

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

AUGUST 1, 2005 TO JULY 31, 2006

**PREPARED BY THE
NEIGHBORHOOD RESOURCES DEPARTMENT**



Step Up to Better Housing

**CITY OF LAWRENCE ANNUAL PERFORMANCE REPORT
AUGUST 1, 2005 TO JULY 31, 2006
TABLE OF CONTENTS**

Assessment of Three- to Five-Year Goals and Objectives	3
Emergency Housing	3
Transitional Housing	4
Permanent Housing	5
Revitalized Neighborhoods	6
Affirmatively Furthering Fair Housing	12
Affordable Housing	15
Other Actions	15
Continuum of Care Narrative	16
Leveraging Resources	16
Self-Evaluation	17
CDBG Requirements	17
Financial Summary Grantee Performance Report	21
HOME Requirements	22
HOME Match Summary	22
Form 40107, Contracts and Subcontracts with Minority Business Enterprises And Women's Business Enterprises	24
On-Site Inspections of Affordable Rental Housing Assisted Under HOME	26
Housing Opportunities for Persons with AIDS (HOPWA) Funds	26
Emergency Shelter Grant (ESG) Funds	26
Public Participation Requirements	26
Notice of Public Hearing	27
Public Hearing Citizen's Comments	28
Written Comments	29
Appendix One - Continuum of Care Diagram	31
Appendix Two - HOME Match Report	33
Appendix Three - Report on Activities and Performance	37

City of Lawrence Annual Performance Report

AUGUST 1, 2005 TO JULY 31, 2006

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 \$145,545 in CDBG funds to address emergency shelter needs.

Table 1 – Emergency Housing Activities

Program	Amount Budgeted*	Amount Spent	Purpose	Number Served
Lawrence Community Shelter/The Salvation Army	\$ 53,365	5,545	Operating Expenses & Feeding Program	1347
The Salvation Army	\$ 0	140,000	Public Improvements – Future shelter site	0
Total	\$ 53,365	145,545		1347
*NOTE: Amount Budgeted does not match the 2005 Investment Summary because some projects extend over more than one 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 of Kansas in the amount of \$56,447. City staff also worked with the local Continuum of Care to prepare an application through the U.S. Department of Housing and Urban Development's 2006 Continuum of Care Supportive Housing (CoC SH) renewal grant for one overnight emergency shelter and one transitional housing program. The City of Lawrence awarded \$30,000 from its general fund to assist two emergency shelters with additional operating expenses related to 24/7 operations. Additionally, Neighborhood Resources staff shared grant opportunities they became aware of through grant search websites and newsletters with local housing, shelter, and service providers.

Endorse expansion efforts of well-managed existing shelters. **Actions:** In program year 2005, \$41,000 was expended on expansion efforts of existing shelters. In December of 2003 LOS opened the doors of their overnight emergency shelter and admitted those individuals not able to stay at The Salvation Army due to intoxication as well as other homeless persons. LOS has a capacity of 21.

In 2005, with assistance from the City's general fund, The Salvation Army was able to provide overnight, year-round shelter for the fourth consecutive year. Additionally, with the cooperation of the Lawrence Community Shelter (LCS), a 24/7 emergency shelter system was continued.

The City also allocated for Homeless Initiatives an additional \$160,000 from its general fund for a new homeless outreach team of four, two of which were placed at the shelters, and \$6000 for bus passes and work-related clothing and equipment to be dispersed by shelters and agencies serving the homeless.

In 2001, the City allocated \$140,000 in CDBG funding to Salvation Army for site preparation for a new shelter. Those improvements were completed and the \$140,000 spent in PY 2005.

TRANSITIONAL HOUSING

The Lawrence-Douglas County Housing Authority (LDCHA) operates a transitional housing program using HOME TBRA funds which serves approximately 120 individuals per year. Supportive services are provided by agencies that have entered into cooperative agreements with the LDCHA. Currently, the LDCHA has agreements with The Salvation Army's Project Able, Bert Nash's Community Mental Health Center, Independence, Inc., Pelathe Community Resource Center, the State Department of Social and Rehabilitation Services (SRS), Lawrence Community Shelter, Full Citizenship and Community Living Opportunities. The Douglas County Health Department, DCCCA, ECKAN and Cottonwood, Inc. work closely with the LDCHA to provide services to their clients. During the LDCHA's 2005 fiscal year (1/1/05 - 12/31/05) the Transitional Housing program served 65 families through a combination of funding from City and State HOME TBRA grants.

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 and worked on the Continuum of Care for the City of Lawrence through the Housing Practitioners Panel. The Panel continued to work in subcommittees addressing affordable housing, barriers to housing, and data collection issues. In order to provide more funding opportunities, the City renewed its membership to eCivis, software available via the Internet for finding grant opportunities, and continues to offer extended use of it to local non-profit organizations.

Consider transitional housing needs when investing available funds. **Actions:** The City budgeted \$200,000 of HOME funds for tenant based rental assistance, which is limited by HOME rules to two years of assistance per family. An additional \$20,000 was budgeted for administration of tenant based rental assistance.

Secure more tenant based rental assistance. **Actions:** As noted above, the City budgeted \$220,000 in tenant based rental assistance and administration, administered by the Lawrence-Douglas County Housing Authority (LDCHA). The City invested \$314,289 in tenant based rental assistance, administered by LDCHA. Of this amount, \$294,289 went to rental units and \$20,000 to LDCHA administrative expenses. In 2005, this money provided housing for 65 families, of which 58 were previously homeless. The City also certified compliance with the Consolidated Plan to LDCHA for applications for additional tenant based rental assistance.

