

Lawrence, Kansas Consolidated Plan

Program Years
2003 to 2007



Prepared by the
Neighborhood Resources Department

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Executive Summary

Background

The Consolidated Plan establishes the City's long-range strategy and five-year investment plan for community development, housing and homeless services. The Plan allocates federal resources from the Community Development Block Grant (CDBG) and the Home Investment Partnerships (HOME) programs. It also identifies other local and federal resources that will support the long-range strategy.

The Consolidated Plan discusses the City's strategy for program years 2003 to 2007. In 2003, the City will receive \$990,000 in CDBG funds. The budget projects \$120,000 in program income, \$190,000 in previously unallocated program income (1996-2001), and \$300,000 in prior year reallocations for a total of **\$1,600,000** available. The HOME grant will have \$716,448 along with \$402,000 in recaptured funds for a total allocation of **\$1,118,448**; thus, the 2003 Investment Summary lays out spending of **\$2,718,448**.

Figure 1 - Source of Funds

Source of Funds	Amount
CDBG Grant	990,000
Program Income (Projected)	120,000
Previously Unallocated Program Income	190,000
Prior Year Reallocation	300,000
Total CDBG Funds	1,600,000
HOME Grant	716,448
Recaptured HOME Income	402,000
Total HOME Funds	1,118,448
Total Funds	2,718,448

Profile of City's Housing Market

The 2000 Census identified 31,388 dwelling units. Based on 2001 and 2002 building permit data, the housing stock has increased by 1,765 units, for a total of **33,153** dwelling units. The high percentage of rental housing is a key factor in understanding the City's housing market. Lawrence had 54% rentals at the 2000 Census, as compared to 31% statewide.

The City has a history of steady population growth, about 2.3% a year, and fairly steady single-family building since 1955. The construction of multifamily units, on the other hand, has shown a pattern of peaks and valleys. After a drop in 1997, multifamily building dramatically jumped in 1998 and continued a pattern of peaks and valleys through 2002.

The vacancy rate in the rental market is estimated at 2.57% by Keller and Associates¹, and the 2000 Census vacancy rate is 3.6%.

¹ 2001 Survey of the Lawrence Apartment Market, Keller & Associates

Rental housing remains expensive compared to other areas of the State, based on 2003 Fair Market Rent (FMR) data. HUD sets FMRs at an amount that would rent 40% of the units of that size in the area. In all bedroom sizes, Lawrence FMRs are higher than Topeka and Wichita.

Five-Year Strategy

Lawrence has a number of successful housing and community development programs in place, including Comprehensive Housing Rehabilitation, Homebuyer Assistance, Tenant Based Rental Assistance, Weatherization, Emergency Loans, Furnace Loans, and Voluntary Demolition and Clearance. Support for these programs will continue during this five-year plan, assuming conditions remain equivalent.

Identified HUD Goals for 2003

Housing: The Neighborhood Resources Department estimates a total of twelve (12) comprehensive rehabilitation projects will be completed in 2003. All individuals or families served will be at least 51%-80% of the Median Family Income (MFI), with one individual or family falling in the very-low income category (31%-50% MFI), and one being at 30% MFI or lower.

Non-Housing: The Neighborhood Resources Department estimates three parks in low-income neighborhoods will be improved by updating equipment and facilities, adding lighting, and restoring historical aspects of the park. Additionally, ten individuals or families with low- to very low-income will be assisted with demolition and/or clearance assistance and three low-income neighborhoods will be assisted with neighborhood cleanup efforts.

The City has adopted as its housing and neighborhood development strategy a document entitled *Step Up to Better Housing*, see *Appendix A* on page 111. The strategy focuses on four areas: emergency housing, transitional housing, permanent housing, and revitalized neighborhoods. Each area will receive attention, though the investment may change annually depending on changing conditions. Meeting 100% of the identified needs would cost more than can reasonably be expected to be available.

In order to maximize the impact of CDBG and HOME funds, Lawrence will emphasize the *Step Up to Better Housing* strategy by funding programs that tie directly to the strategy or support the Continuum of Care. The scarcity of funds and the statutory limits on their use mean that agencies should not depend on CDBG for their core operating funds.

One Year Implementation Plan

The City will use CDBG and HOME funds in accordance with the *Step Up to Better Housing Strategy*, see *Appendix A* on page 111. For 2003, funding will be as follows:

Figure 2 – Summary of Proposed Investment by Category

Category of Investment	Amount
Emergency Housing	103,415
Emergency Day Shelter	15,000
Transitional Housing	50,471
Permanent Housing	1,906,303
Revitalized Neighborhoods	321,542
Administration	269,645
Contingency	52,072
Total	2,718,448

See *Planned Spending*, page 72 *Investment Summary*, page 76 for 2003 CDBG/HOME allocations.

Background

The City of Lawrence is an "entitlement community" for Community Development Block Grant (CDBG) funds and Home Investment Partnerships (HOME) funds. This means that the U.S. Department of Housing and Urban Development (HUD) funds the City in predetermined amounts as long as the City meets certain requirements.

CDBG funds are to be used to provide decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low/moderate-income. The money can be used for a wide variety of purposes. No more than 15% of the grant can be used for public services, and no more than 20% can be used for administration.

HOME funds are to be used to provide decent affordable housing to lower-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation.

One requirement to receive funds is for the City to prepare a Consolidated Plan at least every five years. An annual "Action Plan" that describes what will be done in the coming year to work toward the long-term goals set out in the Consolidated Plan must be completed each year.

Preparation of the Consolidated Plan requires citizen participation, including public hearings, to identify community needs, review proposed uses, and comment on past uses of funds.

The City has had a well-defined, time-tested citizen participation process for CDBG planning for many years. Two groups worked with the City: the CDBG Advisory Committee gave recommendations on the annual CDBG investment and the Grant Review Board advised staff on the City's homeowner rehabilitation program.

The City Commission held a series of public meetings in 1992 on housing needs and concerns. As a result of those meetings, the Commission appointed the Housing Study Group, which developed *An Action Plan for Housing*. The *Action Plan*, published in October 1994, has served as a guide for subsequent housing policy, helping the City make prudent use of limited financial and technical resources.

In 1995, the Commission added two groups to the Citizen Participation Plan in response to *An Action Plan for Housing*. They formed the Housing Advisory Council to "make recommendations on programs, practices, funding, strategies and other issues concerning the housing needs of the community." They also formed the Practitioners Panel, made up of people who provide housing or housing services in Lawrence.

In 1996, these four groups met together to develop a consensus strategy for the housing needs of the community. They produced *Step Up to Better Housing*, which focuses on four areas: emergency housing, transitional housing, permanent housing and revitalized neighborhoods. For more information, see *Appendix A*, page 111.

In 1998, the Citizen Participation Plan was revised consolidating the Housing Advisory Council and CDBG Advisory Committee to create the Housing and Neighborhood Development Advisory Committee.

The Citizen Participation Plan was last revised in May 2001 to reflect departmental and agency name changes: Housing and Neighborhood Development Department was changed to Neighborhood Resources Department, Housing and Neighborhood Development Advisory Committee was changed to Neighborhood Resources Advisory Committee; and the Lawrence Housing Authority was changed to Lawrence-Douglas County Housing Authority. Additionally, the membership cap for the Practitioners Panel (previously 25) was removed.

The Neighborhood Resources Advisory Committee develops and proposes funding strategies and policies, recommends allocation of CDBG/HOME funds, and reviews Housing Code and Environmental Code appeals.

The Grant Review Board reviews homeowner rehabilitation projects and hears appeals regarding homeowner rehabilitation projects.

The Practitioners Panel shares information, provides practitioner perspective, assesses housing/homeless needs and services for the Continuum of Care, and recommends activities to address identified needs.

Consolidated Plan Process

Purpose of the Consolidated Plan

The Consolidated Plan establishes the City's long-range strategy and five-year investment plan for community development, housing, and homeless services. It allocates federal resources from the Community Development Block Grant (CDBG) and the Home Investment Partnerships (HOME) Programs. It also describes other local and federal resources the City plans to use to carry out the long-range strategy.

The statutes for the CDBG and HOME programs set forth three basic goals, which are closely related to the major commitments and priorities of HUD. The goals are to provide decent housing, provide a suitable living environment, and expand economic opportunities². Each of these goals must primarily benefit low/moderate-income persons.

First, the programs are to *provide decent housing*, which includes:

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retention of affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

Second, the programs are to *provide a suitable living environment*, which includes:

- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conservation of energy resources.

The third major statutory goal is to *expand economic opportunities*, which includes:

- job creation and retention;
- establishment, stabilization, and expansion of small businesses (including micro-businesses);
- the provision of public services concerned with employment;

² Guidelines for Preparing a Consolidated Strategy and Plan Submission for Local Jurisdictions, The U.S. Department of Housing and Urban Development, Office of Community Planning and Development, pages 1-2.

- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

The consolidated strategy and plan furthers the statutory goals through a collaborative process whereby a community establishes a unified vision for community development actions. Consolidating the submission requirements offers local jurisdictions a better chance to shape the various programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level.³

A strategic plan is a specific course of action for revitalization. It is the means to analyze the full local context and the linkages to the larger region. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community, and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A strategic plan also sets forth goals, objectives, and performance benchmarks for measuring progress and establishes a framework for assessing new knowledge and experience and for identifying how they can add to a successful plan for revitalization.⁴

³ IBID

⁴ IBID

Development of the Consolidated Plan

Lead Agency

The Neighborhood Resources Department of the City of Lawrence oversaw the development of the plan. Three citizen's groups performed key roles:

Neighborhood Resources Advisory Committee (NRAC)

Purpose:

- Develop and propose Neighborhood Resources strategy and policy.
- Recommend allocation of CDBG and HOME funds.
- Review Housing Code, Environmental Code, and Rental Housing Code appeals.

Members:

Of the eleven members of the Committee, five are drawn from target neighborhoods and six are members at-large. One at-large member is also a member of the Practitioners Panel. Members as of March 2003 are:

<u>Member</u>	<u>Constituency</u>	<u>Term Expires</u>
Shelley Barnhill	Pinckney Neighborhood Association	December 2005
Paula Gilchrist	At Large	December 2004
Gunter de Vries	North Lawrence Improvement Association	December 2003
James Dunn	Oread Neighborhood Association/Landlord	December 2004
Bob Ebey	Practitioners Panel/Landlord	December 2003
Carrie Moore	At-Large	December 2003
Vern Norwood	At-Large	December 2005
Terri Pippert	At-Large	December 2004
Greg Moore	At-Large	December 2004
Kirsten Roussel	Brook Creek Neighborhood Association	December 2005
Bill Wachspress	East Lawrence Neighborhood Association	December 2003

Practitioners Panel

Purpose:

- Share information.
- Assess needs of the Neighborhood Resources Department.
- Provide practitioner perspective.
- Develop funding applications.
- Recommend activities to carry out strategy.

Members:

Organizations that provide housing and housing services, representatives from selected sectors such as banking, realty, landlords, mental health, other health services, and a representative of the Community Development Division of Neighborhood Resources make up the membership of the Panel. Since August 1999, all social service organizations that receive CDBG, HOME, or ESG funds were asked to participate on the Panel. Members as of March 2003 are:

Organization

Ballard Community Center
Bert Nash Community Mental Health Center
Boys and Girls Club
Brookcreek Learning Center
City of Lawrence Neighborhood Resources Dept.
Coalition on Homeless Concerns
Community Drop-In Center
Douglas County AIDS Project
Douglas County Dental Clinic
First Step House
Habitat for Humanity, Inc.
Housing and Credit Counseling, Inc.
Independence, Inc.
Landlords of Lawrence
Lawrence Board of Realtors
Lawrence-Douglas County Housing Authority
Lawrence Open Shelter
Lawrence SRS
Lenders
PATH
Pelathe Community Resource Center
Project Acceptance
Project Lively
Tenants to Homeowners, Inc.
The Salvation Army
Trinity Respite Care
Women's Transitional Care Services

Representative

Chip Blaser/Jill McClung
Lynn Amyx
Carolyn Masinton
Amy Cast
Cindy Nau
Hilda Enoch
Tami Clark
Mari McCleerey-Janssen
Dan Gardner
Jean Skuban
Andre Bollaert
Cornell Mayfield
Kelly Nightengale
Bob Ebey
Marilyn Lynch
Charlotte Knoche/Milton Scott
Saunny Scott
Penny Schau
Joe Oberzan
Gary Miller
KathyMorrow
Sharilyn Wells
Sandra Kelly-Allen
Alan Bowes
Rich Forney
Teresa Martell
Jehan Faisal

Community Development Block Grant Review Board

Purpose:

- Review requests for homeowner rehabilitation projects.
- Hear appeals regarding homeowner rehabilitation projects.

Members:

Of the seven members of the Board, three are drawn from low/moderate-income neighborhoods. Members as of March 2003 are:

<u>Name</u>	<u>Constituency</u>	<u>Expires</u>
Kelly Boyle-Wolfe	North Lawrence Neighborhood	December 2004
VACANT	East Lawrence Neighborhood	December 2003
Richard Heckler	Brook Creek Neighborhood	December 2004
William Jeltz	At-Large	December 2004
Amy Lemert	At-Large	December 2003
Jeremy Kintzel	At-Large	December 2004
Don Shepard	North Lawrence Neighborhood	December 2004

Other Agencies/Groups Which Participated

The City consulted with other City Departments, the State of Kansas Department of Commerce and Housing, the U.S. Department of Housing and Urban Development, local lenders, and local advocacy groups during the development of the plan.

Citizen Participation Process

The Citizen Participation Plan is based on the recognition that the heart of the consolidated planning process is the participation and involvement of citizens in those decisions that directly affect their lives. The principal purpose of this Plan is to encourage and insure full and proper citizen participation at all stages of this process. It is intended to achieve this purpose by formally designating certain structures, procedures, roles, and policies to be followed by program participants. A copy of the Citizen Participation Plan is available from the Housing and Neighborhood Resources Department at City Hall and the Lawrence Public Library.

Summary of the Process

Citizen participation is encouraged in the development of the Consolidated Plan, substantial amendments to the Consolidated Plan, and the Consolidated Annual Performance Report and Evaluation. To achieve citizen participation, six objectives are established. These objectives constitute basic standards by which proper citizen participation can be measured, and are in no way intended to limit citizen participation. The objectives are summarized below:

- Provide for and encourage citizen participation.
- Provide citizens with reasonable and timely access to local meetings, information, and records.
- Provide for technical assistance.
- Provide for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the consolidated planning process.

- Provide for a timely written answer to written complaints and grievances, within fifteen (15) working days where practicable.
- Identify how the needs of non-English speaking residents will be met.

The Neighborhood Resources Advisory Committee, Practitioners Panel, and Grant Review Board make recommendations to Neighborhood Resources staff and the City Commission regarding housing and neighborhood development needs, strategies, and policies, thus participating in this process. The City has adopted a Citizen Participation Plan that is reviewed and updated periodically.

Public Comments

The City hears public comment in a variety of ways and forums. The public has access to staff by visiting the office, phoning, letters, and e-mail. The three advisory groups described above hold open meetings, soliciting and receiving public comment at meetings. There are two formal public hearings each year before the Neighborhood Resources Advisory Council. Finally, the City Commission has made a practice of hearing from the public before giving final approval of the annual Investment Summary.

See *Appendix G* on page 128 to review citizen comments received by the Neighborhood Resources Department. The City Commission considered these comments prior to adoption of the Consolidated Plan.

