation Programs**

<b>Program</b>	<b>Units Committed</b>		<b>Units Completed</b>		<b>Additional Information</b>
Comprehensive Homeowner Rehabilitation Loans	4	\$50,467	2	\$ 30,082	No-interest loans forgiven up to 50% after seven years. Clients under 62 years old must make payments of \$50 each month.
HOOT First-time Homebuyer	16	\$230,192	16	\$232,104	No-interest loans forgiven up to 50% after seven years.
HOOT Comprehensive Rehabilitation	15	\$102,726	13	\$ 90,491	No-interest loans forgiven up to 50% after seven years.
Emergency Rehabilitation Loans	16	\$ 45,822	14	\$ 43,852	No-interest loans up to \$3,500 with no payments until the recipient ceases to be the owner/occupant.
Furnace Loans	20	\$ 44,439	15	\$ 31,092	No-interest loans up to \$3,500 with no payments until the recipient ceases to be the owner/occupant.
Weatherization	26	\$ 26,753	22	\$ 26,264	Grants for attic insulation, storm windows and entry door weather-stripping.
Community Living Opportunities	7	\$ 26,700	7	\$ 31,066	Facility rehabilitation grant for a supportive housing program.
Corporate Volunteer Council of Douglas County	0	\$ 0	15	\$ 6,322	Grant for supplies for rehabilitation projects carried out by volunteers.
Independence, Inc.	12	\$ 28,281	10	\$ 22,477	Accessibility improvements to rental properties.
<b>Total</b>	<b>116</b>	<b>\$ 555,380</b>	<b>114</b>	<b>\$ 513,750</b>	

## **FINANCIAL SUMMARY GRANTEE PERFORMANCE REPORT**

Blank for FinSum report

Blank for FinSum report

## **HOME REQUIREMENTS**

*Step Up to Better Housing* divides the Lawrence activities into four areas: emergency housing, transitional housing, permanent housing and revitalized neighborhoods. In program year 2000, the City dedicated HOME funds to transitional and permanent housing. The Lawrence-Douglas County Housing Authority administered the transitional housing funds in the form of TBRA (\$77,255) and administrative expenses (\$11,250). Permanent housing spending was as follows:

- Tenants to Homeowners CHDO set-aside of \$121,550. HUD requires that 15% of HOME funds go to a nonprofit Community Housing Development Organization (CHDO).
- Tenants to Homeowners Operating Expenses of \$27,450.
- Homebuyer Assistance for \$232,104, which helped purchase 16 units. The homebuyer program is a partnership with Tenants to Homeowners and local banks.

## **HOME MATCH SUMMARY**

HOME match requirements were satisfied from a variety of sources as listed below. Also, see *Appendix - HOME Match Report*, page 31.

- \$ 3,464 – Waived fee from Kansas Public Service for extending National Gas Distribution System and Pipe Natural Gas into Habitat #4 Addition at 17<sup>th</sup> & Atherton Court.
- \$ 2,103 – Waived building permit fees for Habitat #4 Addition.
- \$ 1,045 – Cash donations to Tenants to Homeowners and Studio 804 for housing project at 1603 Random Road.
- \$ 1,863 – Retail discounts and waived building permit fees for 1603 Random Road.
- \$ 69,145 – Donated labor and construction materials for 1603 Random Road.
- \$ 150 – Donated materials for 1602 Random Road.
- \$ 300 – Donated labor for 1602 Random Road.
- \$ 6,000 – Discounted services from Clovis Construction for Habitat #4 Addition.
- \$ 7,000 – Cash contribution from Robert Embers for Tenants to Homeowner's project at 442 Forrest.
- \$199,284 – Cash donations to Habitat for Humanity during the 2000 fiscal year.
- \$ 2,256 – In-kind donations to Habitat for Humanity during the 2000 fiscal year.
- \$ 63,000 – Donated labor on three separate Habitat for Humanity houses during the 2000 fiscal year.
- \$160,582 – Cash donations to Habitat for Humanity during the 1999\* fiscal year.
- \$ 9,559 – In-kind donations to Habitat for Humanity during the 1999\* fiscal year.
- \$105,000 – Donated labor on five separate Habitat for Humanity houses during the 1999\* fiscal year.