Encourage landlords to accept tenants who receive rental assistance. **Actions:** The LDCHA presents recruiting and technical assistance in program participation workshops for landlords as well as providing landlords with resources for better management of their rentals. During 2005 the LDCHA maintained a web site with information about program participation for landlords. The LDCHA has also implemented changes in federal regulations allowing landlords more flexibility in program participation. Examples would be a landlord using his/her own lease documents; choosing not to renew leases at the end of fixed terms, and offering lease terms of less than 12 months. The LDCHA holds landlords harmless from loss of subsidy when tenants

are being evicted for lease violations in cases where the tenant is a participant in the LDCHA's Moving to Work Demonstration Program. The LDCHA screens all applicants against minimum renter suitability criteria.

PERMANENT HOUSING

Continue to invest funds in homebuyer assistance. **Actions:** The City invested \$152,610 in HOME funds in homebuyer assistance. These funds assisted seven first-time homebuyers. The City additionally budgeted \$30,000 in the Home of Your Own (HOYO) program, which provides down payment, closing costs, and/or rehabilitation for disabled, first-time homebuyers. Of this amount, \$23,000 was expended in the 2005 program year.

Consider supportive service needs for low-income elderly and persons with disabilities when investing available funds. **Actions:** The City spent a total of \$20,310 in CDBG funds on permanent housing activities for low-income, elderly, and persons with disabilities.

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

Program	Amount Budgeted*	Amount Spent	Purpose	Number Served
Independence, Inc.	\$ 20,000	\$ 20,310	Accessibility Modifications	10
Total	\$ 20,000	\$20,310		10
*NOTE: Amount Budgeted does not always match the 2005 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 \$98,180 on comprehensive housing rehabilitation for existing homeowners and \$29,139 on HOOT rehabilitation for first-time homebuyers. Weatherization projects used a total of \$36,861 through a program administered by the City. The City expended \$2,700 on furnace loans, and \$27,538 on emergency loans (see Table 4A, page 7).

Encourage landlords to accept tenants with low, stable incomes and good rental histories. **Actions:** In 2005 the LDCHA continued a four-part training program for renters called the Renter Education Program. The curriculum was formed in collaboration with Housing and Credit Counseling Inc. The course is provided free of charge for any LDCHA housing applicant. LDCHA continues to provide landlords with information on participating in rental assistance programs. From the inception of this program to the present 314 have attended; 252 individuals have successfully completed it. LDCHA also conducts quarterly seminars to provide landlords with information on participating in rental assistance programs and briefings for service agency staff on working with clients who have subsidized housing or are applying for subsidized housing.

Landlords of Lawrence, Inc. encourages landlords to accept tenants with low, stable incomes and good rental histories. This organization promoted these beliefs and enhanced landlord education by sponsoring a community wide Landlord-Tenant Information Fair.

Revitalized Neighborhoods

Promote neighborhood improvement. **Actions:**

Table 3 – Neighborhood Activities

Program	Amount Budgeted*	Amount Spent	Purpose	Number Served
Brook Creek Neighborhood	\$ 6,060	\$ 6,123	Operations / Coordinator / Cleanup	3,673
East Lawrence Neighborhood	\$ 9,485	\$ 7,808	Operations / Coordinator / Cleanup	2,824
	\$ 5,000	\$ 5,000	Van Go Mobile Arts Bldg Acquisition	
North Lawrence Neighborhood	\$ 5,200	\$ 5,040	Operations / Coordinator / Cleanup	2,547
	\$ 750	\$ 0	Sidewalk Installation – N. 7 th Street	
Oread Neighborhood	\$ 11,860	\$ 11,342	Operations / Coordinator / Cleanup	6,265
Pinckney Neighborhood	\$ 8,714	\$ 6,081	Operations / Coordinator / Cleanup	3,626
	0	\$ 527	Clinton Park Improvements	
Total Neighborhood Public Service Activities (only non-shaded areas)	\$ 41,319	\$ 36,394		
Total Neighborhood Capital Improvement Activities (only shaded areas)	\$ 5,750	\$ 5,527		
Total Neighborhood Activities	\$ 47,069	\$ 41,921		18,935
* NOTE: Amount Budgeted does not always match the 2005 Investment Summary because some projects extend over more than one program year.				

Improve existing housing stock and promote opportunities for homeownership. Actions:

Table 4A – Activities to Improve Existing Housing Stock and Promote Homeownership

Program	Amount Budgeted*	\$	Amount Spent	Purpose	Number Budgeted	Number Served
Comprehensive Housing Rehab	\$ 225,000	\$	98,180**	Construction costs for no-interest comprehensive rehabilitation loans	9	3
Delivery of Programs	\$ 150,000	\$	154,311	Salaries and program costs for the comprehensive housing rehab., emergency and furnace loans, etc.	NA	NA
First-Time Homebuyer	\$ 270,000	\$	152,610	Down payment and closing cost assistance for first-time homebuyers	10	5
HOOT Rehab	\$ 125,000	\$	29,139	Construction costs for no-interest comprehensive rehabilitation loans	5	4
HOYO	\$ 30,000	\$	23,000	Additional down-payment and closing cost assistance for first-time homebuyers with disabilities.	2	2
Weatherization	\$ 35,000	\$	36,861	Grants for attic insulation, storm windows and weather-stripping of entry doors	30	33
Furnace Loans	\$ 20,000	\$	2,700	No-interest loans up to \$5,000	4	1
Emergency Loans	\$ 25,000	\$	27,538	No-interest loans up to \$5,000	5	8
Tenants to Homeowners	\$ 182,201	\$	288,444	Property acquisition and rehabilitation (CHDO set-aside)	2	6
	\$ 34,242	\$	37,507	Community Housing Development Organization (CHDO) Op. Expenses	NA	NA
Independence, Inc.	\$ 20,000	\$	20,310	Accessibility modifications in rental housing	10	10
Total	\$ 1,116,443	\$	772,420		77	72
*NOTE: Amount Budgeted does not always match the 2005 Investment Summary because some projects extend over more than one program year.						
**Comprehensive Rehab includes two revisits to projects completed in previous years.						