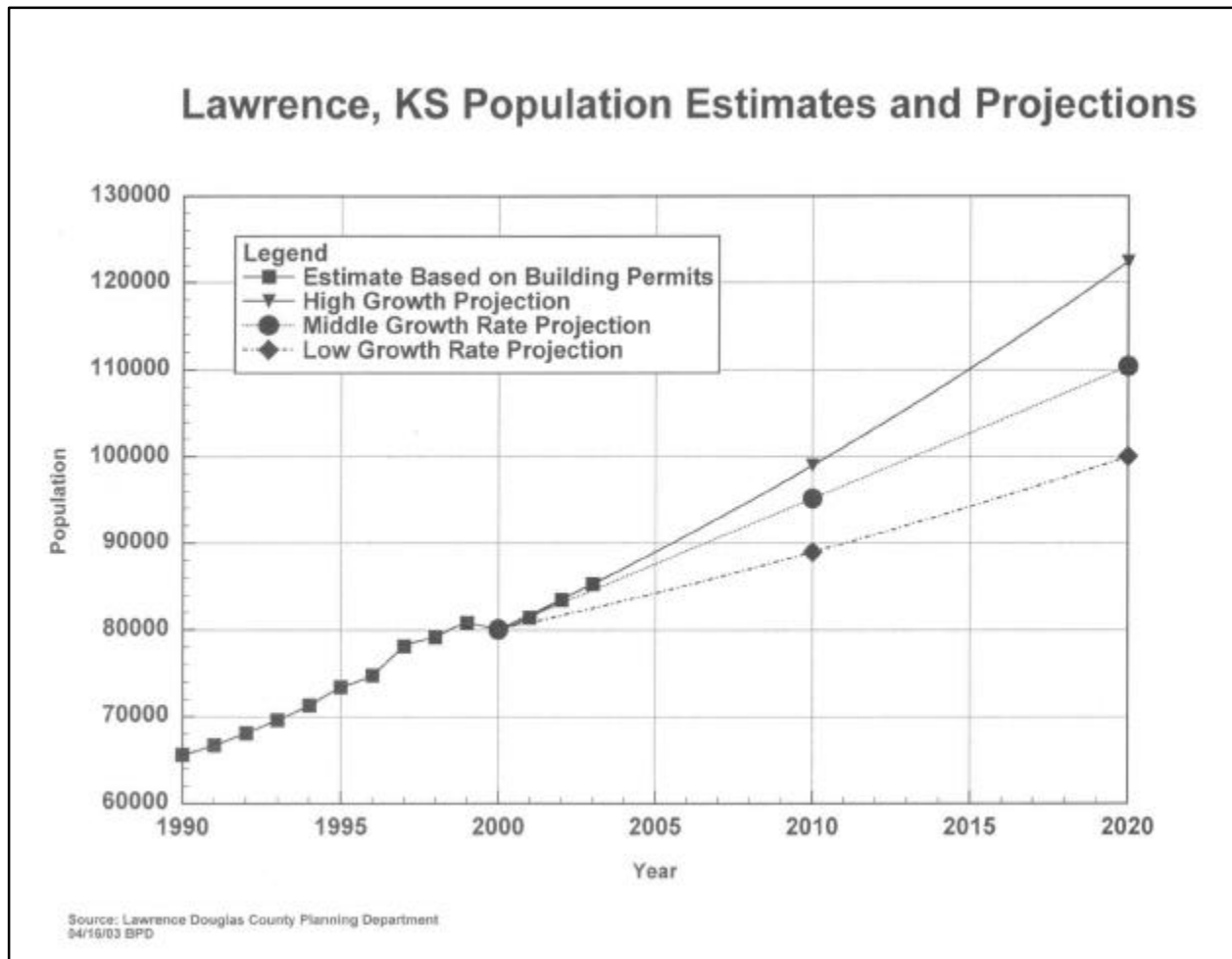
Community Profile

Trends in General Population

Based on 2000 Census figures, the population in Lawrence has grown to **80,098**. This is a 22.09% increase from the 1990 Census figure of 65,608, an average of 2.209% a year. Growth from 1960 to 1990 had averaged 2.33%; thus, Lawrence has continued to grow at a steady rate for decades.

The chart below shows the current and projected population growth for the City. The line marked with circles projects population based on the average rate of growth from 1990 to 2003, 2.33%. The line marked with squares shows the rate estimated based on building permit data. By current estimates, the population growth trend is in line with the 2.33% projection.

Figure 3 – Lawrence, KS Population Estimates and Projections



Households and Families

In Kansas as a whole, 68% of households are family households, whereas in Lawrence, only 50% of households are family households. The Census Bureau defines a household as *"a person or group of persons who live in a housing unit."* A family is *"a group of two or more people (one of whom is the householder, the person in whose name the housing unit is owned or rented) living together and related by birth, marriage or adoption."* Lawrence also has a much younger median age than the state as a whole, 25.3 compared to 35.2. This may be attributed to the large population of university students in Lawrence. The median age and composition of households in Lawrence is a significant factor to consider when the community devises housing and neighborhood policies and strategies.

Figure 4 - Comparison of Households to Families (2000 Census)

Households	Comparison Basis	Families
31,388	Number	15,737
2.30	Persons Per	2.93
34,669	Mean Income	44,588

Income Data

The Lawrence Median Family Income (MFI) for 2003 is \$58,200 according to HUD data published in February 2003. The MFI is based on a family of four. CDBG funds are meant to principally benefit low/moderate-income people. HUD considers a family moderate-income when the family income is less than 80% of the MFI; thus, to qualify for most CDBG or HOME programs, a family's income must be less than 80% of the MFI. The 2000 Census indicated that low/moderate-income individuals reside in all Census tracts of the city. The chart below shows 80% of the MFI based on family size.

Figure 5 - 80% of 2003 Lawrence MFI Based on Family Size

Family Size	80% of MFI
1	32,600
2	37,250
3	41,900
4	46,550
5	50,300
6	54,000
7	57,750
8	61,450

While most HUD program eligibility is based on the MFI, other types of social programs are based on a family's income in relation to the federal poverty level. There is no universal administrative definition of "income" that is valid for all programs that use the poverty guidelines. The office or organization that administers a particular program or activity is responsible for making decisions about the definition of "income" used by that program. To find out the specific definition of "income" used by a particular program or activity, one must consult

the office or organization that administers that program. The following chart is provided as an example and is for informational purposes only.

Figure 6 - Federal Poverty Guidelines published in the *Federal Register* February 7, 2003.

Family Size	Poverty	125%	130%	150%
1	8,980	11,225	11,674	13,470
2	12,120	15,150	15,756	18,180
3	15,260	19,075	19,838	22,890
4	18,400	23,000	23,920	27,600
5	21,540	26,925	28,002	32,310
6	24,680	30,850	32,084	37,020
7	27,820	34,775	36,166	41,730
8	30,960	38,700	40,248	46,440
each add'l.	3,140	3,925	4,082	4,710

The Housing and Community Development Act of 1974, as amended, defines low/moderate-income concentration areas as those areas in which at least 51% of the residents are of low/moderate-income according to MFI calculations. The Consolidated Plan identifies five areas as target neighborhoods based on the income of residents: Brook Creek, East Lawrence, North Lawrence, Oread, and Pinckney. See *Target Neighborhoods*, page 38.

Areas of Racial/Ethnic Concentration

Minorities live throughout Lawrence according to the 2000 Census, and make up about 13% of the population. For that reason, Census tracts with more than 13% minority households were considered areas of racial or ethnic concentration. In 1997, a study by Reynolds Farley, University of Michigan Ann Arbor, concluded that Lawrence is the fifth least segregated city in the United States. Farley used Census Bureau housing reports to calculate indexes of dissimilarity for communities that had at least 3 percent Black population or at least 20,000 Blacks. According to the 2000 Census, Lawrence has about 5% Blacks. Where whites lived only on all-white blocks and blacks lived only on all-black blocks, the index would be 100. Where there was no racial pattern, the index would be zero. On that basis, the most segregated city in the study rated 91. The least segregated city rated 31. Lawrence rated 41.

Figure 7 – Minority Population by Census Tract

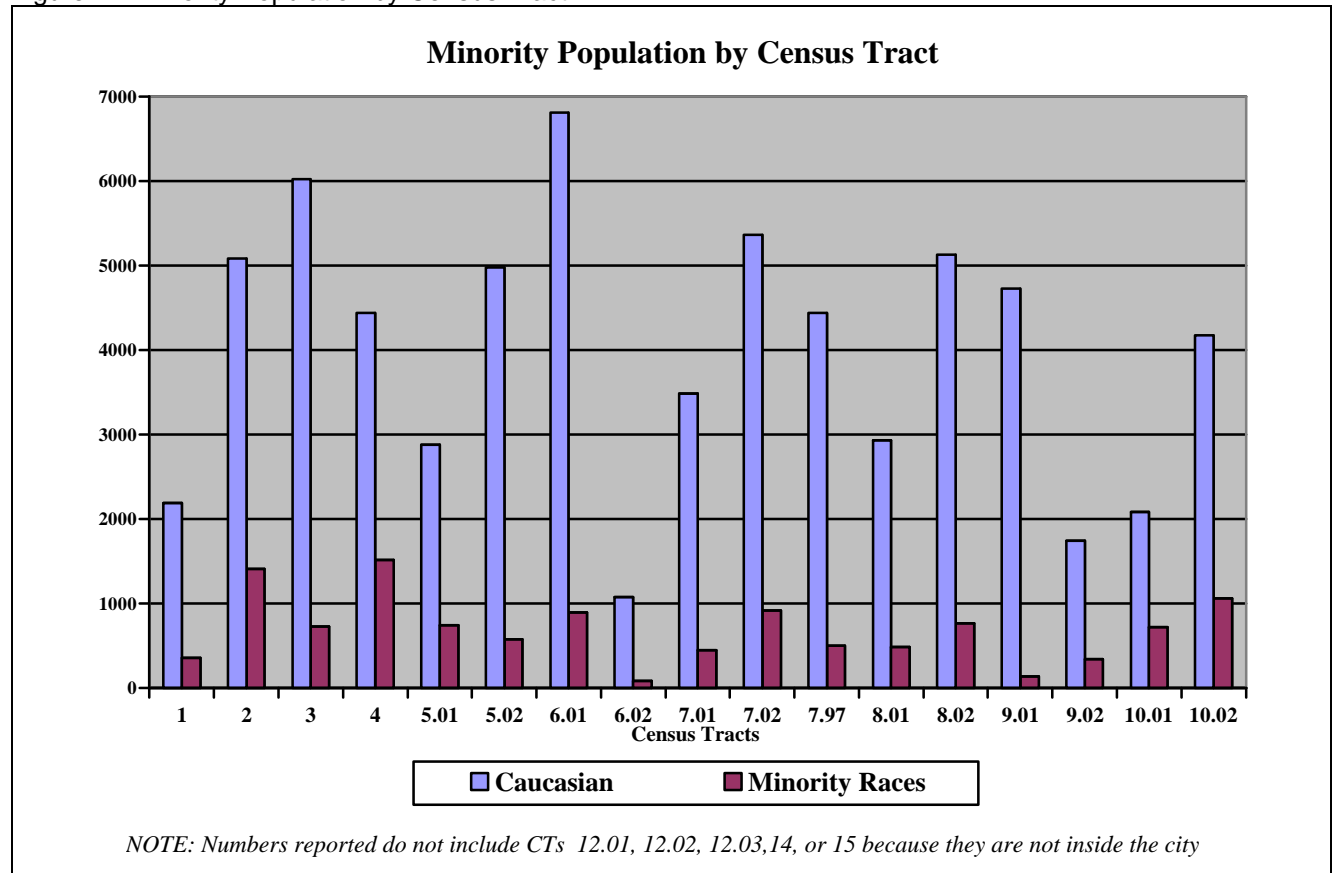
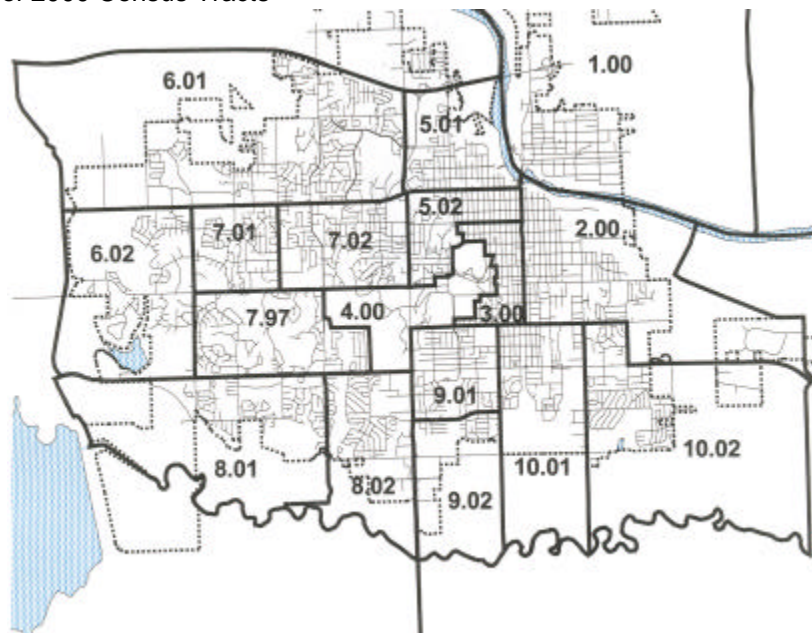


Figure 8 – Map of 2000 Census Tracts



NOTE: A larger version of the above map may be found in Appendix B, page 114.

Profile of City's Housing Market

Trends in Housing Stock

The 2000 Census identified 32,761 housing units in Lawrence consisting of 31,388 occupied units and 1,373 vacant units. The vacancy rate in Lawrence, according to 2000 Census data, is 4% compared to 8% for the state of Kansas.

Figure 9 – 2000 Census Occupied and Vacant Housing Units

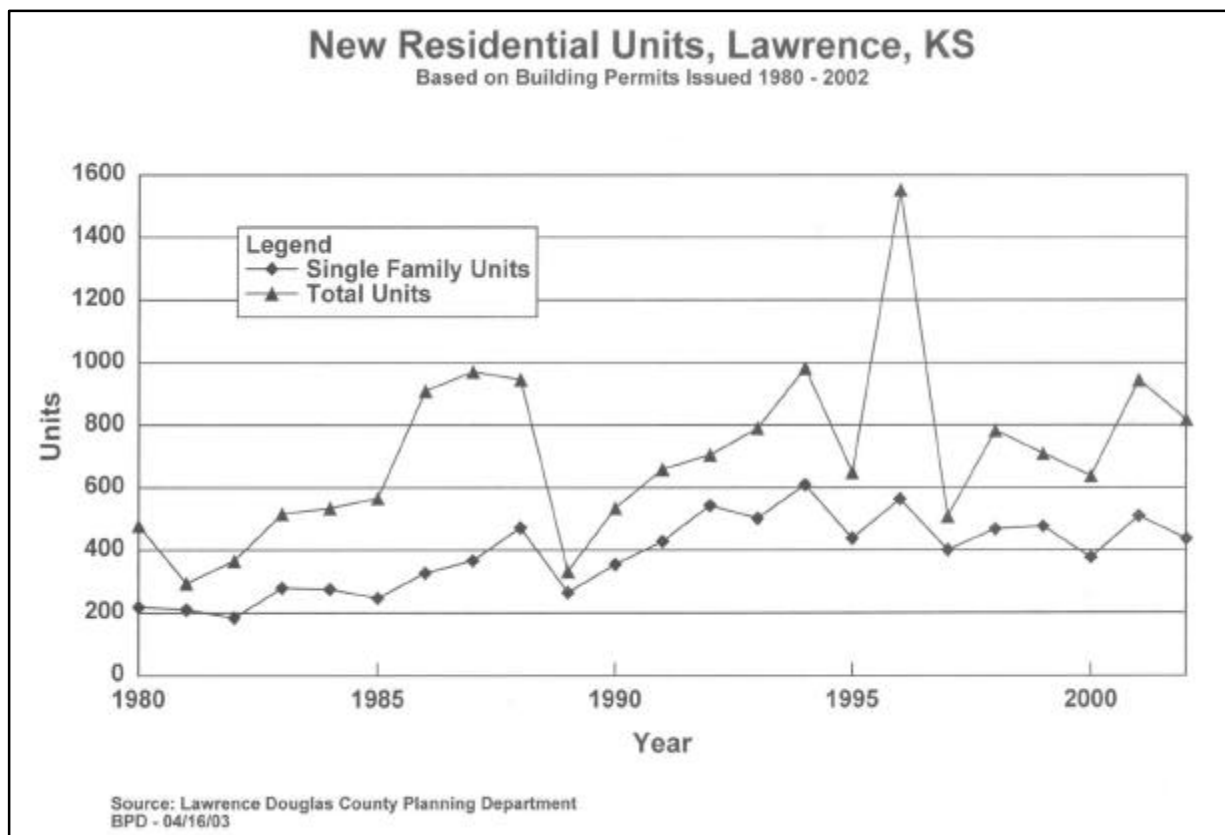
Type of Units	2000 Census Percent	2000 Census Total Units
Occupied	96%	31,388
Vacant	4%	1,373
Total	100%	32,761

Based on building permit data, the housing stock has increased in the city as shown in the following chart. Since the 2000 Census, the housing stock has increased by 1,765 units, for a total of 34,526 housing units.

Figure 10 – Building Permits for New Units thru 2002

Year	Single Family	Duplexes	Triplexes	Fourplexes	Apartment Complexes	Total Units
2001	308	336	6	72	224	946
2002	304	238	6	0	271	819
Total	612	574	12	72	495	1,765

Figure 11 – New Residential Units



High Percentage of Rental Housing

The high percentage of rental housing in Lawrence is a key factor in understanding the city's housing market. The 2000 Census echoed the findings of the 1990 Census with 54% of units being renter-occupied and 46% being owner-occupied. The statewide rates are 31% renter-occupied and 69% owner-occupied. Monitoring the relative health of the rental market in Lawrence is thus important when developing housing strategy.

The 2000 Census found 31,388 occupied units and 1,373 vacant units in Lawrence. Of the occupied units, 14,393 are owner-occupied and 16,995 are renter-occupied.