*\*Erroneously omitted in the 1999 HOME Match Report.*

**FORM-4107, CONTRACTS AND SUBCONTRACTS WITH MINORITY BUSINESS ENTERPRISES AND  
WOMEN'S BUSINESS ENTERPRISES**

Blank for report



Blank for page 2 of report

### **ON-SITE INSPECTIONS OF AFFORDABLE RENTAL HOUSING ASSISTED UNDER HOME**

The Lawrence-Douglas County Housing Authority (LDCHA) Rental Assistance Programs department operates an inspection program designed to ensure that units subsidized through grants administered by the LDCHA meet the most stringent inspection criteria, while at the same time allowing for an adequate supply of affordable rental housing available to low-income families. The program features inspection criteria that is a combination of federal Housing Quality Standards (HQS) criteria and local minimum housing codes for existing housing. The LDCHA has had approval from HUD to enforce a combination of federal HQS criteria and local codes since 1992. Units must pass an initial inspection before the LDCHA enters into a contract with the owner and begins paying subsidy on behalf of the tenant family. The LDCHA Housing Inspector performs initial inspections. Three months after the family moves in, the unit is inspected by the LDCHA Initial Occupancy Specialist as part of the LDCHA's HQS Quality Control Inspection Program. Thereafter, the unit is inspected annually in conjunction with the anniversary date of the lease, and must pass the annual inspection for the owner to continue receiving housing assistance payments. Owners, tenants, or LDCHA staff may request an inspection of the unit at any time.

All units are inspected to the same standard criteria. Owners are required to correct failing conditions within 30 days, or 24 hours for life threatening conditions. Payment of housing assistance is abated and housing assistance payment contracts with the owner are terminated if units are not repaired within the required time. Tenants that cause a unit to fail inspection and are given lease violation notices by the owner, may have their housing assistance terminated if they do not correct the lease violation and their lease ends because of damages to the unit.

### **HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) FUNDS**

The City of Lawrence is not an entitlement city for HOPWA funds.

### **EMERGENCY SHELTER GRANT (ESG) FUNDS**

The City of Lawrence is not an entitlement city for ESG funds.

### **PUBLIC PARTICIPATION REQUIREMENTS**

The City expended \$6,363 on Citizen Participation Activities which included publication of dates and times of public hearings. The City of Lawrence made the Annual Performance Report available to the public for examination and comment. A copy of the Annual Performance Report submitted to HUD, including a summary of public comments received, is available for examination by the public upon request.

NOTICE OF PUBLIC HEARING FOR THE  
CITY OF LAWRENCE  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and  
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAMS

The City of Lawrence Neighborhood Resources Department will conduct an annual public hearing on its Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs with the Neighborhood Resources Advisory Committee on **Thursday, September 27, 2001, at 6:30 P.M.** in the City Commission Chambers, First Floor, City Hall, 6 East 6<sup>th</sup> Street.

The annual hearing is intended to provide the following:

1. A discussion of the City's performance in implementation of past CDBG and HOME activities, especially those funded during the past program year. The Consolidated Annual Performance and Evaluation Report (CAPER) will be completed and will be submitted to the U.S. Department of Housing and Urban Development (the federal agency which funds the program) by October 31, 2001. Copies of the performance report will be available for review on September 13, 2001, in the Neighborhood Resources Department, 1 Riverfront Plaza, Level 1, Suite 110. The written comment period for the CAPER will be thirty (30) days from the date of the hearing, until October 27, 2001. Written comments may be sent to the Neighborhood Resources Department, P.O. Box 708, Lawrence, KS 66044 or emailed to mswarts@ci.lawrence.ks.us.
2. General information about the CDBG and HOME programs, as well as the Consolidated Plan, including a discussion about the primary objectives of the programs, the "Step Up to Better Housing Strategy", and past and projected funding levels.
3. A forum for suggested future CDBG and HOME activities for the upcoming program year (August 1, 2002 to July 31, 2003), and to discuss procedures for making proposals for CDBG or HOME funded activities.
4. An opportunity for Lawrence citizens, public agencies, and other interested parties to express and discuss their opinions about the needs of low and moderate income persons, housing and community development needs, and other needs in Lawrence they feel are important.
5. A review of demographic data in the community to determine priority needs.