While most projects met or even exceeded 2005 commitments, the comprehensive rehab program fell short for a few reasons. Two additional projects were completed shortly after the end of the program year and will be reported in the 2006 CAPER and two were substantially underway at the time of this publication. Six projects were processed and reached the bid process – of those six, three were denied because the costs exceeded program limits and three applicants declined to participate because of extenuating circumstances.

Reduce lead-based paint hazards. Actions: The City ensured that all federally funded improvement programs for the existing housing stock used lead hazard reduction activities including evaluating lead hazard risk and using only lead free paint. Staff distributed *Protect Your Family from Lead in Your Home* pamphlets, published by the Environmental Protection Agency, to every program applicant. Of the 49 projects completed through Neighborhood Resources programs (comprehensive housing rehabilitation, HOOT rehabilitation, weatherization, furnace loans and emergency loans) three were tested for lead. Of those three, one was subject to lead hazard reduction activities and two tested negative for lead content.

During the 2005 program year, staff attended the State of Kansas Lead Council Meetings held during the year.

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

Program	Amount Spent	Purpose	Number Served
Brook Creek Neighborhood		Comp Housing Rehab	
	\$1,915	HOOT Rehab	1
		Emergency Loans	
	\$2,795	Furnace Loans	3
East Lawrence Neighborhood		Weatherization	
		Homebuyer Assistance	
	\$23,730	Comp Housing Rehab	1
		HOOT Rehab	
	\$9,400	Emergency Loans	2
		Furnace Loans	
	\$3,193	Weatherization	3
	\$21,000	Homebuyer Assistance	1
North Lawrence Improvement		Comp Housing Rehab	
		HOOT Rehab	
		Emergency Loans	
	\$4,838	Furnace Loans	4
Oread Neighborhood		Weatherization	
		Homebuyer Assistance	
		Comp Housing Rehab	
		HOOT Rehab	
Pinckney Neighborhood		Emergency Loans	
		Furnace Loans	
	\$1,600	Weatherization	1
	\$1,527	Homebuyer Assistance	2
Neighborhoods At Large	\$19,997	Comp Housing Rehab	1
		HOOT Rehab	
	\$55,522	Emergency Loans	2
	\$29,139	Furnace Loans	4
	\$14,623	Weatherization	4
	\$2,700	Homebuyer Assistance	1
	\$24,509	Comp Housing Rehab	21
	\$80,748	HOOT Rehab	3
Total	\$235,203		43
*NOTE: At Large Comp Rehab Spending includes \$2,020 that was spent on revisits to projects reported in previous years.			

Encourage neighborhood associations. **Actions:** The City continued to fund the operating expenses and coordinator salaries of the five target neighborhoods (Brookcreek, East Lawrence, North Lawrence, Pinckney, and Oread). Additionally, City staff regularly attended meetings of the Lawrence Association of Neighborhoods improving communication between the City and the neighborhoods.

Improve mobile homes and mobile home parks. **Actions:** Neighborhood Resources provided emergency loans to one mobile home owners for \$923 in emergency repairs. Additionally, NR offers furnace loans to mobile home owners for new furnace installation. The Codes Enforcement Division of Neighborhood Resources inspects individual mobile homes on a complaint basis and inspects mobile home parks every five years as their licenses are renewed. The mobile home park inspection entails a site plan inspection for verification on the number of lots, number of occupied lots, condition of road, utility infrastructure, and blight conditions. During 2005, no parks applied for license renewals.

The Codes Enforcement Division additionally inspected individual mobile homes on a complaint basis. Two mobile homes were inspected during the 2005 program year. A total of eight violations were found. Inspection of one mobile home was severe enough to warrant an issuance of order to vacate.

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. During the 2005 program year, the Codes Enforcement Division received 120 housing complaints, with approximately two to three violations per complaint. Inspections were performed to investigate each of the dwellings in question for compliance with the 1997 Edition of the Uniform Housing Code as adopted by the City. Property owners are notified of deficiencies and required to make corrections.

Favor mixed-income development. **Actions:** No activities occurred toward this objective during program year 2005 with CDBG or HOME funds.

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. Three complaints were received and resolved during the 2005 program year.

Support public/private partnerships. **Actions:** Lawrence supported public/private partnerships in a number of ways in program year 2005:

The Homeowners Out of Tenants (HOOT) program, a public/private partnership designed to provide opportunities for low- and moderate-income families to purchase homes, began in 1993 and has helped more than 200 first-time homebuyers. During the 2005 Program Year the HOOT program was replaced with the Lawrence Community Land and Housing Trust Program (LCLHT). As in the HOOT program city staff, local lenders and Tenants to Homeowners, Inc. coordinate 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 program, which is designed to conserve the limited supply of funding available. The program components remain relatively the same as HOOT; resale provisions have been put in to place that helps to ensure ongoing affordability. 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. To date, Tenants to Homeowners, Inc. has built 15 homes and Habitat 19.

Three properties were purchased during the 2005 program year for a total cost of \$79,000. It was purchased in partnership with the local non-profit, Habitat for Humanity.