Figure 12 – 2000 Census Owner-occupied and Renter-occupied Housing Units

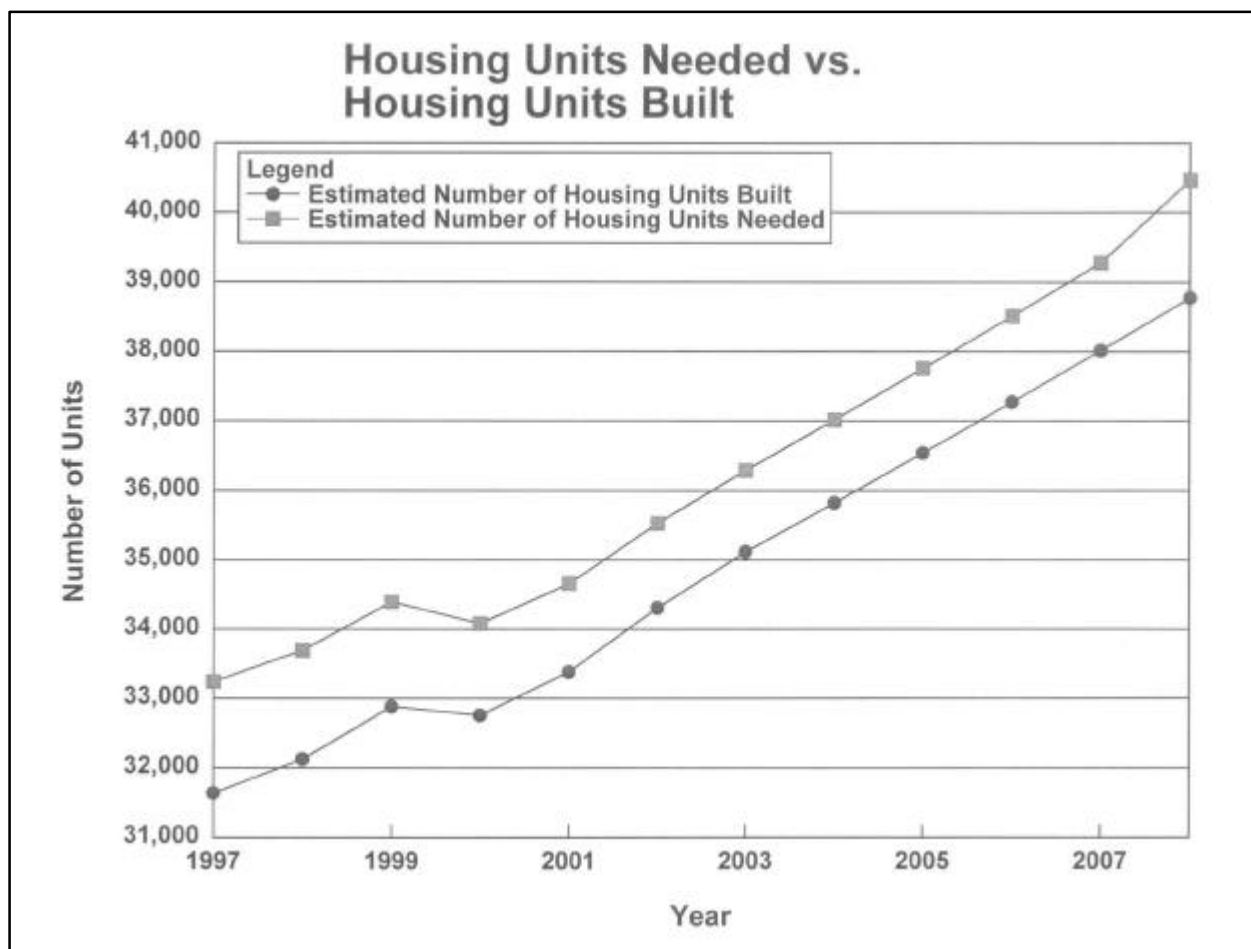
Type of Unit	2000 Census Percent	2000 Census Total Units
Owner-occupied	46%	14,393
Renter-occupied	54%	16,995
Total	100%	31,388

In order to approximate the current number of renter-occupied units compared to owner-occupied units, building permits issued for new units since 2000 must be multiplied by 46% to find the owner-occupied units and 54% to find the renter-occupied units. The formula does not account for units that have been converted from owner-occupied to renter-occupied since the 2000 Census or for the 1,373 vacant units found at the time of the Census.

Figure 13 – Estimate of Owner-occupied and Renter-occupied Housing Units

Type of Unit	2000 Census Percent	2000 Census Total Units	Units Added Since 2000	New Total
Owner-occupied	46%	14,393	812	15,205
Renter-occupied	54%	16,995	953	17,948
Total	100%	31,388	1,765	33,153

Figure 14 – Need for Housing Units in 2003



Rental Housing Market Summary

A 2001 Lawrence Apartment Survey conducted by Keller & Associates estimated the overall economic occupancy rate of the Lawrence apartment market to be 94.3%. The Keller study received responses representing 8,534 units.⁵

The Lawrence rental market is experiencing healthy growth and healthy absorption. More than half of its housing inventory has been renter-occupied for the past decade. Recent census data indicates that the percentage of renter-occupied housing units has increased. The number of building permits issued for multi-family housing has doubled in the past three years, largely due to the expanded numbers of duplexes. Apartment construction has gradually increased. The impact of approximately 26,000 KU students on the Lawrence campus cannot be overestimated because only a quarter of them live on-campus according to data provided by the Student Housing Department. A 15% decline in on-campus student housing units since 1990 has offset the drop in KU enrollment during this time. Further, the growth in non-student demand has also spurred growth in this market.⁵

⁵ 2001 Survey of the Lawrence Apartment Market, Keller & Associates

Since 1999 monthly rental rates have steadily increased, as have apartment expenses such as property taxes and insurance. The average economic occupancy rate has improved from 93.3% in 1999 to 94.3% in 2001.⁵

Demand for Housing

As shown in Figure 3, *Lawrence, KS Population Estimate*, page 11, the population of Lawrence has grown steadily since the 2000 Census and for years prior. In fact, the City has grown at about the same rate since the 1950's. Assuming that growth and household size remain stable, Lawrence will need 39,983 housing units in 2007.

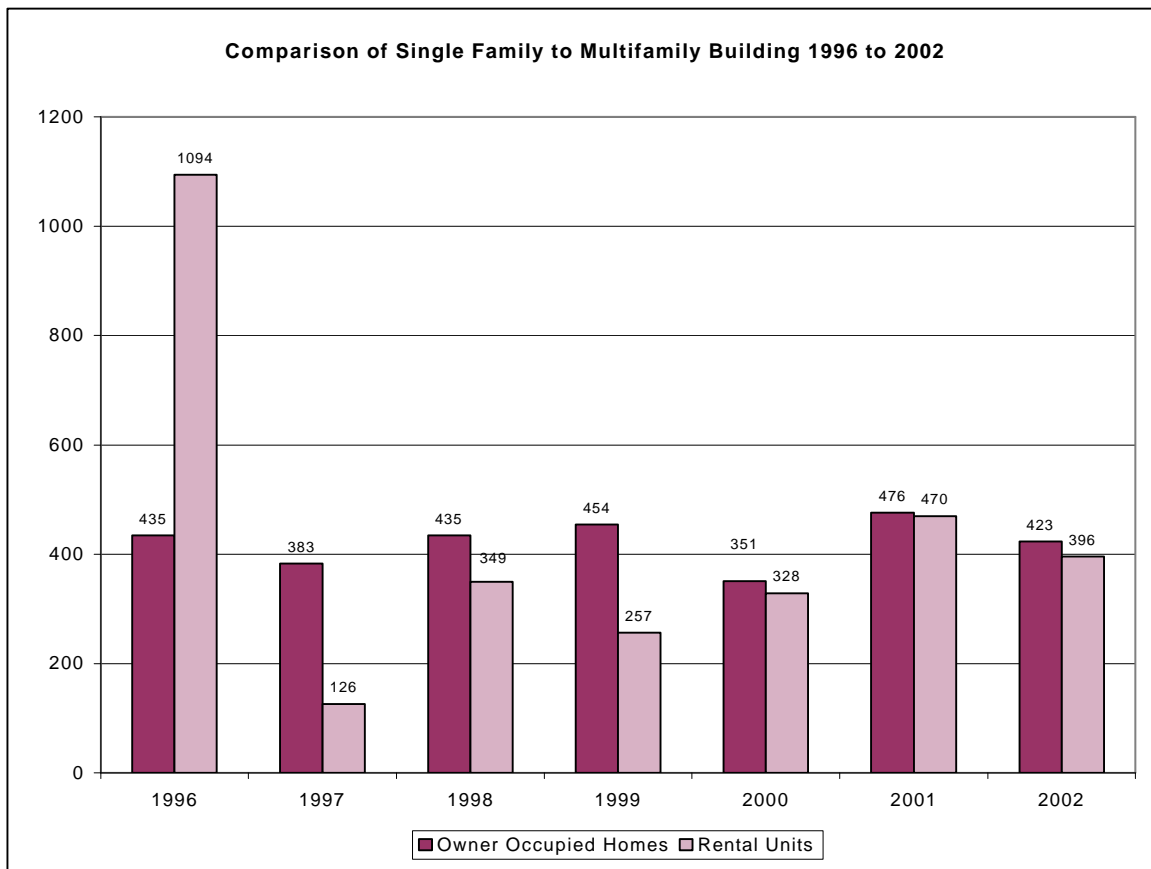
Demand for housing remains high due to steadily increasing general population and relatively constant student population. In the last five years, an average of 968 housing units were built each year to keep up with the demand. According to the 2000 Census, the homeowner vacancy rate was only 1.9%, compared to 2.5% for the state. The rental vacancy rate was 3.6% for Lawrence while the state's vacancy rate was 4%. Having lower vacancy rates than those of the state indicates a strong demand for housing.

Houses priced in the lower half of the market, typically, have no problem selling, especially the entry-level homes. Home prices in Lawrence have soared in the past ten years due to increased land costs and property taxes causing an increase in the demand for homes priced in the lower quarter of the housing market. This demand has caused an increase in the number of multi-family units being built, particularly duplexes.

Supply of Housing

Demand for housing units caught up with supply after the 1996 peak in multifamily building which left the rental market overbuilt. After the 1996 peak, building dropped off considerably and has remained in a relatively flat trend running between 600 and 800 units a year with the exception of 2001, which saw approximately 900 units built. See Figure 11 -- *New Residential Units*, page 15. The number of housing units being built keeps the total number of units higher than the demand, but the gap is narrowing.

Figure 15 – Comparison of Single Family to Multifamily Building



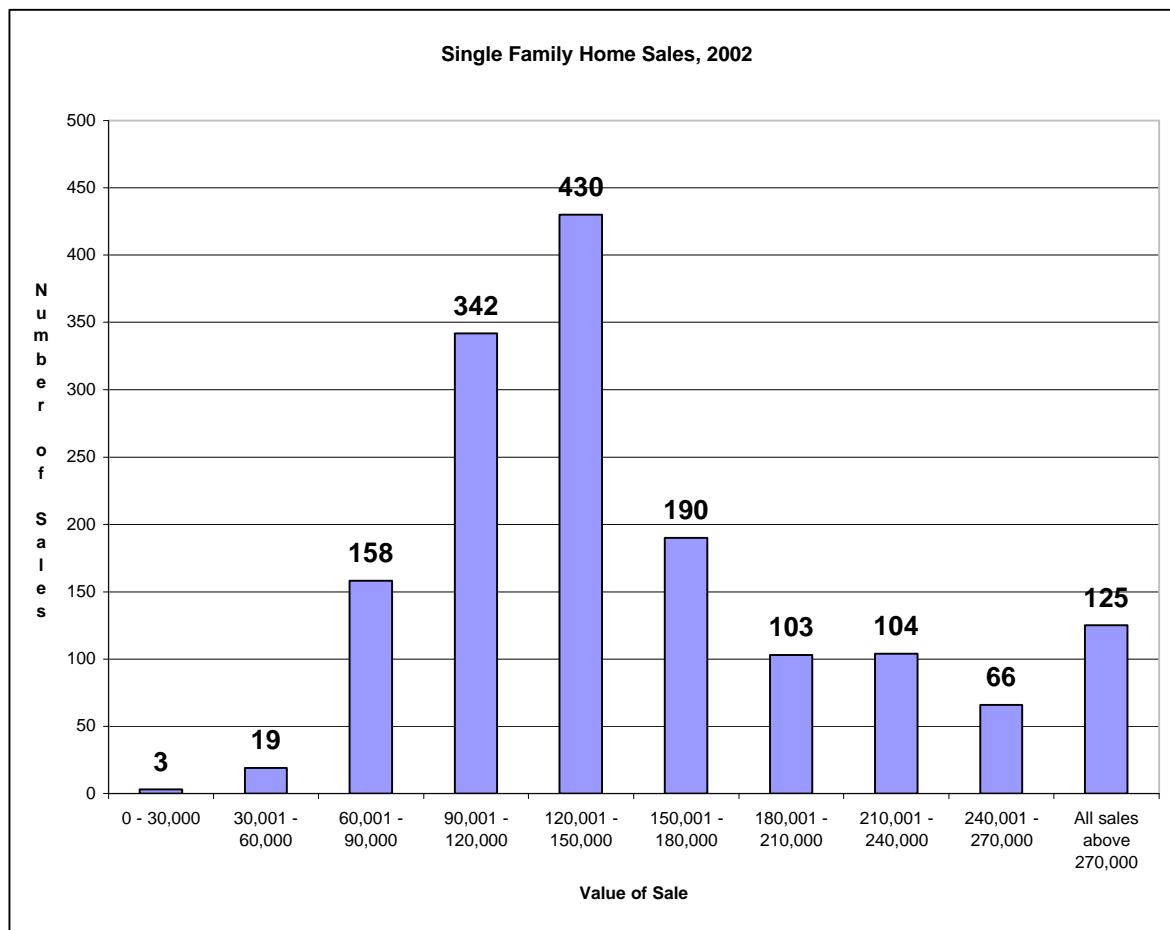
The above graph assumes that permits for all the single-family units and half the duplex units will be owner-occupied. Using this assumption, 147 owner units and 29 rental units received building permits in the first quarter of 2003.

Availability of Single Family Homes

In 2002, 1,540 arm's-length transaction home sales occurred in Lawrence. An arm's-length transaction is one that does not occur between friends and relatives. This number is down slightly from 2001, when 1,561 sales occurred. The price of the homes in 2002 ranged from \$25,000 to \$730,000, with the median price being \$136,250. Of the sales:

- 33.4% sold for less than \$120,000.
- 33.3% sold between \$120,001 and \$160,000.
- 33.3% sold for more than \$160,001.

Figure 16 – Single Family Home Prices, 2002



Fair Market Rents

Rents in Lawrence are among the highest in the state for most bedroom sizes. Each year, HUD determines the fair market rent (FMR). The FMR is based on 45% of the housing market, so the rents listed below should be sufficient to rent 45% of the units of the listed size including utilities. Data on other cities is given to provide a comparison.

Figure 17 - 2002 Fair Market Rent Chart Based on HUD data published February 2003

CITY	FMR 0 BR	FMR 1 BR	FMR 2 BR	FMR 3 BR	FMR 4 BR	FMR 5 BR	FMR 6 BR
Lawrence	378	453	580	808	930	1,070	1,230
KC, MO-KS	463	582	701	970	1,075	1,236	1,422
Topeka, KS	354	408	531	718	809	930	1,070
Wichita, KS	370	444	594	804	868	998	1,148

The Lawrence-Douglas County Housing Authority (LDCHA) uses FMRs to determine Section 8 subsidy for rent assistance. Let's look at an example. If an individual finds a three-bedroom apartment to rent at \$750, the LDCHA will evaluate the unit to estimate utility costs (gas, electricity & water). The utility costs will be added to the rent to develop a gross rent. If utilities

for this three-bedroom unit are estimated to be \$72, then the gross rent would be \$822. Since the maximum subsidy for a three-bedroom unit is \$808, the individual would be responsible for \$14 over and above the subsidy. Additionally, the individual would be responsible for a portion of the rent charged by the owner for the unit based upon a formula used by LDCHA to determine how much of the FMR will be paid by the individual and paid by LDCHA.

Availability of Affordable Housing

There are a number of ways to evaluate the availability of affordable housing in a community. One important element is the availability in all price categories. In the last five years 3,899 units have been added to the housing market.

As indicated earlier, nearly 6,500 new units have been added since 1990. About half of the new units (3,009) are on the rental market.

Characteristics of the market must also be examined. In Lawrence, as noted in the Schneider study, in 1996 there was a peak in multifamily building with a large downturn in 1997 and a steady increase since 1997. At the same time of the 1996 peak in multifamily building, KU enrollment had fallen by 3,356 students (1990-1996). Lower enrollment at a peak time of building created a decrease in demand since students comprise a large portion of Lawrence renters. Enrollment has steadily increased since the drop in 1996, but building has continued. The gap created in 1996 remains, but is shrinking.⁶ The Keller study, conducted in the fall of 2001, showed a vacancy rate of 2.7% in surveyed apartment complexes; a decrease from their 1997 study where a 9% vacancy rate existed. The 2000 Census vacancy rate is 3.6% and the 1990 vacancy rate was 5.79%.

A third important element in determining affordability is a comparison of incomes to market rents. For this analysis, data from HUD regarding the median income in Lawrence and the Fair Market Rents were used. Fair Market Rent (FMR) includes rent and utilities except telephone. FMRs are set based on the 40th percentile of the rental market. Thus, for every four units available at that rent, six units of the same size would cost more. In Lawrence, the 2003 Median Family Income for a family of four is \$58,200. Families with income of 50% of median or less are considered very low income. A household is considered rent-burdened when the rent is more than 30% of income. For large households, the affordable rent for a very low-income family is comparable to the FMR, as shown in the shaded area of the chart. A family of four, on the other hand, would be rent burdened in a three-bedroom home, but not in a two-bedroom home. Smaller households would be rent burdened at the 40th percentile of the market.