## **PUBLIC HEARING MINUTES**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
HOME INVESTMENT PARTNERSHIPS (HOME) PUBLIC HEARING  
and  
CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT (CAPER)  
SEPTEMBER 27, 2001**

Barnhill opened the Public Hearing at 6:30 p.m. and began with introductions of the Committee and Staff. Barnhill stated that the Public Hearing would consist of a discussion of the Consolidated Annual Performance and Evaluation Report (CAPER) and other pertinent information related to the CDBG and HOME programs.

Barnhill stated that public comment would be limited to three minutes per individual.

Swarts noted that copies of the CAPER were available.

Swarts stated that revisions were made to the Financial Summary, pages 18 and 19. The unliquidated obligation changed slightly but total expenditures did not change. Page 20 is still being revised and will consist of more detail about the HOME match summary.

The CAPER is a summary of the goals and achievements that have been accomplished through the year as originally detailed in the Consolidated Plan. The public hearing will begin a 30-day written comment period. The final CAPER will include all written comments that are received.

The CAPER will be delivered to the HUD office before the October 31, 2001, deadline.

Ebey asked if there was an anticipated increase in projects to address the long-term goals on page eight for frail elderly, other chronic illnesses, or rental rehabilitation? Swarts responded that there have not been any projects addressing those unmet goals. There have been proposals to provide housing for persons with chronic illnesses. The rental rehabilitation program was discontinued due to lack of interest by landlords.

Ebey asked why all the Comprehensive and HOOT Comprehensive Rehabilitation funding was not used. Swarts stated that it was due to the implementation of new Lead Hazard Reduction Regulation. Staff has been attending training on the regulations. Educating staff and contractors takes time. Additionally, due to this regulation and the increased costs of rehabilitation, the Department was unable to undertake many projects. It is anticipated that production will increase in the 2001 program year.

Ebey commented that he thought the lead hazard regulations were suspended due to the lack of licensed inspectors. Swarts noted that the regulations are in effect. Two rehabilitation staff members have been trained to be Risk Assessors and Lead Paint Inspectors. The Lead hazard issue is problematic and many cities are not addressing some rehabilitation projects because of liability and increased costs. The CDD Staff is trying hard to incorporate the regulations into the rehabilitation program.

#### Public Comment

Deborah Paige-Adams, Tenants to Homeowners Board Member, stated that she supports the efforts of Tenants to Homeowners in providing low-income housing opportunities.

Bob Mikesic, TTH Board Member, thanked the Committee for funding TTH to provide affordable housing for persons with disabilities. Additionally, he noted that he appreciated the funding that is received for the Independence Inc. Accessibility Program.

Jennifer Raoul, Van Go Mobile Arts, asked how gaps are identified. Specifically Raoul asked for clarification on how social service agencies are identified in terms of neighborhood revitalization and if only target neighborhoods are considered. Swarts responded that currently allocations are made based on the "Step Up To Better Housing" strategy. With regard to social service agencies, if they do not provide housing or housing related services, allocations would consist generally of revitalization of agency structures located in target neighborhoods.

There being no further public comment, Barnhill closed public comment.

Ebey moved to adjourn. de Vries seconded the motion, which passed 6-0-0.

Meeting adjourned at 7:00 pm.