Table 5 – Progress Toward Long-Term Goals

Goals	'94 to '99	'99 to 2005	10 Year Total	Progress 1994 to 2005	Remaining		
					5 yr	10 yr	Total
Elderly	100	100	200	70 tax credit units 25 LDCHA units	5	100	105
Frail Elderly	100	100	200		100	100	200
SPMI Units	10	20	30	39 LDCHA units total, plus 10 HOPE Building	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	155	220	183 units	0	37	37
Homebuyer Program	100	100	200	200 units	0	0	0
Rental Rehabilitation	25	25	50	2 units	23	25	48
Rental Assistance	125	125	250	HOME funds to LDCHA provided sufficient assistance for 307 families	0	0	0
Accessibility Modifications	60	83	143	98 units were modified through the Independence, Inc.	0	45	45
Additional Family Rental Units	75	75	150	Tax credits – 160 units	0	0	0
Total	670	792	1462	1140	130	326	456

AFFIRMATIVELY FURTHERING FAIR HOUSING

Lawrence is in the top third of most integrated cities in the country according to *CensusScope's* Dissimilarity Indices, which calculates the average racial composition of neighborhoods experienced by members of each racial group. Lawrence scored a 23.3 and ranked 30th out of 318 metropolitan areas calculated. Lawrence continues to avoid systemic impediments to fair housing choice. In order to maintain this high performance, the Analysis of Impediments to Fair Housing, updated in July of 2005, set twelve goals:

- *The City will continue to fund the Lawrence 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 Lawrence Human Relations/Human Resources Department (LHR/HRD) was funded in the 2005 City budget at \$304,168. In 2005, LHR/HRD investigated discrimination complaints and worked towards resolution thereof. Additionally, the LHR/HRD responded to approximately 22,578 inquiries from the general public and business community requesting assistance with issues, which included allegations of discriminatory practices in employment, housing and public accommodations, educational, training, and technical assistance, and general information. Approximately forty percent of the inquiries were related to fair housing issues. The department now includes mediation which is a viable means to resolving issues of conflict. LHR/HRD has three employees that are Kansas Supreme Court Certified Mediators. Two are also Kansas Supreme Court Certified Mediator Trainers. The Human Relations Commission continued its efforts to support and enhance LHR/HRD fair housing activities. The Human Relations Department activities included:
 - Timely and thorough investigations of fair housing discrimination complaints;
 - EOL Update Seminar;
 - Martin Luther King Celebration;
 - Lawrence Alliance meetings of support ;
 - Landlords of Lawrence, Inc. contact and information disseminated;
 - Dissemination of information on fair housing rights; and
 - Promoting contact with the public on fair housing issues through:
 - website development;
 - paid commercial advertising;
 - community cable advertising;
 - establishing partnerships with other social service agencies and organizations advocating fair housing rights laws;
 - introducing innovative strategies to further fair housing for all Lawrence citizens; and
 - seminars/workshops.
- *The Lawrence Human Relations Commission will continue to be active during the program year and will continue to support fair housing choice through community education activities. **Actions:*** The Human Relations Commission (HRC) is a nine member board that meets

quarterly (February, May, August, and November). HRC 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 funds a Resident Services Program consisting of a staff of seven. Six service coordinators and one clerical staff are working out of the Edgewood office and one service coordinator for elderly persons 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 5; and *Support Public/Private Partnerships*, page 10). During the 2005 program year, \$3,058 was spent on fair housing activities. Additionally, Neighborhood Resources staff continued to support the efforts of the Housing Practitioners Panel and a new Housing Needs Task Force in addressing affordable housing issues.
- *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.
- *Neighborhood Resources will provide support to agencies attempting to better the affordable housing issues in Lawrence. **Actions:*** Neighborhood Resources staffs the Housing Needs Task Force, which was formed to develop policies and practices to encourage affordable housing. Additionally, the Housing Practitioners Panel has a subcommittee that focuses on affordability and availability of housing.
- *Neighborhood Resources will provide support to agencies assisting the homeless. **Actions:*** In addition to setting-aside CDBG funds to support agencies that assist the homeless, Neighborhood Resources staff is the lead entity for the Continuum of Care. Exhibit 1 of the Continuum of Care Supportive Housing application is prepared by Neighborhood Resources staff. Additionally, the new Community Commission on Homelessness and Housing Practitioners Panel is staffed by Neighborhood Resources. Technical assistance is also provided to related agencies by Neighborhood Resources staff.

- *The City and Lawrence Chamber of Commerce Economic Development staffs will continue to draw employment opportunities with wages substantial enough to support a family's housing needs.* **Actions:** In 2003, the City adopted a wage floor ordinance, which requires companies receiving tax abatement to pay a minimum salary (at 130% of the U.S. Department of Health and Human Services poverty guidelines). The ordinance also takes into consideration the cost of an individual's health insurance. The Chamber of Commerce Economic Development staff continued to search for opportunities to bring employers to Lawrence and reduce barriers.
- *Neighborhood Resources will continue to support efforts for revitalized neighborhoods.* **Actions:** In addition to providing CDBG funding for the operating costs, coordinator salaries, and special projects of target neighborhoods, Neighborhood Resources staff provides technical assistance to neighborhoods. Revitalization is also promoted through the assistance of the Neighborhood Programs Specialist who assists Neighborhood Associations with communicating needs to City departments, informing citizens about events/news of city departments, and providing information as requested.
- *Bert Nash Community Mental Health Center will continue to develop affordable housing options for persons with severe and persistent mental illness.* **Actions:** Bert Nash CMHC staff are working to develop relationships with landlords in the community, educate them about persons with mental illness and provided support to both landlord and clients to ensure the rental relationship is beneficial to both tenant and landlord. Staff uses these relationships to encourage landlords to reduce or waive the application fees that create hardships for tenants looking for rentals. Educating landlords and ensuring their relationships with Bert Nash CMHC clients are satisfactory is the best tool towards developing affordable housing for persons with severe and persistent mental illness.
- *Educational opportunities for low- to moderate-income and homeless persons will continue to be offered through various agencies throughout Lawrence.* **Actions:** The Salvation Army-Project Able program provides budget assistance, job readiness training (typing, computer, resume, interviewing, and job referrals), and life skills training (housekeeping, STDs, and personal self-worth). Lawrence Workforce Center provides assistance with completing applications, preparing resumes, interviewing, and access to equipment necessary to complete these tasks. Independence, Inc. has educational opportunities to educate disabled individuals with independent living skills (cooking, cleaning & social skills), computer skills, and vocational training. Lawrence-Douglas County Housing Authority provides education on being a good tenant/neighbor and budgeting. Women's Transitional Care Services provides education on domestic violence. Cottonwood provides life skills education. First Step House and Hearthstone both provide drug/alcohol education and budgeting classes. Haskell Indian Health Center provides education on drugs and alcohol, mental health, and nutrition. Hospice of Douglas County provides grief and death education. Housing and Credit Counseling, Inc. provided tenant/landlord mediation and classes on budgeting and financial responsibility. Pelathe Community Resource Center provides training on computer skills and budgeting. GaDuGi SafeCenter provides victim survival education. SRS provides independent living skills, budgeting and financial responsibility education.