⁶ Lawrence Housing 1990 to 2000 Data and Commentary: A Context for Interpreting Issues and Data (e.g. 2000 Census Data), James A. Schneider, Ph.D.

Figure 18 – Affordable Rents

Family Size	50% Median Family Income	50% Median Family Income by Month	Affordable Rent would be 30% or less of Column 3	Fair Market Rents for Lawrence, including utilities
One	20,350	1,696	509	0 bdrm = 378 1 bdrm = 453
Two	23,300	1,942	583	1 bdrm = 453
Three	26,200	2,183	655	2 bdrm = 580
Four	29,100	2,425	728	2 bdrm = 580 3 bdrm = 808
Five	31,450	2,621	786	3 bdrm = 808 4 bdrm = 930
Six	33,750	2,813	844	4 bdrm = 930 5 bdrm=1,070
Seven	36,100	3,008	902	5 bdrm = 1,070 6 bdrm=1,230
Eight	38,400	3,200	960	6 bdrm = 1,230

Analysis of Impediments to Fair Housing Choice

Background

Each year, the City certifies in the Consolidated Plan that it will affirmatively further fair housing as one requirement to receive funds from the Department of Housing and Urban Development (HUD). Consolidated Plan Regulations (24 CFR 91.520(a)) require an Analysis of Impediments to Fair Housing Choice (AI). In addition to the AI, the City of Lawrence Human Relations/Human Resources Department monitors, records and carries out fair housing activities in the City.

Neighborhood Resources conducted the AI. Various facets of the community participated, including government agencies, community and business organizations such as the banking industry, social service agencies, the City's Human Resources Department and the Lawrence-Douglas County Housing Authority. As suggested in the Fair Housing Planning Guide, analysis relied heavily on existing available data.

The AI involves:

- A comprehensive review of the City's laws, regulations and administrative policies, procedures, and practices;
- An assessment of how those practices affect the location, availability, and accessibility of housing; and
- An assessment of conditions, both public and private, affecting fair housing choice.

Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The purpose of the AI is broad. It covers the full array of public and private policies, practices, and procedures affecting housing choice.

The AI:

- Serves as the substantive, logical basis for Fair Housing Planning;
- Provides essential and detailed information to all interested parties; and
- Assists in building public support for fair housing efforts.

Conclusions

The City views the Analysis of Impediments as an ongoing process. The research and discussions compiled here are the foundation of the City's endeavors to affirmatively furthering fair housing.

The AI indicates that Lawrence has done well in avoiding systemic impediments to fair housing choice, though affordability remains an important 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.

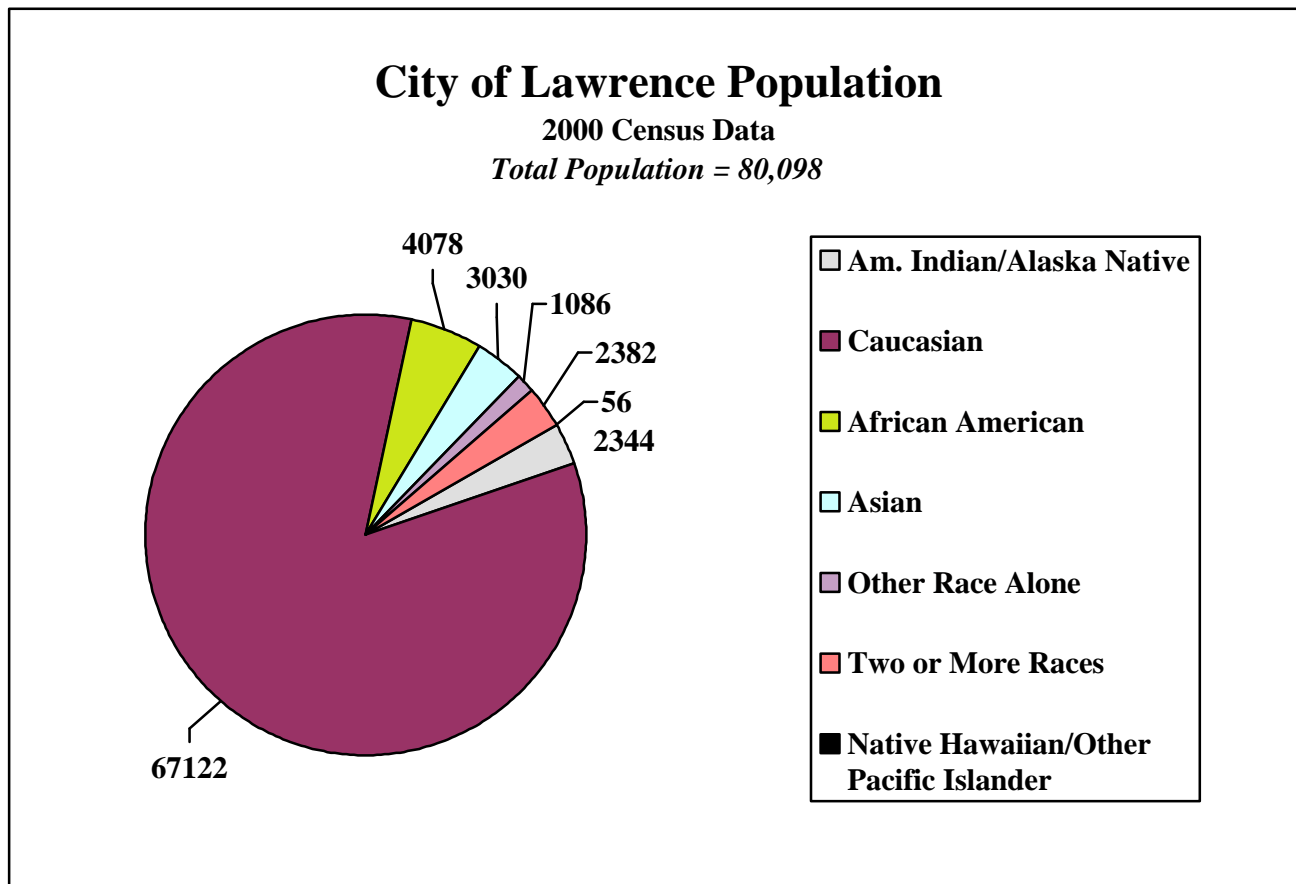
The City believes that continued diligence is important to assure that fair housing remains a priority in the community. To that end, the city will take the following steps:

- 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.
- The Human Relations commission will continue to support fair housing choice through community education activities.
- The Lawrence-Douglas County Housing Authority will continue to assure racial disbursement in Public Housing.
- The Lawrence-Douglas County Housing Authority will fund two residential service coordinators to:
 - provide services designed specifically 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.
- Neighborhood Resources will support fair housing through continued emphasis on affordable housing activities.
- Neighborhood Resources will continue to require grant and loan recipients to certify compliance with fair housing policies.
- Neighborhood Resources will provide support to agencies attempting to better the affordable housing issues in Lawrence.
- Neighborhood Resources will provide support to agencies assisting the homeless.

Jurisdictional Background Data

Demographic Data

Lawrence is an active community of 80,098 with an abundance of cultural, ethnic, and academic diversity. The City is home to both the University of Kansas and Haskell Indian Nations University, with a student population of over 24,000. Located on the Kansas River, Lawrence is one of the fastest growing communities in the state with a 2.3% growth rate. Based upon that growth rate, the estimated population in 2003 is 85,753.



Minority Households

As stated previously minorities live throughout Lawrence. See *Areas of Racial/Ethnic Concentration*, page 13. According to the 2000 Census 4,227 households out of a total of 31,388 households reported a minority householder. The following charts break down the number of households by race and ethnicity.

Figure 19 – Minority Households by Race

Race	No. of Households
White Only	27,161
African American	1,490
American Indian/ Alaskan Native	655
Asian	1,086
Native Hawaiian/ Pacific Islander	16
Some other race alone	350
Two or more races	630

Figure 20 – Minority Households by Ethnicity

Ethnicity	No. of Households
Not Hispanic/Latino	26,669
Hispanic/Latino	945
Unknown	3,774

Minority population households comprise 10,452 (14%) of 72,141 households.

Figure 21 – Minority Household Population by Race

Race	Population in Households
White Only	61,689
African American	3,763
American Indian/ Alaskan Native	1,784
Asian	2,549
Native Hawaiian/ Pacific Islander	44
Some other race alone	849
Two or more races	1,463

Figure 22 – Minority Household Population by Ethnicity

Ethnicity	Population in Households
Not Hispanic/Latino	60,476
Hispanic/Latino	2,360
Unknown	9,305

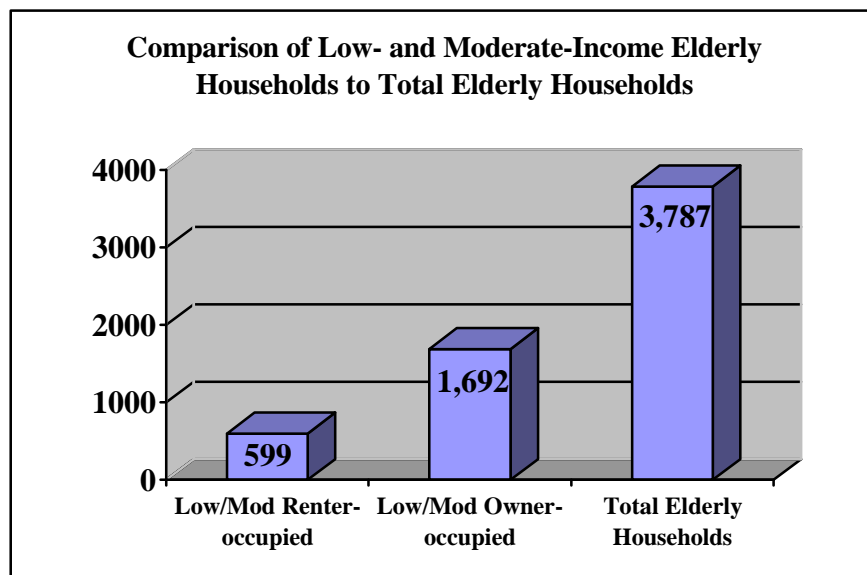
Figure 23 - Percentage of Minority Households in Target Neighborhoods

Target Neighborhood	% Minority Households
Brook Creek	14.7%
East Lawrence	14.1%
North Lawrence	12.3%
Oread	11.5%
Pinckney	25.1%

Elderly Households

There are 990 elderly renter-occupied households in Lawrence, defined as 65 years old or older, and 2,797 owner-occupied households. The 2000 Census said that 2,291 of these households, or 60%, are moderate income (80% MFI) or below.

Figure 24 – Comparison of Low- and Moderate Income Elderly Households



Persons With Severe and Persistent Mental Illness (SPMI)

According to the National Institute of Mental Health (NIMH) criteria, about 1 percent of the population has SPMI. In Lawrence, this would be 801 people. The Bert Nash Mental Health Center serves approximately 412 individuals who meet the criteria for SPMI. Half of them reside in subsidized housing. Of the SPMI individuals being served by Bert Nash, 232 identify independent living, which could include Section 8, 25 reside with families, 22 are homeless, 8 are in a group home, 1 is in a boarding house, and 114 did not provide housing information.

There are 10 Independent Group Residences (IGR) dedicated to the SPMI population. In 1998, the Bert Nash Community Mental Health Center opened a transitional home for people with SPMI. The new transitional home, called Bridges to Independence, operates with a combination of funds, including CDBG and HUD Supportive Housing dollars. The Bridges program targets people who are homeless and mentally ill.

Persons with Physical Disabilities

According to the Kansas Commission on Disability Concerns, two-thirds of those with disabilities live on a limited, fixed income such as Social Security. Rent subsidies are an essential form of assistance, enabling many people with disabilities to live independently in the community. Existing funds for rent assistance are not meeting the housing needs of people with physical disabilities. There are waiting lists at all of the subsidized housing projects in Lawrence.

In addition to affordable housing, many people with physical disabilities also need accessible housing. Most affordable housing in Lawrence is not accessible. Independence, Inc. assists 10-15 low-income renter households each year by making accessibility modifications using CDBG funds.

Existing subsidized housing in Lawrence has approximately 40 accessible units. This includes the housing of Accessible Residential Options, Inc. (ARO), the Lawrence Housing Authority, Clinton Place Apartments, Prairie Ridge Apartments and Vermont Towers. The ARO Apartments provide 20 units of fully accessible housing, the greatest number of any one project. The ARO has been at full capacity since its opening in 1987. There is an average year-round waiting list of 10 people.

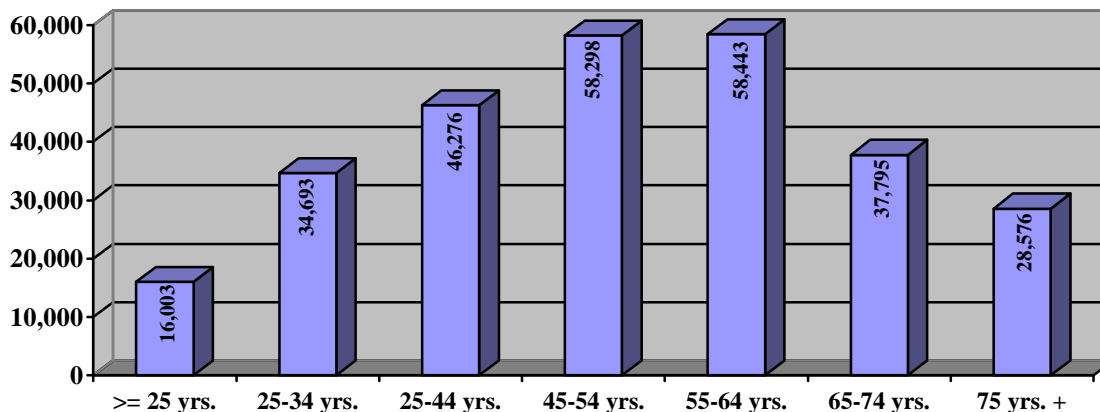
Persons with Developmental Disabilities

Three community agencies provide housing and housing support services for persons with developmental disabilities: Community Living Opportunities, Inc. (CLO), Cottonwood, Inc., and Residential Alternatives, Inc.

Income Data

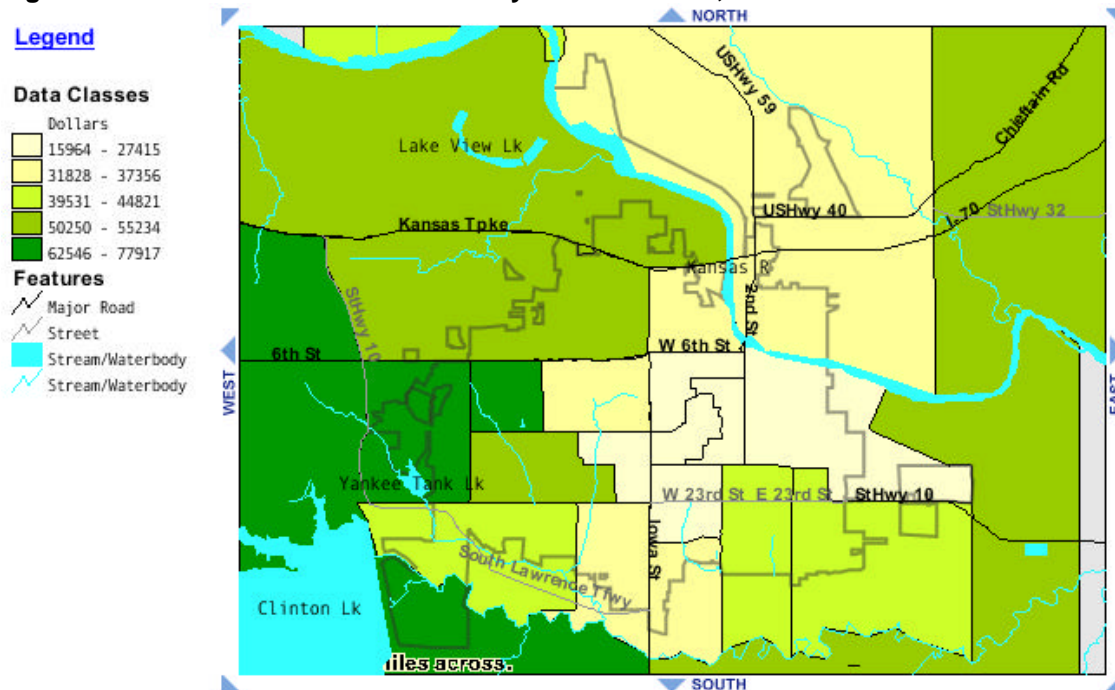
The median income for Lawrence in 2003 is \$58,200 according to information released by HUD in February 2003. The 2000 census indicated that low/moderate-income individuals reside in all Census tracts of the City.

Figure 25 – Median Household Income by age of Householder



The median household income by Census tract for all households is displayed in Figure 26. A map of 2000 Census tracts may be found in *Appendix B*, page 114.