## WRITTEN COMMENTS

From: HILDA L ENOCH [henoch@juno.com]  
Sent: Monday, October 22, 2001 7:17 AM  
To: mswarts@ci.lawrence.ks.us; llorddunn@aol.com;  
vtorres@ci.lawrence.ks.us; mike@mikerundle.org;  
mwildgen@ci.lawrence.ks.us  
Cc: Laurie\_A.\_Bedlington@HUD.GOV; Henoch@juno.com;  
cnau@ci.lawrence.ks.us; reb124@sunflower.com;  
kirk\_schuetz@usc.salvationarmy.org; cedwards@dccca.org;  
sshari-7@webtv.net; marydale@sunflower.com; maeaster@sunflower.com;  
gmiller@bertnash.org  
Subject: re Consolidated Annual Performance and Evaluation Report

To the Neighborhood Resources Board, Practitioners' Panel and our City  
Commission:

### CITIZEN COMMENTS ON OUR CONSOLIDATED HOUSING PLAN AND PERFORMANCE

I would like to comment, during this 30-day Citizen Comment Period, on our City's Housing and supportive services efforts, with regard to the needs of our homeless citizens, and the funds made available to our Community through CDBG and our HOME Program. I was sorry I could not attend the Sept. 27 Public Hearing, but it was held on Yom Kippur, the holiest day in our Jewish calendar--a fact that I had made known to our Neighborhood Resources Board on Sept. 7--in hopes that a change in this Public Housing meeting could accommodate needs of interested minority citizens... Some-times I feel that the convenience of the Board is given priority over the citizens it is there to serve. I note that only three people were present to supply public comment, and that the entire meeting was over in a half-hour--at 7 p.m.--which is the usual time public community meetings commence--when they truly invite and encourage the public's attendance. In general, the meetings of our Neighborhood Resources Board, beginning at 5:30 p.m. and lasting until 7 p.m. (over most citizens' dinner hours) is not really conducive to community participation--and does not really give the Community the feeling that their comments and participation are welcome or encouraged. I have asked on a number of occasions that the time of this important community board not be scheduled over the dinner hour--but, to no avail.

I have been a member of a Lawrence Coalition on Homeless Concerns for at least a decade now. We have pleaded with our City to take leadership of the need for a shelter for our hardcore homeless citizens, whose numbers have increased considerably over the years. Each year, our funds have gone only to the Salvation Army--and that is to run a most minimal shelter for little more than half the year, and only from 9 p.m to 7 a.m. when it is open for the coldest months of the winter. And then, our most vulnerable homeless citizens are turned away by the breathalyzer at the door--or in some cases, that indignity they are subjected to. Most people, and surely, those of the medical community, recognize alcoholism as a disease in need of treatment--not isolation and expulsion into the elements year-round! --The Salvation Army also has been given CDBG money to clear land that, to date, has not been used for clearing...



True, in the last two years, a Community Drop-In Center has sprung up, thanks to support from CDBG, to add a few day-time hours when people have a welcoming place to come in out of the cold. Piecemeal, a number of well-meaning citizens are trying to fill in the gaps in services here. But, this Community continues to wait, year after year, for a full-service shelter "to appear" and takes no initiative to bring one into being. I say we are frittering away the million plus dollars we have coming in each year by not tackling our major problem here: we have people walking our streets, in the heat of our summers, in our rain and wind, in the cold and in the snow, with no place to sleep!

We need an Open shelter, with a place for every one in need to lay his/her head down. It should be a welcoming place, not judgmental. A wing of it should strive to help people with alcohol and substance abuse problems who, when feeling accepted, can begin to work on their most dire problems. A social-detox center can only succeed where a certain amount of trust and support has been established. As a community, we continue to look the other way--AND to turn our funds over to the Salvation Army whose avowed purpose is to turn these people away!

Together, there are a number of creative solutions that this Community could come up with. For example, with our temperatures in the hundreds day after day, a number of citizens from our Coalition, with the help of two of our churches, ran an open shelter, averaging forty people a night, on almost no funds and volunteer help. People from our homeless community were very grateful, and no problems arose. The Salvation Army finally agreed to open a month early--providing that the City allocate them \$10,000 to do so! (They had already gotten emergency funds for new air conditioners from CDBG though they never opened in the summer to serve our homeless population.)