The AI indicates that Lawrence avoids 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 3; *Transitional Housing*, page 4; *Permanent Housing*, page 5; *Revitalized Neighborhoods*, page 6; and *Table 5 - Progress Toward Long-Term Goals*, page 10).

CDBG and HOME funds assisted a total of 125 low- and moderate-income households with affordable housing efforts in program year 2005. All families that received tenant based rental assistance were low-income.

Lawrence met “worst-case” rental needs through tenant based rental assistance and “worst-case” homeowner assistance through comprehensive rehabilitation, weatherization, 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.

OTHER ACTIONS

As noted in the Consolidated Plan, the City focuses CDBG and HOME resources on housing and housing services. This focus allows Lawrence public services to be more effective by increasing the availability of affordable housing for families in poverty. The advisory groups designated in the Citizen Participation Plan help the City coordinate with services to reduce poverty.

In 2005 the City continued to support the *Step Up to Better Housing* strategy to assist families in getting out of poverty through the provision of affordable housing. Actions taken are detailed under *Emergency Housing*, page 3, *Transitional Housing*, page 4, *Permanent Housing*, page 5, *Revitalized Neighborhoods*, page 6, and *Affordable Housing*, page 14.

CONTINUUM OF CARE NARRATIVE

The Continuum of Care includes a wide array of programs and activities to address the needs of homeless persons in Lawrence. Some of these programs receive CDBG funding (see *Emergency Housing*, page 3; *Transitional Housing*, page 4; *Table 6 - Continuum of Care Activities*, page 15, and *Appendix One, Continuum of Care Diagram*, page 31).

To address the needs of persons who need supportive housing, the City set aside \$220,000 of HOME money for TBRA with \$292,211 spent during program year 2005 on TBRA and \$20,000 spent on LDCHA Administration.

Table 6 – Continuum of Care Activities

Program	Amount Budgeted	Amount Spent	Purpose	Number Served
Achievement Place for Boys	\$5,050	\$5,050	Renovation – Bathroom	10
Ballard Community Center	\$3,500	\$16,487**	Furnace Replacement	196
Emergency Services Council	\$18,000	\$16,898	Emergency Rent and Utility	142
Housing & Credit Counseling	\$24,000	\$22,440	Tenant/Landlord Counseling and Education	391
Independence, Inc.	\$20,000	\$20,310	Accessible Housing Program (AHP)	10
Lawrence Community Shelter/The Salvation Army	\$53,365	\$5,545	Operating Expenses and Feeding	1347
The Salvation Army	0	\$140,000	Site Improvements – Future Shelter	0
*NOTE: Amount Spent does not always match the 2005 Investment Summary because some projects extend over more than one program year.				
**Ballard Center excess expenditures are from renovation projects previously allocated.				

The City used CDBG funds for the Emergency Services Council for eviction and utility shut-off prevention. Housing and Credit Counseling, Inc. received \$24,000 from CDBG for landlord/tenant mediation and counseling.

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 3.

LEVERAGING RESOURCES

The City received an Emergency Shelter Grant (ESG) from the State of Kansas for \$56,447. ESG funds were used by six agencies to provide facility rehabilitation, operations, essential services and homeless prevention.

The City of Lawrence funded a portion of the budget of eight agencies (\$156,600) 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 four non-profit agencies (\$323,237) that did not receive CDBG funding in program year 2005, but who serve low- to moderate-income or homeless individuals and families. Thus, total City and CDBG funds devoted to nonprofit agencies leveraged the \$479,837 spending to nearly two million dollars.

HOME match requirements were satisfied through cash from non-federal sources, forgone fees, donated labor, and donated construction materials (see *Appendix Two – HOME Match Report*, page 33).

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 10, 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 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. Target neighborhoods have low- and moderate-income residents as follows according to the 2000 Census:

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

Neighborhood	Percent Low/Mod
Brook Creek	63%
East Lawrence	66%
North Lawrence	56%
Oread	78%
Pinckney	61%
Total City Population	49%

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 a Resident Opportunities in Self-Sufficiency (ROSS) application.

- The Salvation Army and Pelathe Community Resource Center Continuum of Care Supportive Housing applications;
- Housing and Credit Counseling, Inc., for landlord/tenant mediation;

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. Any rehab or acquisition projects completed complied with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and followed a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs. 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, first-time homebuyer, emergency loans, and furnace loans. No other program income was received during this program year.

The CDBG/HOME administrative staff consists of two full time staff positions and two half-time positions. Salaries and other administrative costs for the 2005 program year were \$242,582 (\$193,059 for CDBG and \$49,523 for HOME).