Figure 26 – Median Household Income by Census Tracts, 2000



The following chart categorizes 2000 households in Lawrence by race and percent of Median Family Income (MFI). In 2000, the MFI in Lawrence was \$51,500. In 2003, it is \$58,200.

Figure 27 – Households by Race and Income, 2000 Census

	No. of Households	Household Percentage by Race	Household Percentage <=30% MFI	Household Percentage 31-50% MFI	Household Percentage 51-80% MFI	Household Percentage >80% MFI
White	27,030	86%	35%	14%	16%	35%
Black	1,443	5%	49%	18%	8%	25%
American Indian/Alaska Native	608	2%	43%	18%	17%	22%
Asian	1,197	4%	52%	12%	15%	21%
Native Hawaiian/Other Pacific Islander	0	0%	0%	0%	0%	0%
Some Other Race Alone	409	1%	56%	5%	11%	28%
Two or More Races	701	2%	57%	10%	18%	15%
TOTAL	31,388	100%				

Housing Profile

Owner Occupied Housing

In 2002, 1,540 arm's-length transaction home sales occurred in Lawrence. An arm's-length transaction is one that does not occur between friends and relatives. This number is down slightly from 2001, when 1,561 sales occurred. The price of the homes in 2002 ranged from \$25,000 to \$730,000, with the median price being \$136,250. Of the sales:

- 33.4% sold for less than \$120,000.
- 33.3% sold between \$120,001 and \$160,000.
- 33.3% sold for more than \$160,001.

According to the 2000 Census, there were 14,412 owner occupied housing units in Lawrence. In 2001, 1,5613 single-family homes changed hands with a median price of \$130,000 and an average price of \$149,811. In 2002, 1,540 single family homes changed hands with a median price of \$136,250 and an average price of \$158,596.

In 2001 39.6% of the transactions were for homes at or below \$120,000. That percentage dropped in 2002 to 33.9%; showing a decrease in the availability of lower priced homes. Looking at homes at or below \$60,000 a dramatic decrease is seen from 2001 to 2002, 3.4% to 1.4% respectively.

Figure 28 Sales Price Ranges, 2001-2002

2001		2002
Percentage of Sales	Sales Price	Percentage of Sales
3.4%	Less than \$60,000	1.4%
35.8%	\$60,001 – \$120,000	32.5%
38.6%	\$120,001 - \$180,000	40.3%
22.2%	\$180,001 and above	25.8%

For more information, see *Profile of City's Housing Market*, page 15.

Rental Housing Availability

The City experienced a peak in multifamily building in 1996, however, after that peak building dropped off considerably and has remained in a relatively flat trend. The gap between available units and demand is narrowing, but due to the high rents and high housing costs affordability for low/moderate-income individuals remains an issue. See *Profile of City's Housing Market*, page 15.

Trends in Housing Stock

The 2000 Census identified 32,761 housing units in Lawrence consisting of 31,388 occupied units and 1,373 vacant units. Since the 2000 Census, the housing stock has increased by 1,765 units, for a total of 34,526 housing units. The vacancy rate in Lawrence, according to 2000 Census data, is 4% compared to 8% for the state of Kansas. See *Profile of City's Housing Market*, page 15, for more details.

Availability of Affordable Housing

HUD uses the term *fair market rent* (FMR) to describe the amount of rent that would be sufficient for 40% of the rental units on the market. FMRs include utilities except telephone. Thus, for every four units available based on the 40th percentile of the rental market, six units of the same size would cost more. As is shown in *Figure 18 – Affordable Rents*, page 18, affordable rents exceed the FMR for small families. Thus, one can conclude that though housing units are available, they may not be affordable to families who are very low income. Additionally, data on the sales of single-family homes suggests a trend in the decrease of affordable housing. See *Owner Occupied Housing*, page 29.

Public Housing

In 1997 the LDCHA was selected by HUD to test new models for delivering public housing and Section 8 Assistance under the Moving to Work Demonstration Project. Congressionally mandated, this demonstration is intended to achieve three goals:

1. Move families to work;
2. Increase housing choice; and
3. Reduce the federal contribution to housing assistance.

The LDCHA is in the fourth year of its demonstration, which requires all non-elderly, non-disabled residents to work and pay an annual rent based upon factors that include the market value of the unit. An average of 382 public housing and Section 8 assisted households are participating monthly in this program.

Other Subsidized Units

There are a total of 562 other subsidized units comprising a variety of Federal projects. Currently, none of these projects are vacant, and all have a waiting list.

Analysis of Barriers to Affordable Housing

A review of the City of Lawrence housing policy indicates there are no institutional barriers to obtain affordable housing. The City has adopted current editions of the International Conference of Building Officials Building, Uniform Housing, Plumbing, and Mechanical Codes and the National Fire Protection Association National Electrical Code. The Uniform Housing Code that has been adopted as the minimum housing code is similar to the requirements of the U.S. Department of Housing and Urban Development's Section 8 Housing Quality Standards, but is not as rigorous as the standards for new construction. The minimum housing code is enforced on a complaint basis. The housing inspector requires that the tenant/owner provide a written request for inspection that specifies the items that are believed to be sub-standard. Furthermore, the City does not impose rent controls or impact fees. Regulations that are designed to protect the health, safety, and welfare of citizens may affect the cost of housing. However, these regulations are not designed to discourage the availability of affordable housing. Therefore, the City of Lawrence does not propose actions or reform steps to remove or restructure such policies in the coming year.

Evaluation of the Current Fair Housing Legal Status of Lawrence

The Human Relations/Human Resource Department handles fair housing complaints for the City of Lawrence. The City's fair housing ordinance is substantially equivalent to federal law; thus, City staff can investigate most fair housing complaints.

Identification of Impediments to Fair Housing Choice

Public Sector

On the whole, Lawrence has done well in avoiding systemic impediments to fair housing choice, though affordability remains an important challenge.

Zoning and Site Selection

In 1995, the City Commission considered and recommended three low income tax credit projects, all of which were subsequently awarded Kansas Low Income Tax Credits. The City Commission continued the priority of mixed income development in 2001 by issuing three additional Resolutions of Support for a total of 161 Low Income Tax Credit units. Although one of the applications for seven units was later withdrawn by the applicant, the other two applications were subsequently issued Kansas Low Income Tax Credits for 54 units and 100 units respectively. Neighborhood Resources staff is aware of at least one additional applicant wishing to participate in this program, so it is anticipated one or more applications for the low income tax credit program will be forthcoming in 2003.

Neighborhood Revitalization, Municipal and Other Services, Employment-Housing-Transportation Linkage

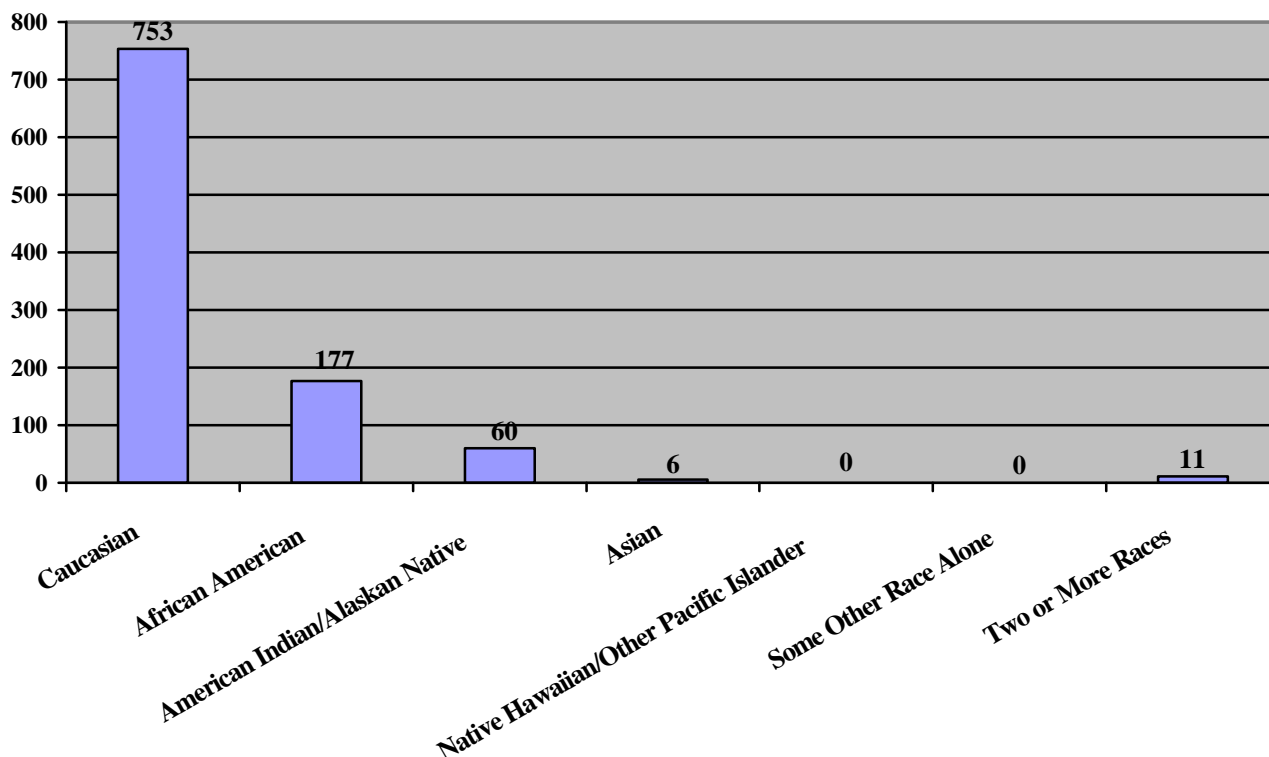
Lawrence invests CDBG and HOME funds each year in neighborhood revitalization, municipal services, and social services for employment, housing, and transportation. Future spending will be linked to the *Step Up to Better Housing* strategy . See *Appendix A* on page 111.

PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures, Housing Choices for Certificate and Voucher Holders

The Lawrence-Douglas County Housing Authority (LDCHA) maintains a waiting list and uses a priority system for admitting applicants into housing under the Preference Rule. Applicants who are otherwise eligible are given priority if they are:

- involuntarily displaced,
- occupants of substandard housing, or
- rent-burdened families.

Figure 29 – Racial Composition of LDCHA Tenants



As can be seen in the above chart, the LDCHA has been successful in providing housing to a diverse tenant base. They take great pains to assure racial disbursement throughout their housing. The disabled and elderly are also significantly represented as tenants. Currently, 13% of voucher holders are elderly, 48% are persons with disabilities, and 39% are non-elderly, non-disabled. These are counted by the age and disability status of the head of household.

LDCHA has also been effective in placing residents in areas throughout the city and not concentrating them in one area. Over 50% of voucher families with children live in Census tracts with low poverty rates.

Housing choice for certificate and voucher holders continues to be limited. Because FMRs are set at the 40th percentile, 60% of the rental housing in the community is excluded from the pool. Furthermore, affordable units must meet quality standards, which eliminates additional units. Finally, some landlords choose not to participate for a variety of reasons. The Lawrence-Douglas County Housing Authority holds landlord workshops every year to recruit new landlords to the certificate and voucher programs. Additionally, in 2002 the LDCHA raised its voucher payment standard to 110% of the area FMR for the City of Lawrence and Douglas County in order to increase housing choice by making the rental market more affordable for low-income families.

Sale of Subsidized Housing and Possible Displacement

No sales of subsidized housing are contemplated.

Property Tax Policies

Douglas County reappraises property at least once every three years and bases the appraisal on sales of similar properties in the surrounding neighborhood. This assures that the property tax burden is spread fairly over the community. The County has a well-established, consumer friendly appeals process for appraisals. Taxpayers receive information about appeals in their appraisal notification. In addition, social service agencies may apply to the State for a property tax exemption, which allows the agencies to devote their resources to their missions. Historically, Douglas County supports these applications.

Planning and Zoning Boards

Lawrence and Douglas County have a joint planning commission. The planning commission uses Horizon 2020, the land use plan for the City of Lawrence and unincorporated Douglas County as a guide. Horizon 2020 was the citizen-driven process of creating a plan to provide policy and strategic direction to guide Lawrence-Douglas County to the year 2020.

The goal for Horizon 2020 is:

*to provide, within the range of democratic and constitutional processes, for the optimum in public health, safety, convenience, general social and physical environment and individual opportunities for all the residents of the community, regardless of racial, ethnic, social or economic origin. It is the goal of the planning process to achieve a maximum of individual freedom, but public welfare must prevail. It is the intent to meet and safeguard individual rights and vested interests in a manner, which will create the minimum disruption in individual freedoms and life values.*⁶

The plan strives to increase the diversity of employment, housing, cultural, economic, and educational opportunities for the community.

Horizon 2020 includes several goals that have an impact on housing:

- The character and appearance of existing low-density residential neighborhoods should be protected and improvements made where necessary to maintain the values of properties and enhance the quality of life.
- Adopt criteria to guide the placement and design of stable, safe, and pleasant neighborhoods.
- Create and maintain neighborhoods that are aesthetically pleasing and functionally efficient and practical.
- Promote a transportation system that provides or improves access and circulation throughout the city and county.

⁶ Horizon 2020, The Comprehensive Plan for the City of Lawrence and Unincorporated Douglas County, Lawrence-Douglas County Metropolitan Planning Office, 1996

- Implement a coordinated public transportation system that offers a viable choice of travel that addresses the needs of individuals and the community as a whole. Public transportation should be viewed as an alternative mode of transportation to reduce localized traffic congestion, improve air quality, conserve energy, and provide better transportation for those who choose not to or are unable to drive.
- Increase job growth at a rate equal to or above that of population and housing to maintain a separate community identity.

Horizon 2020 has identified a number of opportunities and issues that require the collaboration of the University of Kansas, Haskell Indian Nations University, the City and the County to be effectively solved in the future. Those that would have an impact on fair housing are:

- The plan encourages the creation of a certified housing program. The program is intended to encourage conformance of off-campus student housing units with the City's occupancy and building code requirements. Structures approved under the program would be maintained on a list of approved university housing. For the program to be effectively implemented, it must involve both the University and the City of Lawrence.
- Haskell Indian Nations University continues to actively seek visible and diverse roles within the greater Lawrence community. These positive initiatives have been supported by the community at large and should continue in the future. The City and County should continue to assist the efforts of the University whenever appropriate to fulfill its mission and broaden the appreciation of the cultural diversity Haskell Indian Nations University offers the Lawrence community.

Private Sector

Lending Policies and Practices

The Lawrence banking industry continues to experience change because of mergers and new institutions in the area. Neighborhood Resources requested Community Reinvestment Act (CRA) and Home Mortgage Disclosure Act (HMDA) reports from ten mortgage lenders doing business in Lawrence in 2000.

The CRA defines the responsibilities of banks and savings and loans to communities, emphasizing the obligation to meet credit needs and make loans as well as take deposits. Banks must actively promote and market their services. They must address the credit needs of the entire community, including those of low/moderate-income areas (CRA, A Citizens Action Guide, Center for Community Change, 1987).

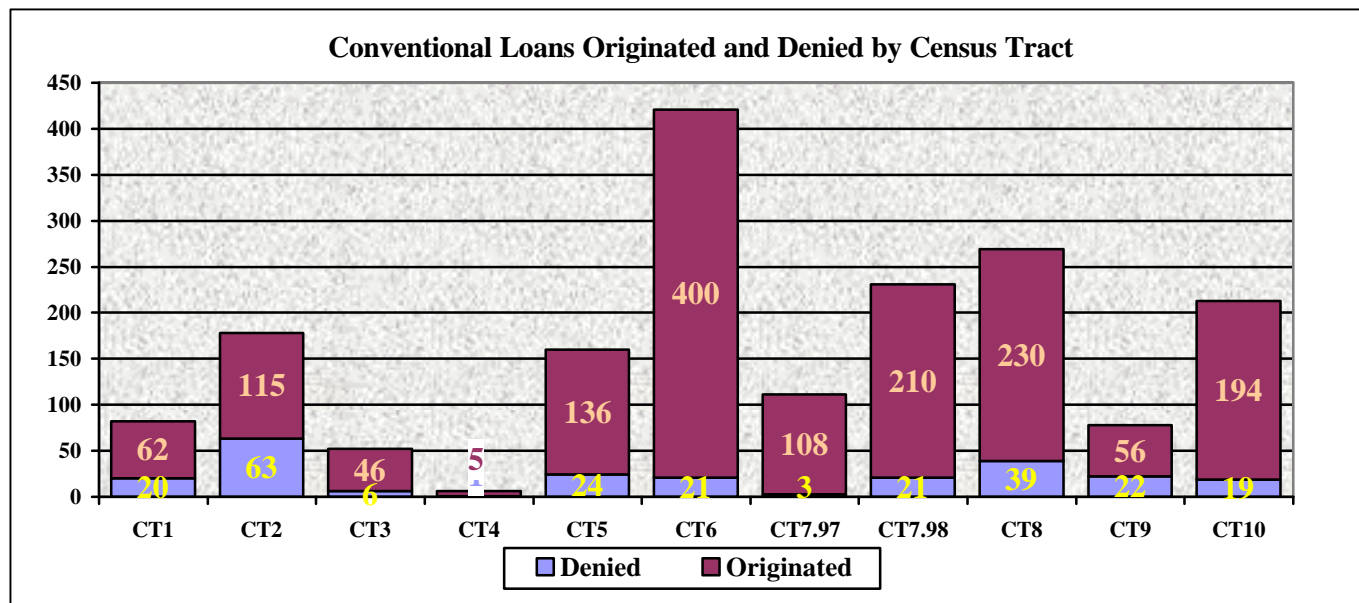
Federal regulators evaluate the CRA performance of each bank approximately every one to three years. The CRA rating is not an assessment of the financial condition of an institution.

