

# City of Lawrence

## Affordable Housing Advisory Board

### December 11, 2017 minutes

MEMBERS PRESENT: Stuart Boley, Rebecca Buford, Zach Davis, Shannon Oury, Tim Stultz, Matt Sturtevant, Nancy Thellman, Erika Zimmerman

MEMBERS ABSENT: Dana Ortiz

STAFF PRESENT: Diane Stoddard, Assistant City Manager; Scott McCullough, Director of Planning and Development Services; Danelle Dresslar, Community Development Manager; Brad Karr, Community Development Programs Analyst; Jeff Crick, Planner II; Lisa Larsen, City Commissioner

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Chair Sturtevant called the meeting to order at 11:02 am.

#### **1. Public Comment**

Steve Ozark thanked the board and city staff for their efforts on the affordable housing sales tax referendum, and asked to board to address voters concern by considering what the trust fund will and will not do to address the systemic problem.

James Dunn spoke to the board about his concern the trust fund will only be used in areas on the edge of town instead of also in the central core.

Robert Baker spoke to the board about how affordable housing, especially for the extremely low income, can ultimately save taxpayers money by providing supportive services along with housing, to reduce the use of other essential public services such as ER visits and incarceration. Baker spoke in favor of the HTF applications that specifically included supportive services and case management along with the creation of affordable housing units.

#### **2. Approve minutes from November 13, 2017 meeting**

Stultz moved to approve the minutes from the November 13, 2017 meeting. Davis seconded the motion. The motion passed 7-0 with Boley abstaining.

#### **3. Monthly Financial Report**

Stoddard presented the board with the [November 2017](#) Affordable Housing Trust Fund financial report.

#### **4. BBC Research & Consulting Housing Market Study update**

The board had a video conference with Heidi Aggeler, Managing Director of BBC Research & Consulting, concerning the scope of the upcoming housing market study. Aggeler described the market analysis, focus groups, and survey instruments which will be used to complete the study. The study will also include both short term and long term recommendations for allocating housing trust funds.

#### **5. Review HTF applications for funding**

Stoddard provided the board with a [worksheet](#) created by staff to assist in comparing the applications received for possible funding. Stoddard asked board members who recuse themselves to declare their reason for recusal. Thellman asked if the public would be able to comment on the applications. McCullough recommended the board hear presentations from the applicants, allow public comment, and then bring the applications back to the board for discussion.

Davis recused himself from voting due to currently receiving services from Bert Nash. Zimmerman recused herself due to representing an organization applying for funding. Buford recused herself due to representing an organization applying for funding.

Mathew Faulk, Housing Program Manager for Bert Nash, presented the [Bert Nash application](#) request for funding. Stultz asked where the project would be located. Faulk said the project would be just north of the Bert Nash center on West 2<sup>nd</sup> Street. McCullough asked about the sequencing of construction of the three tiers. Faulk said the tiers could be constructed out of sequence as funds become available. Stultz asked if the facility housing 12 individuals was adequate to meet the current demand. Faulk said no, by no means was 12 beds enough to meet the demand, but it was a start. Oury asked if the facility would be permanently affordable. Faulk said his understanding was the facility would be permanently dedicated as affordable housing. Sturtevant asked what the project would look like if it did not receive full funding. Faulk said the facility would either be reduced in size or possibly delayed until other additional funding was obtained. Stoddard asked if the current Bridges facility would continue to operate, and how was it originally funded. Faulk said yes, it would continue to operate but could possibly change to a jail re-entry program, and he was not aware of how it was originally funded. Boley asked if the leverage ratio was only for the construction costs, or included ongoing case management expenses provided by Bert Nash. Faulk indicated no further funding would be requested for ongoing case management, so the leverage ratio does not include the services provided by Bert Nash.

Erika Zimmerman, Executive Director of Lawrence Habitat for Humanity, presented the [Lawrence Habitat for Humanity application](#) request for funding. Zimmerman indicated LHFH would be willing to make the purchased lots permanently affordable. Boley asked what mechanism would be used to assure permanent affordability. Zimmerman said LHFH would use a land lease similar to what was used in the demonstration project on La Salle Street. Oury asked if LHFH already owned the townhouses to be rehabbed. Zimmerman said yes, LHFH currently owned the townhouses; the funding would be construction costs for rehabbing the units.

Rebecca Buford, Executive Director of Tenants to Homeowners, Inc., presented the Tenants to Homeowners, Inc. applications for [CRISIS transitional rental housing](#) and [workforce housing acquisition](#). Thellman asked if TTH had funds in their budget to provide case management. Buford said her staff member is currently getting her certification, but they do have the funds budgeted. Oury asked if the CRISIS rental housing would be for families. Buford said not really, but it would depend on the size of the acquired units.

Sturtevant asked if there was any public comment on any of the applications. There was no public comment.

The board discussed the applications and agreed on the need and opportunity to provide transitional housing with case management to individuals with mental health issues. Stultz moved to recommend to the City Commission funding \$495,000 for the Bert Nash application. Thellman seconded the motion. The motion passed 5-0, with three recusals.

## **6. Other New Business**

Boley indicated his interest in adding two or three more City appointed at-large seats on the board. Sturtevant asked if those would be in addition to the three additional seats for the Board of Realtors, KU, and Chamber of Commerce. Boley said yes. Thellman said it was a great suggestion to add additional citizens to the board. Sturtevant said the addition of additional seats would change the group dynamics, and it might be better to phase in the additions.

## **7. Next Meeting / Future Agenda Items**

The next meeting will be on January 8, 2017. The board will elect Chair and Vice Chair at this meeting.

## **8. Adjourn**

Oury moved to adjourn the meeting. Thellman seconded the motion. The motion passed 8-0.

### Future Meeting Dates / Tentative Agenda items

January 8, 2018 – Elect Chair and Vice Chair

February 12, 2018

March 12, 2018

April 9, 2018

May 14, 2018

June 11, 2018

July 9, 2018

August 13, 2018

September 10, 2018

October 8, 2018

November 12, 2018

December 10, 2018

These minutes were approved by the Board January 8, 2018.