FINANCIAL SUMMARY GRANTEE PERFORMANCE REPORT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2005
08-01-2005 TO 07-31-2006
LAWRENCE, KS

DATE: 09-15-06
TIME: 10:58
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01	UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	321,886.73
02	ENTITLEMENT GRANT	911,227.00
03	SURPLUS URBAN RENEWAL	0.00
04	SECTION 108 GUARANTEED LOAN FUNDS	0.00
05	CURRENT YEAR PROGRAM INCOME	143,416.38
06	RETURNS	0.00
07	ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08	TOTAL AVAILABLE (SUM, LINES 01-07)	1,376,530.11

PART II: SUMMARY OF CDBG EXPENDITURES

09	DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	633,022.97
10	ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11	AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	633,022.97
12	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	204,875.56
13	DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14	ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15	TOTAL EXPENDITURES (SUM, LINES 11-14)	837,898.53
16	UNEXPENDED BALANCE (LINE 08 - LINE 15)	538,631.58

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17	EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18	EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19	DISBURSED FOR OTHER LOW/MOD ACTIVITIES	633,022.97
20	ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21	TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	633,022.97
22	PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

	PY2005	PY2005	PY2005
23	PROGRAM YEARS(PY) COVERED IN CERTIFICATION		
24	CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	633,022.97	
25	CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	633,022.97	
26	PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2005
08-01-2005 TO 07-31-2006
LAWRENCE, KS

DATE: 09-15-06
TIME: 10:58
PAGE: 2

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27	DISBURSED IN IDIS FOR PUBLIC SERVICES	81,278.20
28	PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	57,860.91
29	PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	7,396.00
30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	131,743.11
32	ENTITLEMENT GRANT	911,227.00
33	PRIOR YEAR PROGRAM INCOME	284,023.09
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,195,250.09
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.02%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	204,875.56
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	204,875.56
42	ENTITLEMENT GRANT	911,227.00
43	CURRENT YEAR PROGRAM INCOME	143,416.38
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,054,643.38
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.43%

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 2005, 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 (\$294,289) to 65 families with administrative expenses of \$20,000. Permanent housing spending was as follows:

- Tenants to Homeowners, Inc. Community Housing Development Organization (CHDO) set-aside of \$288,444. HUD requires at least 15% of HOME funds go to a non-profit CHDO.
- Tenants to Homeowners, Inc. Operating Expenses of \$37,507.
- Homebuyer Assistance for \$152,610, which helped purchase 5 units. The homebuyer program is a partnership with Tenants to Homeowners and local banks.

HOME MATCH SUMMARY

HOME match requirements were satisfied with \$875,074 from a variety of sources as listed below. Also, see *Appendix Two - HOME Match Report, page 33*.

- \$15,417 – Material donations to Tenants to Homeowners, Inc.
- \$7,622 – Labor donations to Tenants to Homeowners, Inc. (Brookcreek Rentals).
- \$38,401 – Cash donations to Tenants to Homeowners, Inc.
- \$682,428 – Cash donations to Habitat for Humanity.
- \$19,375 – In-kind donations of materials to Habitat for Humanity.
- \$10,440 – Sweat equity on 4 houses built by Habitat for Humanity.
- \$92,000 – Donated labor on 4 Habitat for Humanity houses.
- \$4,366 – Waived building permit fees for Habitat for Humanity.
- \$5,025– Waived building and mechanical permit fees for Tenants to Homeowners

The City has received a 100% reduction of match liability for Fiscal Years 2003 through 2006 as a result of the declaration of a major disaster for Douglas County, Kansas, pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act. This designation is due to the May 2003 tornado and the January 2006 ice storm in Douglas County. The reduction in match will apply to all HOME funds expended by the City during the 2003 through 2006 Fiscal Years. However, the department will continue to identify and track eligible HOME match expenditures during this time.

**FORM-40107, CONTRACTS AND SUBCONTRACTS WITH MINORITY BUSINESS ENTERPRISES AND
WOMEN'S BUSINESS ENTERPRISES**

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 03/31/2005)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 08/01/2005	Ending 07/31/2006	10/30/2006

Part I Participant Identification

1. Participant Number M-03-MC20-0205	2. Participant Name City of Lawrence, Kansas		
3. Name of Person completing this report Margene K. Swarts		4. Phone Number (Include Area Code) 785-832-3117	
5. Address 1 Riverfront Plaza, Level 1, Suite 110 / P.O. Box 706	6. City Lawrence	7. State KS	8. Zip Code 66044

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period 0	2. Amount received during Reporting Period 55,420.92	3. Total amount expended during Reporting Period 55,420.92	4. Amount expended for Tenant-Based Rental Assistance 0	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 0
--	---	---	--	--

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	0					
2. Dollar Amount	0					
B. Sub-Contracts						
1. Number	0					
2. Dollar Amount	0					
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	0					
2. Dollar Amount	0					
D. Sub-Contracts						
1. Number	0					
2. Dollar Amounts	0					

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired	0					
2. Businesses Displaced	0					
3. Nonprofit Organizations Displaced	0					
4. Households Temporarily Relocated, not Displaced	0					
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number		0				
6. Households Displaced - Cost		0				

*

ON-SITE INSPECTIONS OF AFFORDABLE RENTAL HOUSING ASSISTED UNDER HOME

The City has no HOME assisted rental properties.

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 \$8,759 on Citizen Participation Activities, which included publication of dates and times of public hearings. The City of Lawrence made the Consolidated Annual Performance and Evaluation Report (CAPER) available to the public for examination and comment. A copy of the CAPER 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 28, 2006**, at **6:00 P.M.** in the City Commission Chambers, First Floor, City Hall, 6 East 6th 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, 2006. Copies of the performance report will be available for review on September 25, 2006, 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 28, 2006. 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, 2006 to July 31, 2007), 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.

Published in the *Lawrence Journal World* on September 20, 2006

PUBLIC HEARING CITIZEN'S COMMENTS

Roussel opened the Public Hearing at 6:05 pm. The Committee introduced themselves.

Roussel stated this is a public hearing regarding the Consolidated Annual Performance and Evaluation Report (CAPER) and to hear public comment regarding the program.

Swarts said the City is required to provide two documents to the federal government – the Consolidated Plan, which is a planning document and the CAPER, which is an evaluation document.

Walsh came because she wanted to put something on the Committee's radar. In East Lawrence after the micro-burst many people had many things to deal with but there were four women who had homes damaged, who did not have homeowner's insurance. The neighborhood association has been roofing and completing other repairs. Neighbors were embarrassed and ashamed and had not wanted to come forward to ask for city help.