All the ten banks had at least a satisfactory rating in meeting community credit needs, and one bank had an outstanding rating. A satisfactory rating means the institution has a satisfactory record of ascertaining and helping to meet the credit needs of its entire community, including low/moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

The Home Mortgage Disclosure Act (HMDA) data reports the number of loan applications, the amount requested, and the disposition of the requests. The information can be grouped by type of loan, Census tract, race, income, gender, dwelling size, etc. The following graphs are derived

from 2001 aggregate HMDA data reports* obtained from the Federal Financial Institutions Examination Council's (FFIEC) website {www.ffiec.gov}. The first graph portrays one aspect of local lending, conventional loans, according to the Census tract where the applicant lived. Naturally, this is not a complete picture of local home loan practices, because the graph portrays only conventional loans. The Lawrence Public Library maintains complete HMDA data information on local banks. As can be seen, there is a wide range of loan activity throughout the city. Census tract 4 has the least activity, however, that tract includes the University of Kansas, explaining the small amount of conventional loans.

Figure 30 – 2001 Aggregate HMDA Data



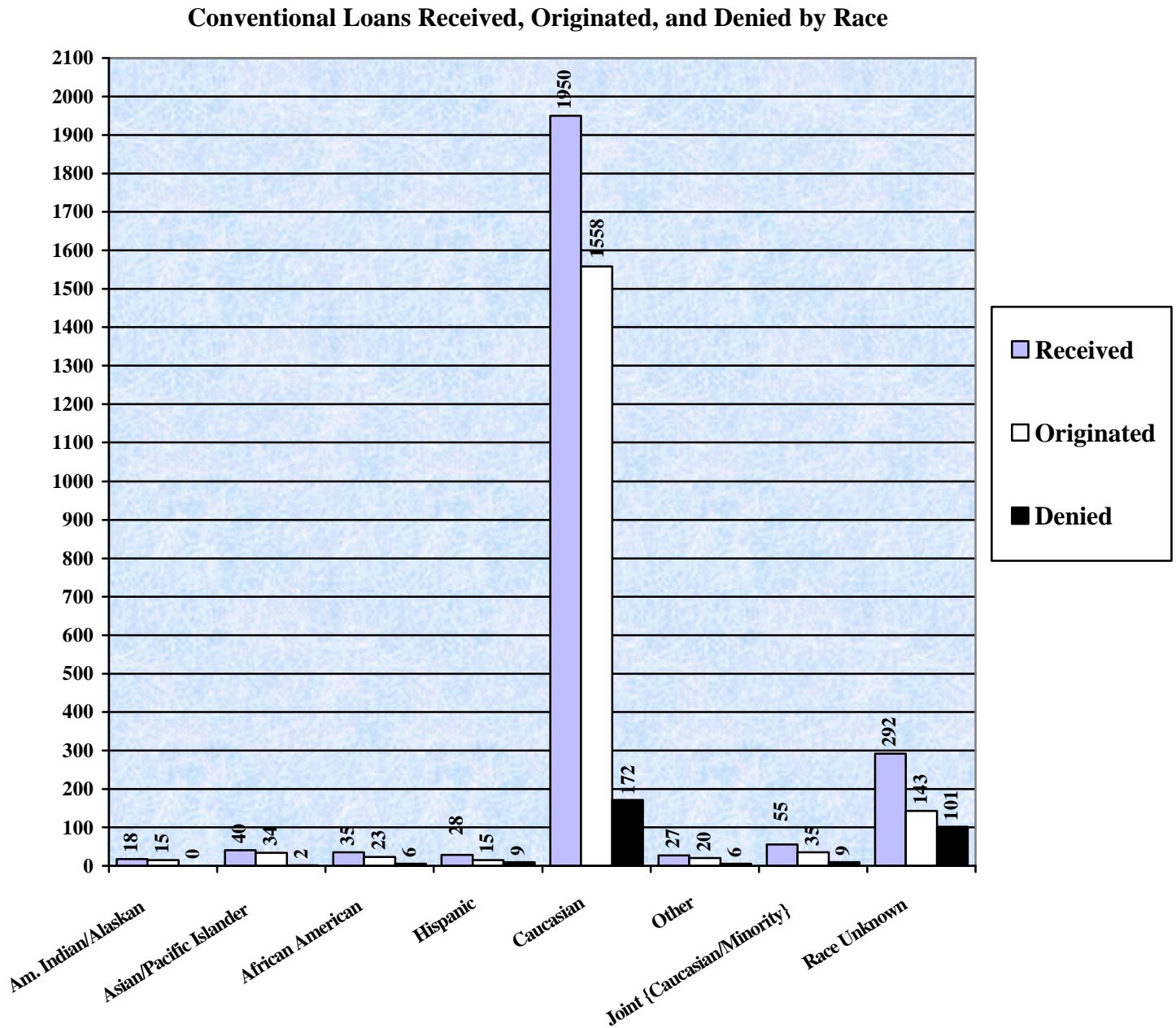
NOTE: Numbers reported do not include 54 loans originated and 5 loans denied in CTs 11, 12 & 13, which are outside the city limits.

* 2002 HMDA data was not available at the time this report was prepared and 2001 data is based on the 1990 Census Tracts, see Appendix B, page 114.

Banks as a whole make loans to all racial groups in Lawrence. The HMDA data does not show with any certainty that a particular group is under-represented in applying for or receiving loans because about 20% of applications are mixed-race.

The following graph portrays conventional loans received, originated, and denied by race. Again, this is not a complete picture of local home loan practices, because the graph portrays only conventional loans. The numbers reported in this graph are proportionate to the overall distribution of race within the population (e.g. the large number of Caucasian applicants is reasonable based on 82% of the population being Caucasian—see the following pie chart).

Figure 31 – 2001 Aggregate HMDA Data



NOTE: Loans originated and denied do not total applications received because three other categories are not depicted in the above graph—applications approved but not accepted, applications withdrawn, and files closed as incomplete.

Public and Private Sector

Section 10 of the Code of the City of Lawrence, Kansas (revised 1995) describes Lawrence policy to forbid discrimination based on race, sex, religion, color, national origin, age, ancestry, familial status, sexual orientation or disability in employment, public accommodations and housing. HUD ruled in December 1994 that the Code is substantially equivalent to the Federal Fair Housing Act of 1988, and the City began accepting housing discrimination complaints.

The City budgeted \$280,049 in 2003 for the Lawrence Human Relations/Human Resources Department (LHR/HRD). The Department is the City's civil rights enforcement agency. This department provides education and investigates complaints from persons who allege discrimination in employment, public accommodations, and housing. In 2002, the Department handled 600 discrimination complaints.

The Department carries out a number of activities to further fair housing choice, including presentations, advertising, and training.

Additionally, several social service agencies in Lawrence provide activities which further fair housing choice for their clients. *Independence, Inc.* handles the CDBG-funded accessibility modification program for rentals. They also work extensively with their clients to help them find and maintain housing. *Ballard Community Center* administers the *Emergency Services Council* program to prevent utility shut-offs and evictions in emergency situations. *Housing and Consumer Credit Counseling, Inc.* provides tenant/landlord counseling, mediation, and education. *Tenants to Homeowners* gives first-time homebuyer education through the *HOOT* program (Homeowners Out Of Tenants) and assists clients with purchasing homes through a variety of programs. A *consortium of local bankers* has agreed to make loans in support of the HOOT program.

Assessment of Current Public and Private Fair Housing Programs and Activities

Lawrence has a wide variety of public and private programs which further fair housing choice. These programs are seen as effective in furthering fair housing. City government is responsive to the housing needs in Lawrence, and has shown a commitment to continued support of fair housing choice.

Target Neighborhoods

The City of Lawrence targets five neighborhoods for housing and neighborhood development activity. Each of these areas has an active neighborhood association and qualifies to be targeted either because of the Median Family Income (MFI) in the neighborhood or the slum and blight condition of the neighborhood. In *Brook Creek Neighborhood*, 63% of the residents are low/moderate-income. In *East Lawrence Neighborhood*, 65% of the residents are low/moderate-income. *North Lawrence Neighborhood* has 56% of the residents being low/moderate-income and *Oread Neighborhood*, has 59%. In *Pinckney Neighborhood*, 60% of the residents are low/moderate-income.

Until the release of the 2000 Census data, *North Lawrence Neighborhood* was designated a target neighborhood based upon its 1969 designation as slum and blight. The new data however, indicates that North Lawrence now qualifies as a low/mod target neighborhood since more than 51% of its residents are low/moderate income.

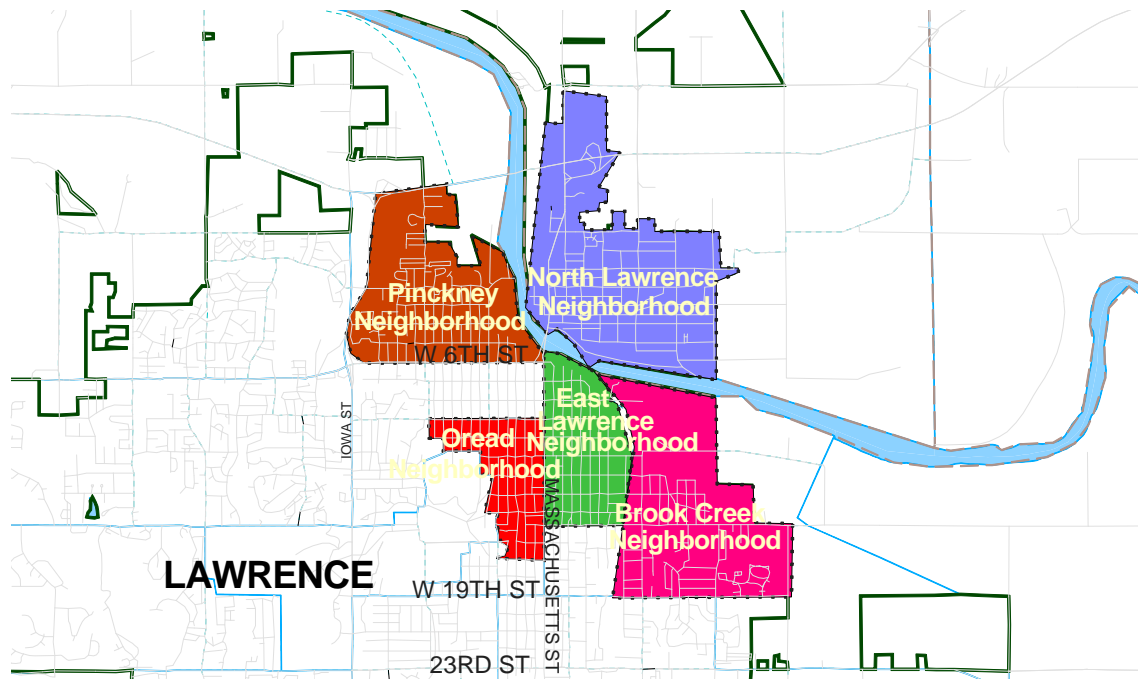
Renter occupied housing units have increased in three of the five target neighborhoods, as outlined in the below table.

Figure 32 – Percentage of Renter Occupied Units in 1990 and 2000

Target Neighborhood	Percentage of Renter Occupied Units 1990 Census Data	Increase/ Decrease	Percentage of Renter Occupied Units 2000 Census Data
Brook Creek Neighborhood	52%	↓	42%
East Lawrence Neighborhood	63%	↓	59%
Oread Neighborhood	89%	↑	91%
North Lawrence Neighborhood	25%	↑	27%
Pinckney Neighborhood	53%	↑	57%

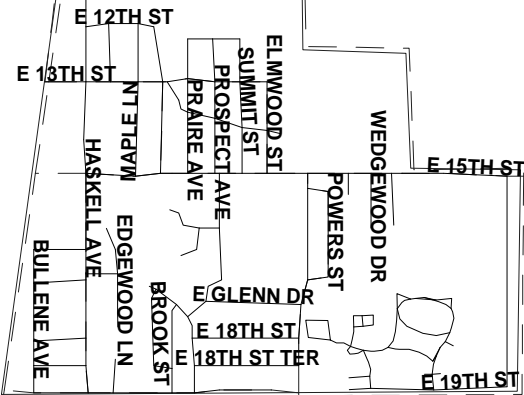
The total number of occupied housing units that went from renter occupied to owner occupied for the entire city increased slightly—53.76% in 1990 to 54.14% in 2000. This data shows that while the City overall had a very slight increase in renter occupied housing units over the past 10 years, there was a tremendous increase in owner-occupied units in two of the target neighborhoods and notable increases in renter occupied units in the other three neighborhoods.

Figure 33 - Map of the City of Lawrence Target Neighborhoods



The proposed uses of funds for the 2003 CDBG allocation includes \$39,285 in public service support for neighborhoods to pay for operating expenses, coordinators, and neighborhood cleanups. This is 26% of the funds that may be used for public service activities (\$148,500). Target neighborhoods will also receive \$144,150 in capital improvement funds of which \$119,900 will be drawn from CDBG funds to improve Brook Creek Park in the Brook Creek Neighborhood. East Lawrence Neighborhood Association will receive \$10,000 for Hobbs Park Memorial renovations and Pinckney Neighborhood Association will receive \$7,000 for Clinton Park restoration. In North Lawrence, Funston Street tubes will be installed at a cost of \$4,400, 7th Street will have sidewalks installed for \$1,625, and both Lyons Park and John Taylor Park will have benches installed for \$1,400. Dumpster pads will be constructed in Oread Neighborhood for \$725. The total neighborhood support from the 2003 CDBG grant is \$183,435, which is 11% of the total funds available (\$1,600,000).

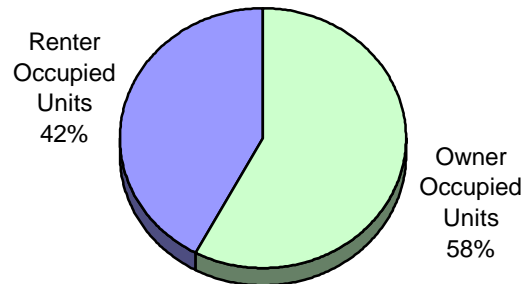
Brook Creek Neighborhood



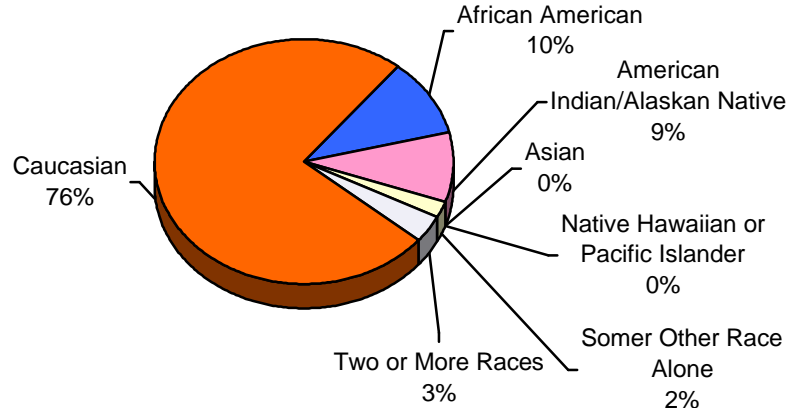
Demographics

Population: 3,673
 Hispanic Population: 227
 No. of Households: 1,438
 No. of Minority Households: 211
 Avg. Household Size: 2.3
 No. of Families: 893

Owner and Renter Housing Units

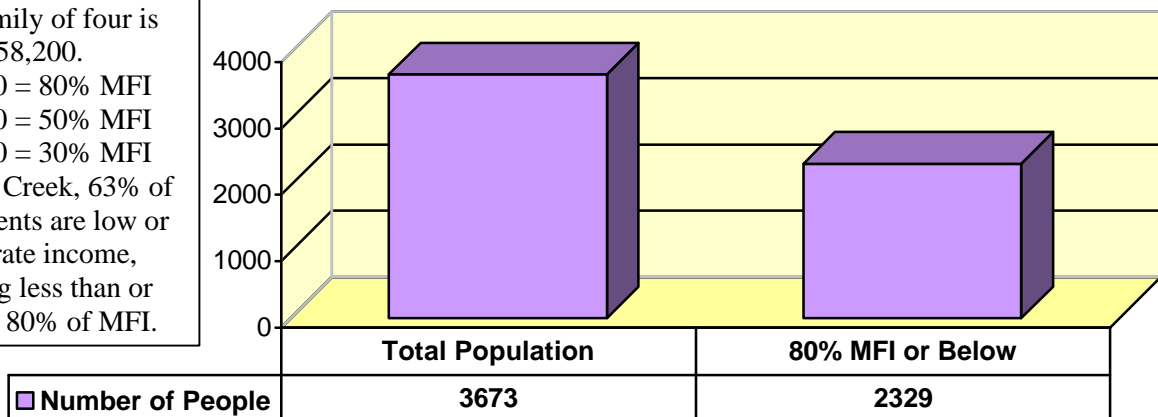


Race of Residents

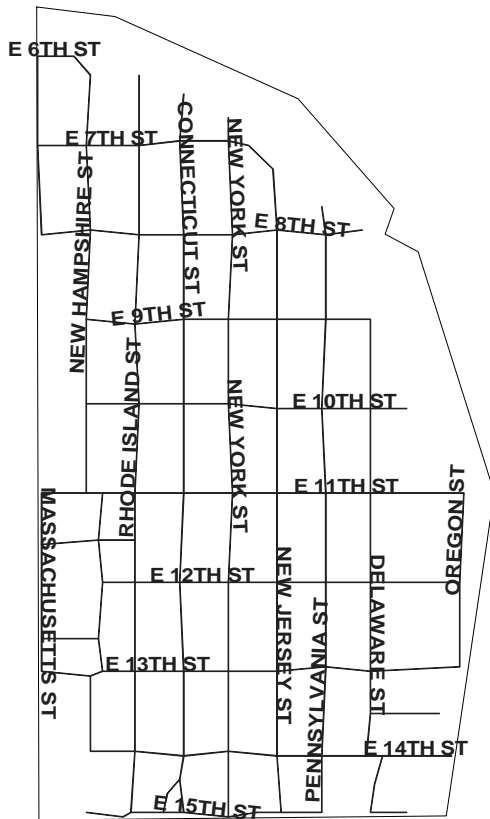


Low and Moderate Income People Brook Creek Neighborhood

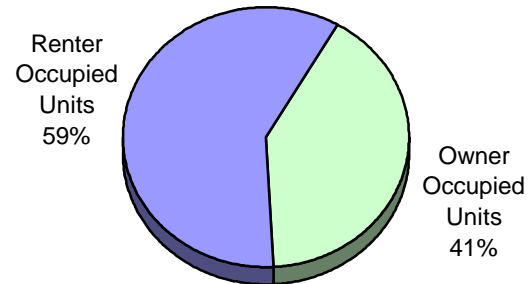
MFI means median family income. In Lawrence, the 2003 MFI for a family of four is \$58,200.
 \$46,550 = 80% MFI
 \$29,100 = 50% MFI
 \$17,450 = 30% MFI
 In Brook Creek, 63% of the residents are low or moderate income, meaning less than or equal to 80% of MFI.