We have on our Neighborhood Resources Board two landlords who have taken considerable leadership, both in their Landlords' Association and on our Neighborhood Resources Board. They are surely cognizant of our dire housing needs. They also are aware that there are, among our landlords, considerable of their units that are empty AT THIS TIME--with winter upon us! Surely, we ought to find some creative arrangements to fill these empty apartments which are, at present, not bringing in any rent, and could alleviate the plight of our homeless citizens. It is cheaper to use the housing units we have than to build others--and with classes, such as our LHA and Tenants to Homeowners conduct, we ought to be able, working together, to see that these apartments are appropriately taken care of. With leadership from our Landlords, and support from our Neighborhood Resources Board and our Homeless Coalition, we should be able to alleviate the plight of at least some of our homeless citizens. For the rest, there ought to be, of our many City Recreational facilities or our City Hall itself, some place to open for those individuals, who will be, without our collective, concerted efforts, without a place to be this winter.

Between 3 p.m., when the interdenominational nutrition kitchen closes, and 9 p.m. when the Salvation Army opens its doors to those who can qualify, we have many hours that people have no shelter. The City could provide bus coupons, at least for some to get to Acceptance House at 407 Maine St.--and then back downtown to the Salvation Army at 9 p.m. That would help on weekdays. --On weekends, we have no day-time shelter. From 7 a.m. to 9 p.m. Saturdays and Sundays, where are our homeless people to be all this winter??

Together, this Community could solve its homeless problem. For too many years now, we have not, together, mustered all of our resources, to do so. I, and those in our Coalition, are still working toward that to change. But, it will take the concerted effort and good will of our leaders and our resources to do so.

Respectfully submitted,

Hilda Enoch, 1500 El Dorado Dr.  
Lawrence, KS 66047

## **APPENDIX – CONTINUUM OF CARE DIAGRAM**

# City of Lawrence Continuum of Care for Housing and Homelessness 2001

A local adaptation of the HUD model

## Outreach, Intake, Assessment

Nearly all social service agencies conduct intake and assessment including Bert Nash-PATH, Community Drop-In Center, Douglas County AIDS Project, Independence, Inc., Project Acceptance, Pelathe Community Resource Center and Salvation Army.

**GAP:** Increased coordination is needed to reduce duplication of efforts in the provision of services and to increase availability of services.

## Emergency Shelter

First Step House / Hannah's House / Hearthstone / Salvation Army / The Shelter, Inc. / Women's Transitional Care Services

**GAP:** All but one of the shelters serves special populations. For the general homeless, there is no night shelter five months out of the year and limited day shelter. Specialized shelters do not have the resources to serve all their potential clients. When blood alcohol level is above .08 there is no shelter available.

**Emergency Shelter** – Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or specific populations of homeless individuals or families.

**Transitional Housing** – designed to provide housing and supportive services to the homeless with the purpose of facilitating movement to independent living within a specified time.

## Supportive Services

Ballard Center / Bert Nash / Brookcreek Learning Center / Community Drop-In Center / Cottonwood / Douglas County AIDS Project / Douglas County Legal Aid Society / Douglas County Senior Services / ECKAN / Emergency Services Council / First Step House / Hannah's House Foundation / Health Care Access / Hospice of Douglas County / Housing & Credit Counseling, Inc. / Independence, Inc. / Jubilee Café / Lawrence-Douglas County Housing Authority / LINK / Pelathe Comm. Resource Center / Project Acceptance / Project Lively / Salvation Army / Trinity Respite Care / Women's Transitional Care Services

**GAP:** Transportation (especially nights). Homeless Management Information System (HMIS) needs to be purchased and implemented.

## Transitional Housing

1409 Pelathe House / Achievement Place for Boys or Girls / Bert Nash - Bridges to Independence / Hannah's House / Lawrence-Douglas County Housing Auth. / O'Connell Youth Ranch

**GAP:** All but one of these agencies serve targeted populations, four serve only children. More transitional housing is needed for the general adult population, especially young adults ages 18-25.

## Permanent Housing

1411 Pelathe House / Accessible Residential Options / Home of Your Own (HOYO) / Homeowners Out of Tenants (HOOT) / Independence, Inc. Accessibility Program / Lawrence-Douglas County Housing Authority / Tenants to Home Owners Accessible Housing

**GAP:** Affordability.

## Permanent Supportive Housing

Accessible Residential Options / Bert Nash 911 House / Community Living Opportunities / Cottonwood / Lawrence-Douglas County Housing Authority

**GAP:** There is not enough permanent supportive housing in Lawrence.

Lawrence has a variety of social services, which may work with a person who needs housing, though none focus on homelessness exclusively.