Gerstner asked if these were cases where homes were paid off.

Walsh said they were and they just were not insured. The neighborhood has been addressing the needs.

Swarts asked if Walsh knew if the individuals knew about the Emergency Loan Program.

Walsh said they had been hesitant to come to the City.

Swarts said for the Comprehensive Rehab Program individuals would have been required to have homeowner's insurance to participate, but emergency loans, furnace loans and weatherization grants do not have to show that documentation.

Walsh said the neighborhood has to do a better job educating people about the programs.

Swarts said staff has been discussing how to get the word out better about programs. Staff turnover in the neighborhoods and agencies has made it so that not everyone is aware of what is available.

Walsh asked if there was a press release to put in the paper saying come to neighborhood association meetings to talk about programs.

Collier said the county recently held an emergency preparedness program for social service providers and one suggestion was to work with neighborhood associations. East Lawrence may be getting contacted by the county.

There being no further comment, Roussel closed the hearing at 6:20 pm.

WRITTEN COMMENT

No Written Comment

APPENDIX ONE – CONTINUUM OF CARE DIAGRAM

City of Lawrence Continuum of Care for Housing and Homelessness 2005

A local adaptation of the HUD model

Outreach, Intake, Assessment

Bert Nash-PATH /
Emergency Services Council
Agencies[‡] / Douglas County
AIDS Project / Independence,
Inc. / Lawrence Community
Shelter / Pelathe Community
Resource Center / The
Salvation Army.

GAP: Homeless Management
Information System (HMIS)
needs to be purchased and
implemented to increase
coordination and to reduce
duplication of efforts in the
provision of services and to
increase availability of services.

Emergency Shelter

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

GAP: All but two of the
shelters serves special
populations. Specialized
shelters do not have the
resources to serve all their
potential clients.

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

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

Supportive Services

Alcoholics Anonymous / Bert Nash /
Brookcreek Learning Center / Catholic
Community Services / Cottonwood /
DCCCA / Douglas County AIDS
Project / Douglas County Dental /
Douglas / County Legal Aid Society /
Emergency Services Council
Agencies[‡] / First Step House / Haskell
Indian Health Center / Health Care
Access / Headquarters / Hearthstone /
Heartland Medical Outreach / Hospice
of Douglas County / Housing & Credit
Counseling, Inc. / Independence, Inc. /
Jubilee Café / Lawrence Alano Society
/ Lawrence-Douglas County Health
Dept. / Lawrence-Douglas County
Housing Authority / LINK / Lawrence
Community Shelter / Project
Acceptance / Project Lively / GaDuGi
SafeCenter / SRS / Trinity Respite
Care

GAP: Transportation (access &
affordability). HMIS needs to be
purchased and implemented. Funding
for supportive services in Lawrence
are too minimal, specifically for case
management services, life skills
training, and mental health care.

Transitional Housing

1409 Pelathe Place / Achievement
Place for Boys/ Lawrence-Douglas
County Housing Auth. TBRA /
LDCHA Hope Building /
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.

Permanent Housing

1411 Pelathe House /
Accessible Residential
Options (ARO) / 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 (ARO) / Bert Nash
911 House / Community
Living Opportunities /
Cottonwood / Lawrence-
Douglas County Housing
Authority

GAP: There is not enough
permanent supportive housing
in Lawrence. No federal
financing for rehabilitation of
Section 202 units (i.e. ARO).

‡ ESC Agencies: Ballard Center /
Douglas County Senior Services /
ECKAN / Penn House / The
Salvation Army / Women's
Transitional Care Services.

Revitalized Neighborhoods

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

APPENDIX TWO – HOME MATCH REPORT

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 05/31/2007)

Part I Participant Identification				Match Contributions for Federal Fiscal Year (yyyy) 2005				
1. Participant No. (assigned by HUD) M-03-MC-20-0205		2. Name of the Participating Jurisdiction City of Lawrence, Kansas		3. Name of Contact (person completing this report) Margene K. Swarts				
5. Street Address of the Participating Jurisdiction 1 Riverfront Plaza, Level 1, Suite 110 / P.O. Box 706				4. Contact's Phone Number (include area code) 785-832-3117				
6. City Lawrence		7. State KS	8. Zip Code 66044					
Part II Fiscal Year Summary								
1. Excess match from prior Federal fiscal year				\$	3,176,905.28			
2. Match contributed during current Federal fiscal year (see Part III.9.)				\$	875,073.85			
3. Total match available for current Federal fiscal year (line 1 + line 2)					\$ 4,051,979.13			
4. Match liability for current Federal fiscal year					\$ 0			
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)					\$ 4,051,979.13			
Part III Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
05.01	11/11/05	250						
05.02	11/11/05	951						
05.03	11/11/05	2500						
05.04	11/11/05	25						
05.05	11/11/05	5400						
05.06	11/11/05	25300						
05.07	11/11/05		9390.55					
05.08	11/11/05					600		
05.09	11/11/05					1500		
05.10	11/11/05					1000		
05.11	11/11/05					2000		

Name of the Participating Jurisdiction City of Lawrence, Kansas								Federal Fiscal Year (yyyy) 2005
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
05.12	11/11/05					300		
05.13	11/11/05					500		
05.14	11/11/05					350		
05.15	11/11/05					800		
05.16	11/11/05					100		
05.17	11/11/05					600		
05.18	11/11/05					3000		
05.19	11/11/05					1500		
05.20	11/11/05					269		
05.21	11/11/05					300		
05.22	11/11/05					500		
05.23	11/11/05					2000		
05.24	07/31/06	682,428.21						
05.25	07/31/2006					19375.09		
05.26	07/31/06					10440		
05.27	07/31/06					92000		
05.28	1/9/06	3975						
05.29	5/1/06					98		
05.30	3/30/06		1622					
05.31	1/6/06		6000					

APPENDIX THREE – REPORT ON ACTIVITIES AND PERFORMANCE

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

**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

**ON ACTIVITIES AND PERFORMANCE
AUGUST 1, 2005 THROUGH JULY 31, 2006**

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:

Year	CDBG	Year	HOME
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
2002	\$ 1,101,000	2002	\$ 610,000
2003	\$ 990,000	2003	\$ 716,448
2005	\$ 963,000	2005	\$ 770,171
2006	\$ 911,227	2006	\$ 684,842
<u>TOTAL</u>	\$ 25,842,227	<u>TOTAL</u>	\$ 6,874,461

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, 2005 through July 31, 2006.