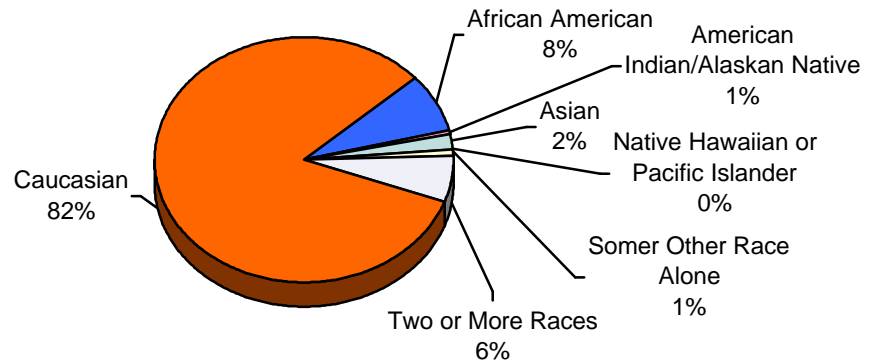
East Lawrence Neighborhood



Owner and Renter Housing Units



Race of Residents

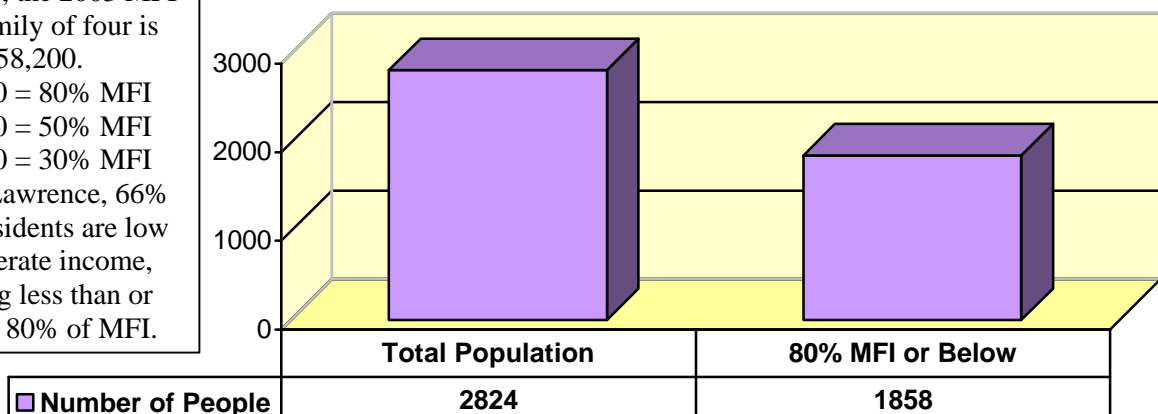


Demographics

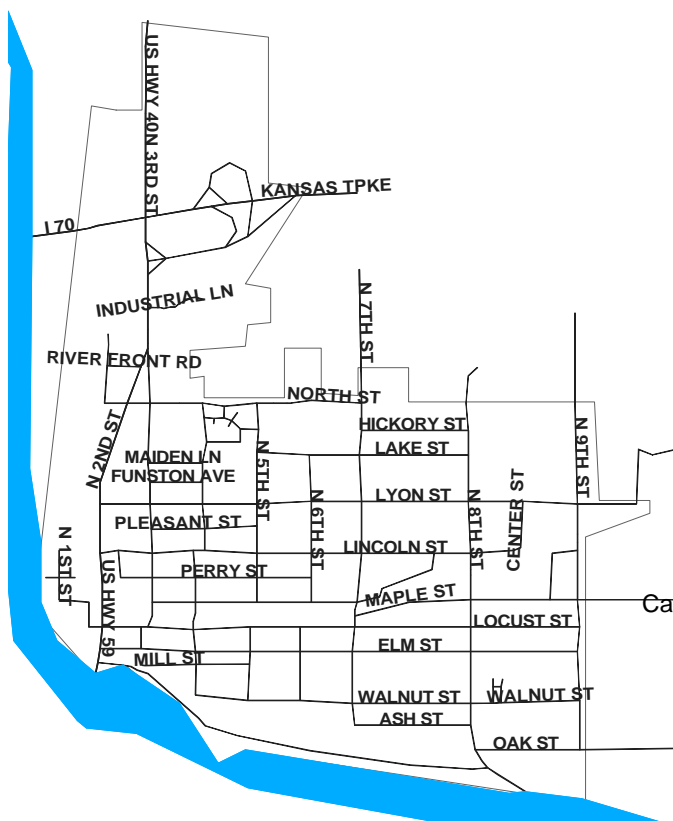
Population: 2,824
 Hispanic Population: 145
 No. of Households: 1,332
 No. of Minority Households: 188
 Avg. Household Size: 2.12
 No. of Families: 589

MFI means median family income. In Lawrence, the 2003 MFI for a family of four is \$58,200.
 \$46,550 = 80% MFI
 \$29,100 = 50% MFI
 \$17,450 = 30% MFI
 In East Lawrence, 66% of the residents are low or moderate income, meaning less than or equal to 80% of MFI.

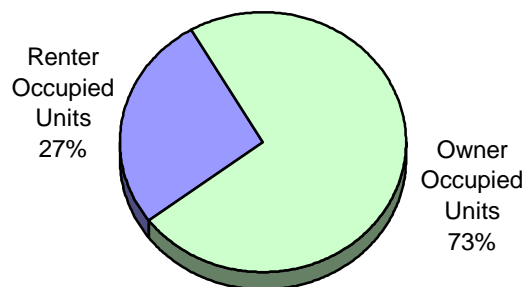
Low and Moderate Income People East Lawrence Neighborhood



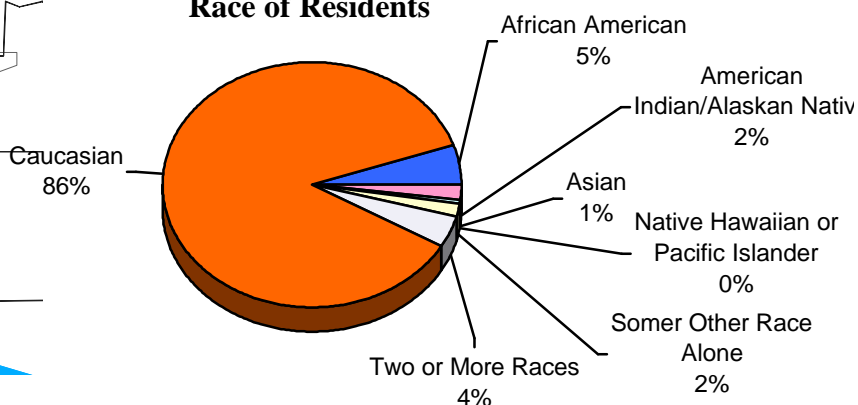
North Lawrence Neighborhood



Owner and Renter Housing Units



Race of Residents

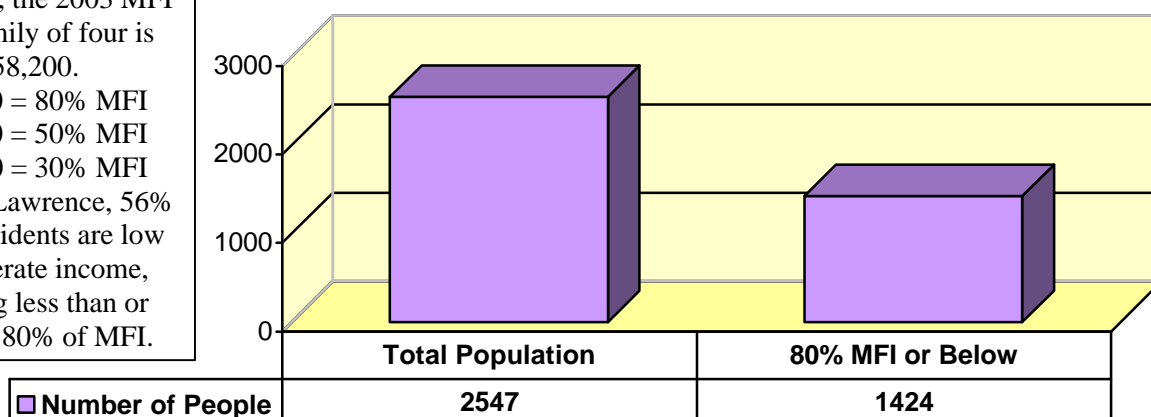


Demographics

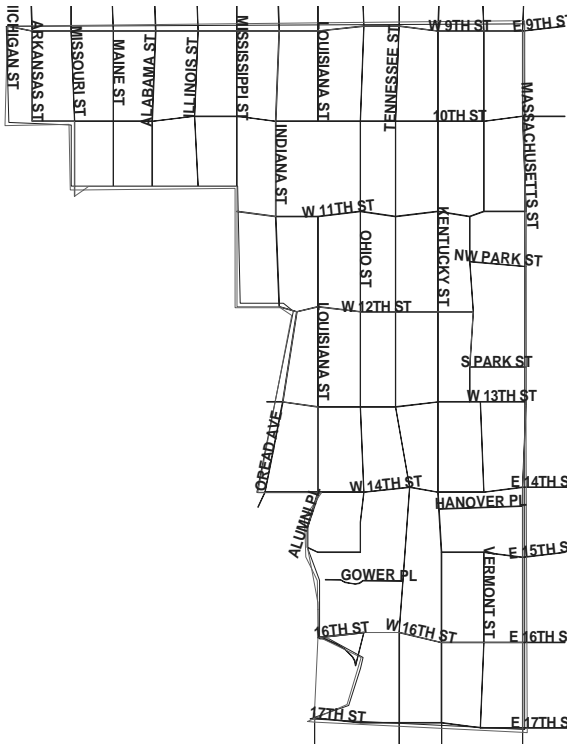
Population: 2,547
 Hispanic Population: 74
 No. of Households: 1,066
 No. of Minority Households: 131
 Avg. Household Size: 2.42
 No. of Families: 669

MFI means median family income. In Lawrence, the 2003 MFI for a family of four is \$58,200.
 \$46,550 = 80% MFI
 \$29,100 = 50% MFI
 \$17,450 = 30% MFI
 In North Lawrence, 56% of the residents are low or moderate income, meaning less than or equal to 80% of MFI.

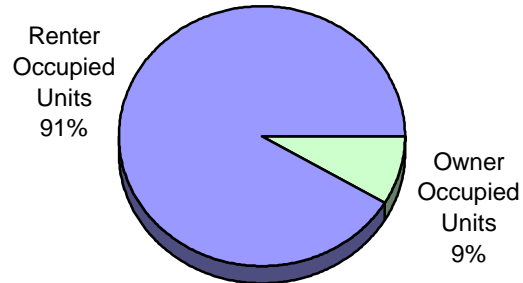
Low and Moderate Income People North Lawrence Neighborhood



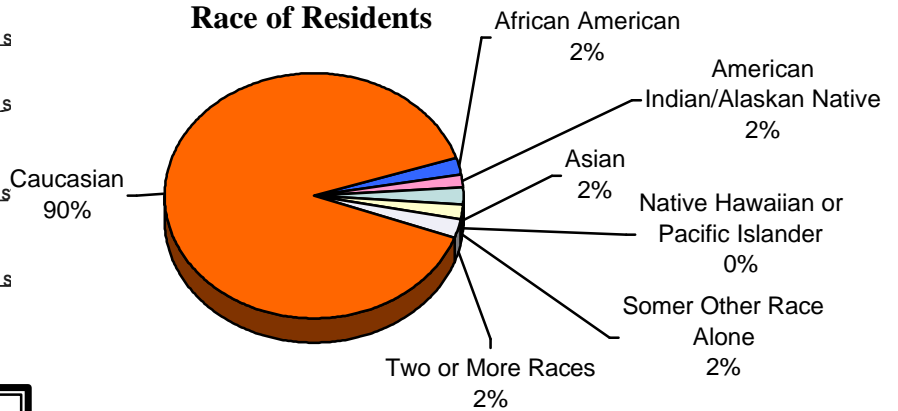
Oread Neighborhood



Owner and Renter Housing Units



Race of Residents

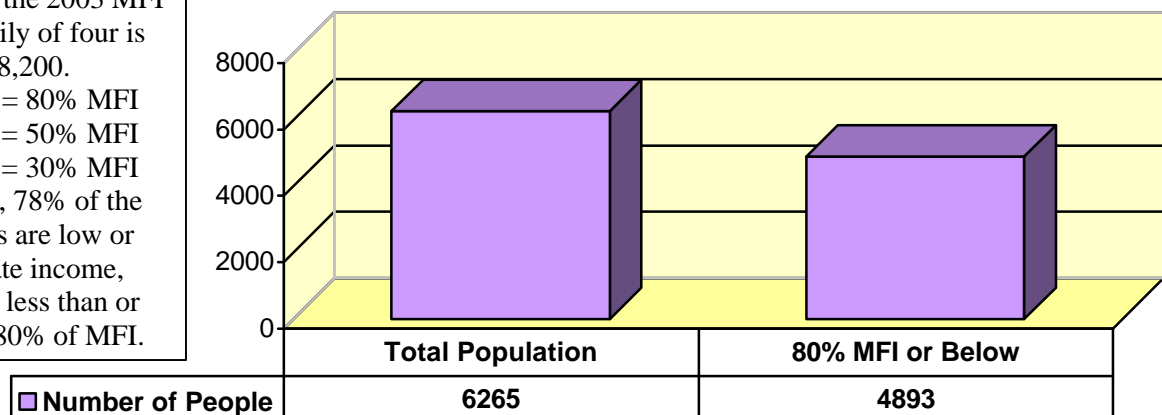


Demographics

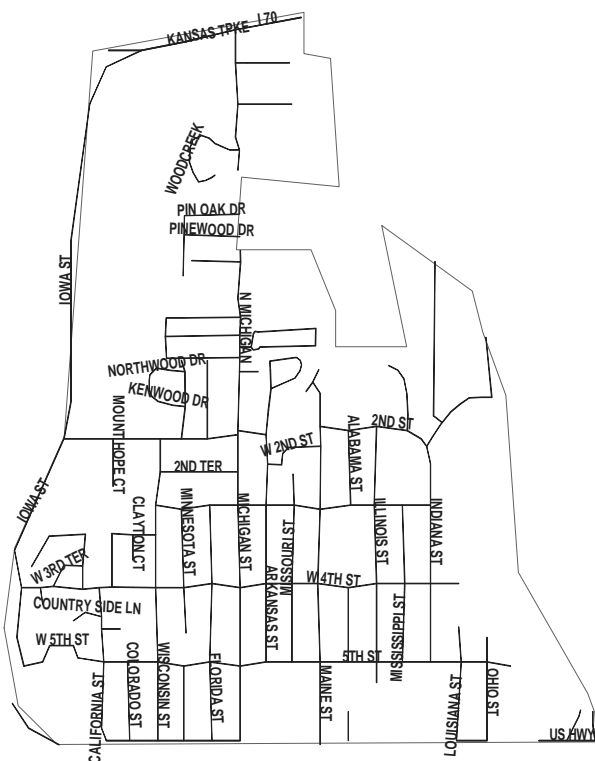
Population: 6,265
 Hispanic Population: 151
 No. of Households: 2,531
 No. of Minority Households: 290
 Avg. Household Size: 1.89
 No. of Families: 359

MFI means median family income. In Lawrence, the 2003 MFI for a family of four is \$58,200.
 \$46,550 = 80% MFI
 \$29,100 = 50% MFI
 \$17,450 = 30% MFI
 In Oread, 78% of the residents are low or moderate income, meaning less than or equal to 80% of MFI.