*With the lack of a year-round emergency shelter, homeless often go directly from Outreach, Intake, Assessment to Supportive Services.*

## Revitalized Neighborhoods

Neighborhood Associations, Parks and Recreation, Lawrence Community Garden, Utilities, Public Works

## **APPENDIX – HOME MATCH REPORT**

Blank for Match report



## **APPENDIX – REPORT ON ACTIVITIES AND PERFORMANCE**



**CITY OF LAWRENCE**  
**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**  
And  
**HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

**REPORT ON ACTIVITIES AND PERFORMANCE**  
**AUGUST 1, 2000 THROUGH JULY 31, 2001**

The CDBG Program is federally funded through the U. S. Department of Housing and Urban Development (HUD). Funds are provided to the City for the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. The community development program is to be developed so as to give maximum feasible priority to activities that will benefit low and moderate-income families, or aid in the prevention or elimination of slums or blight.

The HOME Program is also federally funded through HUD. Funds are provided to the City for the development of affordable housing, both rental and owner-occupied for low and moderate-income people. Funds can be used for activities such as Tenant Based Rental Assistance (TBRA), First Time Homebuyer Programs, and Homeowner and Rental Rehabilitation. Additionally, the City funds a Community Development Housing Organization (CHDO), to own, develop, or sponsor affordable housing for low and moderate-income persons/families.

Five neighborhoods have been designated by the City as eligible for CDBG funded activities. These neighborhoods are Brook Creek, East Lawrence, North Lawrence, Oread, and Pinckney. Until March 1984, the Old West Lawrence neighborhood and Barker neighborhood had been eligible for CDBG funding. University Place neighborhood was eligible from 1988-1993. Each of these neighborhoods has formed an association so that residents and property owners may formally identify the needs of the neighborhood and suggest ways to improve the neighborhood. HOME funds are not targeted to specific neighborhoods, but must be used to assist low and moderate-income persons obtain affordable housing.

The City of Lawrence Citizen Participation Plan identifies the Neighborhood Resources Advisory Committee as the group to make recommendations regarding the overall program policy and assist in the review of funding grant proposals. The NR Advisory Committee consists of eleven members with one representative from each of the five target neighborhoods and six at-large members. The committee provides information to the City regarding neighborhood needs, and reviews and comments to the Community Development Division of the Neighborhood Resources Department on all proposals for CDBG and HOME funding as well as other program components. The committee also makes recommendations to the City regarding priorities among proposed activities for each yearly application.

The Practitioners Panel consists of approximately 25 persons from agencies that provide housing or housing services. The panel makes recommendations regarding housing policy, funding, and specific identified housing needs in the community.

The Grant Review Board reviews and takes action on applications for rehabilitation deferred loans and makes recommendations to the City regarding rehabilitation policies and procedures. This board consists of seven members. Five of the members represent target neighborhoods, and two members are chosen at large.

To date, HUD has approved Lawrence for CDBG and HOME funds as follows:

<b>CDBG</b>		<b>HOME</b>	
Year	Amount	Year	Amount
1975	\$529,000		
1976	529,000		
1977	529,000		
1978	736,000		
1979	788,000		
1980	839,000		
1981	805,000		
1982	696,000		
1983	766,000		
1984	726,000		
1985	723,000		
1986	612,000		
1987	615,000		
1988	585,000		
1989	608,000		
1990	578,000		
1991	660,000		
1992	704,000		
1993	1,021,000		
1994	1,111,000	1994	\$500,000
1995	1,148,000	1995	406,000
1996	1,121,000	1996	487,000
1997	1,106,000	1997	477,000
1998	1,068,000	1998	511,000
1999	1,074,000	1999	549,000
2000	1,075,000	2000	550,000
2001	1,125,000	2001	613,000
<b>TOTAL</b>	<b>\$21,877,000</b>		<b>\$4,093,000</b>

Attached is a summary of activities and projects that have been approved by the City and HUD. This summary reports on activities during the period August 1, 2000 through July 31, 2001.

