

## AHAB Planning Retreat Summary

The Affordable Housing Advisory Board held a retreat on September 1, 2016 in the City Commission room of City Hall to discuss their goals. The board invited the public and stakeholders to participate in the discussion of affordable housing issues in Lawrence.

Agenda items and outcomes for the retreat included:

- Affordability Exercise from Toolkit – The retreat participants analyzed local wages, cost of housing at 30% of monthly income, and fair market rents. They identified two income bands with the largest gaps in being able to afford housing in Lawrence. The largest gaps were below 30% of MFI and 30% to 60% of MFI. At the subsequent AHAB meeting on September 12, 2016, the board further discussed defining affordable as below 60% MFI, with a preference for 30% to 60% for rental housing and up to 80% of MFI for homeowner housing.
- Mission Statement – The mission of the AHAB is to recommend/assist/advise to the City Commission on ways everyone in Lawrence has access to (safe/quality) affordable housing and supportive services necessary to maintain independent living with dignity.
- Vision Statement – Access to affordable housing and supportive services for everyone in Lawrence.
- Establish goals, major initiative, and objectives – The participants established goal statements, which were then refined into the following SMART Goals and Action Steps:

### SMART Goals and Action Steps

1. For the AHAB to advocate or build community support for increased CIP funding, and other funding sources, during City budget process for 2018 and beyond.
  - a. Build support within community organizations – strength in numbers
  - b. Build support by being successful with 2017 money
  - c. Partner with other profit and non-profit organizations and invite them to the table to help be part of the solution
2. The AHAB will identify five funding sources, not including those already in the CIP, by first quarter of 2017.
  - a. Research other peer cities for existing models
  - b. Research federal and state sources to leverage trust fund dollars
  - c. Lobby state and federal legislators to reshape or create new funding sources
  - d. Seek local, state and national grants
  - e. Establish proactive incentive policy that automatically applies if certain triggers are met
3. Leverage the current CIP proposed Housing Trust Fund allocation 6-1 (\$9Million/\$125K per unit) to create more units of affordable rental housing, first time homebuyer homes, and supportive services within five years.
  - a. Update CHAT report
  - b. Develop RFP's for small projects and/or land/multiple pieces of land
4. Expand AHAB to include up to three more seats for partners such as The Chamber, KU, and Lawrence Board of Realtors within one year.

- a. Call the three organizations and invite them to the board
  - b. Amend the by-laws to allow an expanded board
  - c. Recommend the new appointments to the City Commission
  - d. City Commission would vote to approve the new positions on the AHAB
5. Develop by the first quarter of 2017 a specific allocation plan based on AHAB mission, vision, and goals for the 2017 CIP Trust Fund allocation for review by the City Commission.
  - a. Define and prioritize the AHAB goals
  - b. Develop a process for review and approval of allocation
  - c. Develop an RFP process for approval of projects to spend 2017 funds not allocated for spending in future years
  - d. Review and recommend proposals to City Commission
6. The AHAB will work with developers and builders to reduce cost of housing by 5% over 24 months.
  - a. Discuss with developers and financiers to understand the issue
  - b. Identify places in the process for cost reduction
  - c. Analyze impact on unit costs
  - d. Recommend policy changes to City Commission
7. Within 2017 use the analytics of the 2006 CHAT report to prepare an updated inventory of the housing stock required to meet affordable housing needs, the amount of time needed to meet the needs, with a final goal of meeting the need in 10 years.
  - a. Decide who will conduct CHAT report
  - b. Chosen entity will conduct updated report
  - c. Use updated report to meet determined need

At a future meeting, the board will review the SMART goals and identify funding strategies for each.

The mission and vision statements will be brought back to the board at a future meeting for discussion and approval.