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) 832-7700.

Margene K. Swarts
Community Development Manager
Neighborhood Resources Department

ACTIVITIES AUGUST 1, 2005 THROUGH JULY 31, 2006

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 began giving first priority to low and moderate-income homeowners in target areas. A total of \$98,180 was spent on the rehabilitation of 3 homes for the purpose of creating decent housing with improved/new sustainability. Adoption of federal lead hazard reduction regulations continued to have an impact on the rehabilitation program during this program year.

Brook Creek	0	\$	0	East Lawrence	1	\$	23,730
North Lawrence	0	\$	0	Oread	0	\$	0
Pinckney	0	\$	0	At Large	2	\$	55,522

***At-large figure includes \$1,534 that was spent on revisits to projects completed in previous years.

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 \$29,139 was spent on the rehabilitation of 4 homes for the purpose of creating decent housing with improved/new affordability.

Brook Creek	0	\$	0	East Lawrence	0	\$	0
North Lawrence	0	\$	0	Oread	0	\$	0
Pinckney	0	\$	0	At Large	4	\$	29,139

3. Emergency Loans

This program provides homeowners with interest free loans to do minor fix-up and emergency repairs. A total of \$27,538 was spent on loans for 8 households for the purpose of creating decent housing with improved/new affordability.

Brook Creek	1	\$	1,915	East Lawrence	2	\$	9,400
North Lawrence	0	\$	0	Oread	0	\$	0
Pinckney	1	\$	1,600	At Large	4	\$	14,623

4. Energy-Efficiency Improvements - Furnaces

A total of \$2,700 was spent on 1 energy-efficient furnace for the purpose of enhancing a suitable living environment through improved/new affordability.

Brook Creek	0	\$	0	East Lawrence	0	\$	0
North Lawrence	0	\$	0	Oread	0	\$	0
Pinckney	0	\$	0	At Large	1	\$	2,700

5. Housing Weatherization

This program offers grants to eligible owner-occupants of one and two unit residential properties for attic insulation, storm windows, caulking, and weatherstripping. A total of \$36,861 was spent weatherizing 39 homes for the purpose of enhancing a suitable living environment through improved/new affordability.

Brook Creek	3	\$	2,795	East Lawrence	3	\$	3,193
North Lawrence	4	\$	4,838	Oread	0	\$	0
Pinckney	2	\$	1,527	At-Large	21	\$	24,509

6. Accessibility Programs –

A. A total of \$20,310 was spent on accessibility improvements to 10 units through Independence, Inc. for the purpose of enhancing a suitable living environment through improved/new accessibility.

7. Property Acquisition – A total of \$79,000 was spent on land acquisition for 3 lots for Habitat for Humanity.

8. Park or Landscaping Improvements

A. Clinton Park restoration in Pinckney - \$527 – for the purpose of enhancing a suitable living environment through improved/new accessibility.

9. Miscellaneous Rehabilitation and Activities

A. Health Care Access lobby renovation - \$2,207 – for the purpose of enhancing a suitable living environment through improved/new accessibility.

B. Achievement Place for Boys - \$5,050 – for the purpose of enhancing a suitable living environment through improved/new accessibility.

10. Public Service Agencies

- A. Emergency Services Council - 144 low income individuals/families with housing needs were assisted with deposits or payment of utility bills - \$16,898.
- B. Housing and Credit Counseling, Inc. provided education and mediation for 391 landlords and/or tenants - \$22,440.
- C. Lawrence Community Shelter – 323 people received emergency shelter and supportive services - \$5,545

11. 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.	\$ 6,123
East Lawrence Improvement Assoc.	\$ 7,808
North Lawrence Improvement Assoc.	\$ 5,040
Oread Neighborhood Assoc.	\$ 11,342
Pinckney Neighborhood Assoc.	\$ 6,081

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

The CDBG administrative staff consists of two full time staff positions and two half salaries for two full-time staff positions. Total salaries and other administrative costs for CDBG were \$193,059. Public hearings were held, educational articles, and legal and public notices were published during the past program year - \$8,759. Activities to affirmatively further fair housing were conducted - \$3,058.

13. 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 \$154,311.

HOME

1. Lawrence Housing Authority – TBRA – 65 families were housed - \$294,289.
2. Lawrence Housing Authority – Administration - \$20,000.
3. Tenants to Homeowners, Inc. – CHDO Set-Aside – Property acquisition and rehabilitation - \$288,444.
4. Tenants to Homeowners, Inc. – Home of Your Own (HOYO) – Accessibility modifications to two units - \$23,000.
5. Tenants to Homeowners, Inc. – Operating - \$37,507.
6. Habitat for Humanity – Land Acquisition - \$79,000.
7. Homebuyer Assistance – Down payment and closing costs for 5 first time homebuyers in conjunction with the HOOT/Land Trust Program - \$152,610.

Brook Creek	0	\$	0	East Lawrence	1	\$	21,000
North Lawrence	0	\$	0	Oread	0	\$	0
Pinckney	1	\$	19,997	At Large	3	\$	80,748

8. The HOME administrative staff consists of one full time staff position. Total salaries and other administrative costs for HOME were \$49,523.