Please feel free to ask questions about the program in general or specific activities. Every effort will be made to answers questions clearly.

If you want to apply for assistance or get more information about the CDBG/HOME programs, contact the Community Development Division of the Neighborhood Resources Department in 1 Riverfront Plaza, Level 1, Suite 110, or call (785) 832-3100.

Margene K. Swarts  
Community Development Manager  
Neighborhood Resources Department

## ACTIVITIES AUGUST 1, 2000 THROUGH JULY 31, 2001

### **CDBG**

#### 1. Homeowner Comprehensive Rehabilitation Deferred and Installment Loans

This program provided housing rehabilitation assistance to low and moderate-income owners of residential properties on a city-wide basis. Until July 1984, however, the program had only provided assistance to low and moderate-income homeowners in target areas. Beginning with the 1997 program year, the department again been giving first priority to low and moderate-income homeowners in target areas. A total of \$30,082 was spent on the rehabilitation of 2 homes. Adoption of federal lead hazard reduction regulations had a grave impact on the rehabilitation program during this program year.

Brook Creek	0	\$	East Lawrence	1	\$ 21,882
North Lawrence	1	\$ 8,200	Oread	0	\$
Pinckney	0	\$	At-Large	0	\$

#### 2. HOOT Comprehensive Rehabilitation Deferred Loans

This program provided housing rehabilitation assistance in conjunction with the HOOT (Homeowners Out of Tenants) First Time Homebuyer Program. Rehabilitation is provided with CDBG funds and down payment and closing costs are paid with HOME funds. A total of \$90,491 was spent on the rehabilitation of 13 homes for first time homebuyers.

Brook Creek	2	\$ 25,718	East Lawrence	0	\$
North Lawrence	1	\$ 175	Oread	0	\$
Pinckney	2	\$ 16,411	At-Large	8	\$ 48,188

#### 3. Emergency Loans

A total of 14 Emergency Loans were made this year to do minor fix-up and emergency repair - \$43,852.

Brook Creek	2	\$ 9,760	East Lawrence	3	\$ 4,126
North Lawrence	2	\$ 7,595	Oread	0	\$
Pinckney	1	\$ 3,800	At-Large	6	\$ 18,571

4. Energy-Efficiency Improvements - Furnaces

A total of 15 energy-efficient furnaces were installed this year - \$31,092.

Brook Creek	3	\$ 4,255	East Lawrence	3	\$ 7,379
North Lawrence	1	\$ 2,550	Oread	1	\$ 3,826
Pinckney	1	\$ 2,100	At-Large	6	\$10,982

5. Housing Weatherization

A. Grants are available to eligible owner-occupants of one and two unit residential properties for attic insulation, storm windows, caulking and weatherstripping. Twenty-two (22) homes were weatherized this year - \$26,264.

Brook Creek	5	\$ 4,088	East Lawrence	3	\$ 3,815
North Lawrence	2	\$ 1,650	Oread	1	\$ 2,479
Pinckney	2	\$ 1,006	At Large	9	\$13,228

B. Corporate Volunteer Council of Douglas County (CVCDC) Weatherization Volunteers made weatherization improvements and various other repairs for 15 recipients - \$6,322.

6. Accessibility Programs

A. Accessibility improvements were made to ten units through Independence, Inc. - \$22,477.

B. Two first time homebuyers were helped through the HOYO (Home of Your Own) program to purchase a home - \$30,000.

7. Clearance and Demolition

Six (6) properties had dilapidated sheds or buildings and/or dangerous trees removed - \$4,398.

8. Property Acquisition

Two properties were purchased - \$36,626.

9. Streets and Sidewalks

- A. New sidewalk was installed in North Lawrence at N. 3<sup>rd</sup>, Elm to Locust - \$6,832; and N. 7<sup>th</sup>, Locust to Maple - \$8,639.
- B. Neighborhood watch signs were installed in North Lawrence - \$320.
- C. Sidewalk replacement was completed in Oread - \$2,450.
- D. Dumpster pads were installed in Oread - \$253.
- E. Topography and survey was completed in Oread at 12<sup>th</sup> and Mississippi - \$4,778.
- F. Alley lighting was provided in the East Lawrence neighborhood - \$30.
- G. The Hobbs Park Memorial structure was moved and other repairs were made to the structure - \$22,435.

10. Miscellaneous Rehabilitation and Activities

- A. The parking lot was resurfaced at the Ballard Center - \$10,065.
- B. Facility improvements were made to the Boys and Girls Club, whose clientele number approximately 1058 - \$29,744.
- C. Exterior painting was completed at the Brook Creek Learning Center - \$500.
- D. Improvements were made to all seven units for Community Living Opportunities - \$31,066.
- E. Rehabilitation activities were completed at the Community Drop-In Center – \$48,145.
- F. A new furnace was installed at the Pelathe Community Resource Center - \$4,150.

11. Public Service Agencies

- A. Operating expenses were provided to the Community Drop-In Center, which provided a part time day shelter for 169 clients - \$27,045.
- B. Douglas County AIDS Project - Housing assistance payments were made for 28 persons diagnosed with AIDS - \$10,380.
- C. Emergency Services Council - 448 low income individuals/families with housing needs were assisted with deposits or payment of utility bills and funds were provided for the food pantry - \$24,750.
- D. Salary was paid for a Vocational Counselor to counsel the 28 clients of First Step House, a facility which houses women recovering from substance abuse, and their children - \$8,614.
- E. Hospice Care - Counseling and support was provided in 97 instances to families with terminally ill family members. Funds were used to pay the Volunteer Coordinator salary - \$5,000.
- F. Housing and Credit Counseling, Inc. provided education and mediation for 466 landlords and/ or tenants - \$17,302.
- G. Advertising funds were provided for the Landlords of Lawrence Information Fair, which included numerous fair housing activities - \$675.
- H. Housing Programs Director Salary was provided for Pelathe Community Resource Center - \$3,000.
- I. Operating expenses were provided to Project Acceptance, which provided respite care and a day shelter for 129 chronically mentally ill adults - \$7,080.
- J. Operating expenses for the Salvation Army emergency shelter that was open October, 1999 through April, 2000 – 167 persons - \$21,344.
- K. Women's Transitional Care Services - 241 persons received temporary assistance, shelter, support, and referral service. Funds were used to provide food and household supplies, utilities, and basic maintenance - \$14,397.

12. Neighborhood Association Support

The CDBG program funded the five target neighborhood associations for administrative functions, operating expenses, cleanups, and coordinators, as follows:

Brook Creek Neighborhood Assoc.	\$ 5,251
East Lawrence Improvement Assoc.	\$ 5,794
North Lawrence Improvement Assoc.	\$ 3,715
Oread Neighborhood Assoc.	\$ 8,149
Pinckney Neighborhood Assoc.	\$ 4,495

13. Administration, General Citizen Participation, and Fair Housing Activities

The CDBG administrative staff consists of four full time staff positions. Salaries and other administrative costs were \$226,627. Public hearings were held, educational articles, legal and public notices were published during the past program year - \$6,363.

14. Program Delivery

Delivery of all CDBG rehabilitation and capital improvement projects is accomplished with two full time staff positions. Salaries and other direct service costs were \$200,676.



## HOME

1. Lawrence Housing Authority – TBRA – 65 families were housed - \$84,982.
2. Lawrence Housing Authority – Administration - \$15,000.
3. Tenants to Homeowners, Inc. – CHDO Set-Aside – property acquisition and rehabilitation - \$121,550.
4. Tenants to Homeowners, Inc. – Operating - \$27,450.
5. Homebuyer Assistance – down payment and closing costs for 16 first time homebuyers in conjunction with the HOOT Program - \$232,104.

Brook Creek	4	\$ 49,934	East Lawrence	0	\$
North Lawrence	0	\$	Oread	0	\$
Pinckney	4	\$ 60,551	At Large	8	\$121,619