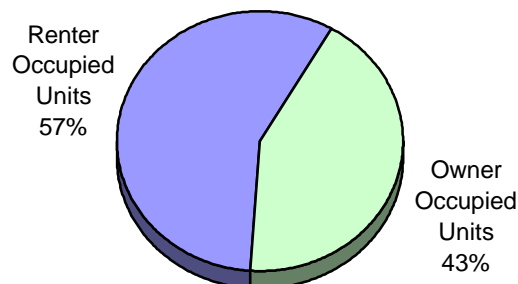
Low and Moderate Income People Oread Neighborhood



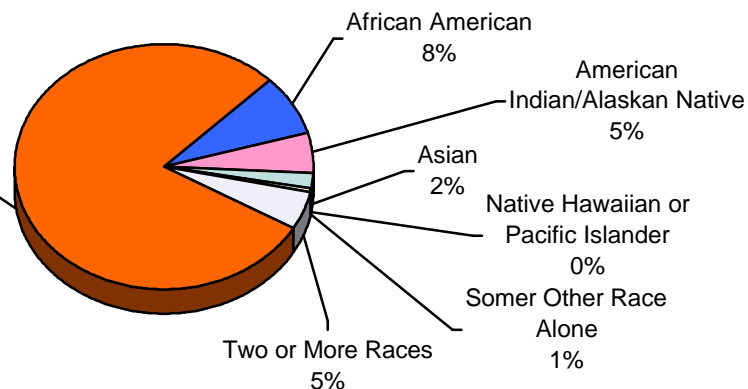
Pinckney Neighborhood



Owner and Renter Housing Units



Race of Residents

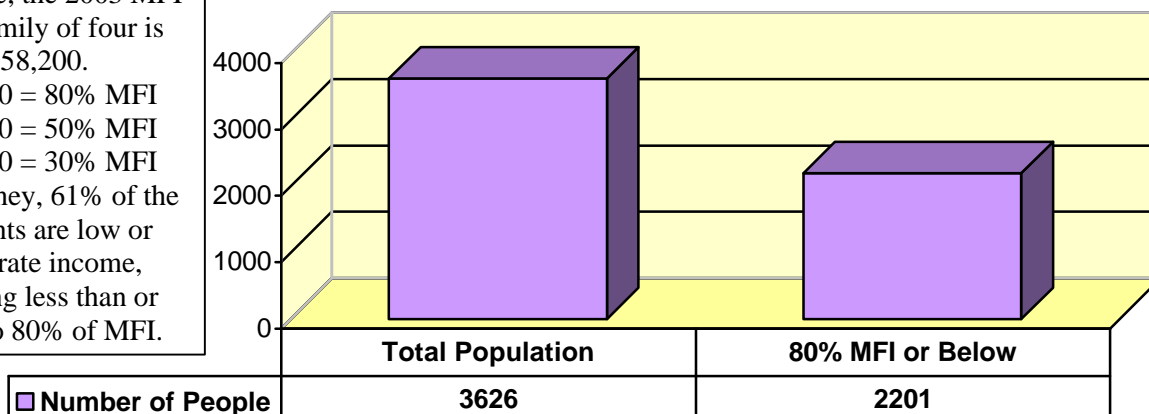


Demographics

Population: 3,626
 Hispanic Population: 171
 No. of Households: 1,626
 No. of Minority Households: 423
 Avg. Household Size: 2.2
 No. of Families: 801

MFI means median family income. In Lawrence, the 2003 MFI for a family of four is \$58,200.
 \$46,550 = 80% MFI
 \$29,100 = 50% MFI
 \$17,450 = 30% MFI
 In Pinckney, 61% of the residents are low or moderate income, meaning less than or equal to 80% of MFI.

Low and Moderate Income People Pinckney Neighborhood



Housing Needs Assessment

Housing Assistance Needs of Low/Moderate-Income Households

The median income for Lawrence in 2003 is \$58,200 according to information released by HUD in February 2003. The 2000 Census indicated that low/moderate-income individuals reside in all Census tracts of the City.

The Housing and Community Development Act of 1974, as amended, defines low/moderate-income concentration areas as those in which at least 51% of the residents are of low/moderate-income. Five target neighborhoods are in Census tracts that are low/moderate-income: Brook Creek, East Lawrence, North Lawrence, Oread, and Pinckney.

Census data shows that out of 31,388 households, 10,021 (32%) are burdened with housing costs of 30% or higher—4,999 have a cost burden between 30% and 49% of household income and 4,999 have a cost burden at or above 50% of household income, which is considered a severe cost burden.

Overcrowding

The average number of persons per household in Lawrence was 2.3 according to 2000 Census data. Large households of five or more people accounted for 5.8% of the occupied housing units, or 1,817 units. Households of six or more persons made up 1.9% of the units, 585 units. Most homes, 22,165, had half a person per room or less. Only 29 homes had 2.01 persons per room or more.

Substandard conditions

A house is substandard if it does not meet local housing code standards; thus, a wide variety of things could cause a house to be substandard. Information from the Douglas County Appraiser's Office reported by Schneider in *Negative Myths, Positive Data* indicates that in 2000, 257 units showed "major deterioration," which is less than 1%. Units showing "major deterioration" however have increased considerably from the 1996 figure of 47.

Special Needs Populations

Elderly Households

There were 990 renter households in 2000 that were 65 years of age or older and 2,797 owner households. Twenty-two percent or 611 of these households live at or below poverty level. It is estimated that 40% (1,119) could be classified as low/moderate-income. There are 384 units of subsidized elderly housing in Lawrence. See *Public Housing Needs* on page 46 for more information.

Persons with Severe and Persistent Mental Illness (SPMI)

The National Institute of Mental Health estimates that 1% of the population has severe and persistent mental illness (SPMI). Using the 2003 population estimate of 85,753, one can estimate that Lawrence has 857 people with SPMI. About 30% of these (257) are probably homeless or precariously housed according to the anecdotal evidence provided by professionals.

Persons with disabilities

According to the Kansas Commission on Disability Concerns, two thirds of persons with disabilities live on a limited, fixed income such as social security. Rent subsidies are an essential form of assistance that enables many people with disabilities to live independently in the community. Existing levels of rent assistance are not meeting the affordable housing needs of people with physical disabilities. There are waiting lists at all of the subsidized housing projects in Lawrence.

In addition to affordable housing, many people with physical disabilities also need accessible housing. Most affordable housing in Lawrence is not accessible. Accessibility modifications are needed in many rental units in order for people with physical disabilities to have full, independent use of their homes. Such modifications often involve installing ramps, grab bars, widening doorways, installing visual signals for doorbells, and smoke detectors for persons who are deaf. The Accessible Housing Program of Independence, Inc., assists 10 - 15 low-income renter households each year with accessibility modifications.

Existing subsidized housing in Lawrence has approximately 65 accessible units. This includes the housing of Accessible Residential Options, Inc. (ARO), the Lawrence Housing Authority, Clinton Place Apartments, Prairie Ridge Apartments, Vermont Towers, and Peterson Acres.

Supportive Housing Needs

Supportive housing needs in the community are diverse, and include both the need for permanent supportive housing and transitional supportive housing. Groups which may need supportive services include elderly, frail elderly, persons with disabilities, persons recovering from alcoholism and drug addiction and persons with HIV disease.

Public Housing Needs

There are approximately 2,314 individuals who live in rental assisted housing in the Lawrence. The City's public housing is managed by Lawrence-Douglas County Housing Authority (LDCHA) and consists of 369 Project-based units and funding for 652 allocated units. Project-based units are housing units owned and operated by LDCHA. Allocated units are an estimation of the number of units that will be provided using Section 8 Housing Choice Voucher Programs and HOME Tenant Based Rental Assistance programs. The following tables give more information about the public housing units in Lawrence.

Figure 34 – LDCHA Project Based Housing Units

Project Name	Units
Edgewood	130
Babcock Place (elderly)	120
Peterson Acres (elderly)	25
Scattered Site 003	20
Scattered Sites 004	26
Scattered Sites 006	23
Scattered Sites 007	25
Total Project Based Units	369

There are a total of 562 other subsidized units comprising a variety of Federal projects. However, these units only subsidize specific populations as indicated in the below chart.

Figure 35 – Other Subsidized Units in Lawrence

Project	Subsidized Units
Cottonwood Estates 1 (disabled)	18
Cottonwood Estates 2 (disabled)	16
Clinton Place Apartments (elderly)	59
Prairie Ridge Apartments (elderly)	100
Vermont Towers (disabled/elderly)	60
Bert Nash 911 Ohio (mentally disabled)	8
Independence, Inc. ARO (disabled/elderly)	20
Pine Tree Townhouses	100
Total Other Subsidized Units	381

Each of the above projects has a waiting list. It is estimated that 156 disabled individuals await subsidized housing from LDCHA, three from Bert Nash 911 Ohio, 36 from Community Living Opportunities, and 242 from Independence, Inc. ARO.

Three privately owned projects in Lawrence contracted with HUD to provide Section 8 subsidized housing for low/moderate-income, elderly, or disabled individuals (Clinton Place Apartments, Prairie Ridge Apartments, and Vermont Towers). Project owners may choose to renew their contracts or opt out of them at the end of their term. Each of the projects has passed its initial contract expiration date and has chosen to renew with HUD to continue to provide subsidized housing. If a project owner were to decide to opt out, residents in the building would receive special Section 8 vouchers at the time of conversion, provided they met eligibility requirements. These special vouchers, called enhanced vouchers, would be administered through the Lawrence-Douglas County Housing Authority and would expire once the holder no longer needed it. To the best of our knowledge, each of the projects will continue to renew their contracts with HUD on a yearly basis.

Figure 36 - Section 8 Subsidized Housing Projects

Project	Subsidized Units	Contract Expiration
Clinton Place	59	May 21, 2003
Prairie Ridge	100	November 15, 2004
Vermont Towers	60	August 31, 2005

Since the 1998 Consolidated Plan, two subsidized housing projects have chosen to no longer provide subsidy—Peppertree Park (80 units) and Heatherwood Valley (71 units).

Homelessness

Survey Process

In December of 2001, the Practitioners Panel conducted an unduplicated homeless survey, which began at 8:00 a.m. on December 5th and ended at 8:00 a.m. on December 9th. The survey was derived through a subcommittee of the Practitioners Panel. A unique ID prevented duplication in the count. Members on the subcommittee included social service agencies that provide direct services to homeless individuals/families, provide services to persons with HIV/AIDS, and provide subsidized housing. Additionally, a homeless individual served on the subcommittee and provided feedback from members of the homeless community.

The survey was widely distributed throughout the city to agencies that assist homeless individuals/families, to locations where homeless individuals are known to congregate, and on the street through the Projects for Assistance in the Transition of Homelessness (PATH) community outreach worker and other volunteers. Each agency/shelter surveyed homeless clients/residents. Completed surveys were returned to the Neighborhood Resources Department for tabulation by city staff.

In addition to the homeless survey, the Practitioners Panel conducted an agency survey in December 2001 to assess the level of need within the community. This survey gathered information about the number of beds and supportive services slots needed at one point in time to accommodate all homeless individuals and/or families with children. Existing beds and supportive slots were also counted. An estimate of the homeless population that is a part of a subpopulation (chronic substance abuse, mentally ill, veterans, etc.) was conducted at the same time. Results were reviewed by the Practitioners Panel and placed in the *2002 Continuum of Care Gaps Analysis Chart*, see Figure 38 on page 60.

Results of Survey

The count found 134 homeless individuals in Lawrence--95 male (71%) and 39 female (29%). Caucasians were the majority with 89 declarations (66%). Other race declarations included 15 African American (11%), 11 American Indian (8%), 2 Alaskan Natives (2%), and 2 other race (2%). Fifteen individuals did not complete the race category. Hispanic ethnicity was reported by 3 individuals (2%) while 60 (45%) reported no Hispanic ethnicity. Seventy-one individuals (53%) declined to respond regarding Hispanic origins.

Physical and/or mental disabilities were reported by 63 individuals (47%). Thirty-nine (29%) stated they had not physical and/or mental disabilities and 32 (24%) declined to respond. Income of some type was reported by 46 individuals (34%), including SSI, SRS, TANF, and Social Security income.

Fifteen families were counted during the survey. Four married couples with no children equated to eight of the individuals surveyed (6%). Eleven other individuals (8%) reported being single parents. Of the single parents, there were two males (18%) and nine female (82%). Five of the single parents had one child with them (45%), five had two children with them (45%), and one had three children with him/her (10%). Ages of the children ranged from one to fourteen years old with 50% of the children being school aged and 50% being Kindergarten or younger.

Forty-two individuals (31%) did not respond as to whether or not they had previously experienced homelessness; however, 37 (28%) reported they had and 55 (41%) reported they had not. Of the 37 that reported previously experiencing homelessness, eight reported experiencing homelessness more than three times in the past five years—six times was the most reported by one individual. The average number of times homeless in the past five years was 2.12 and the average length of homelessness was 3.2 years.

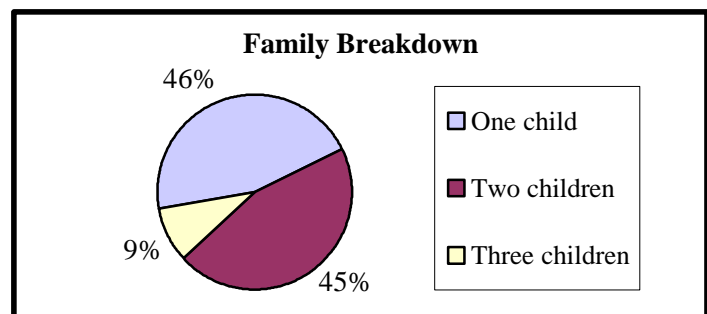
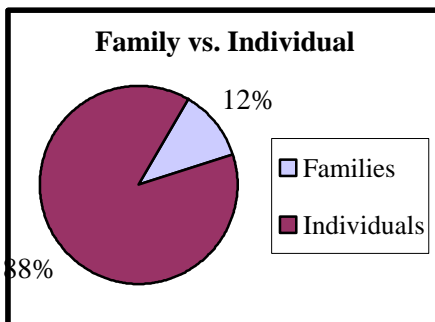
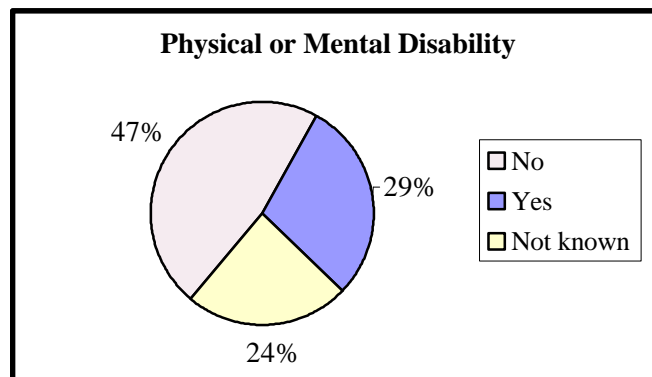
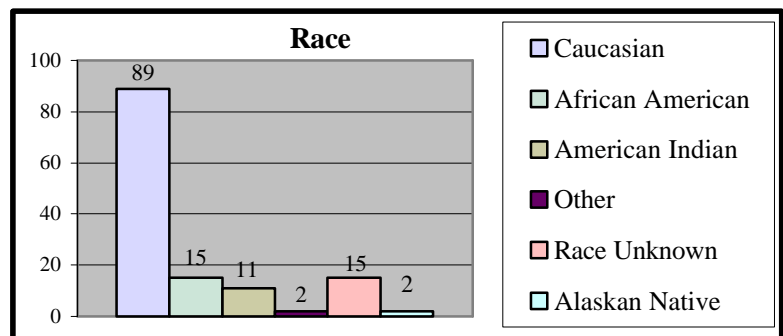
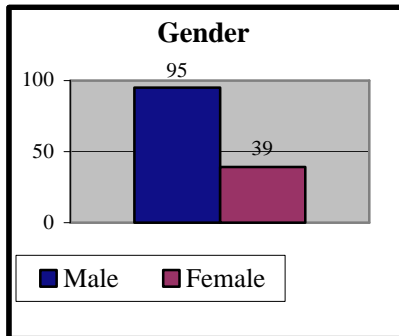
Twenty-six individuals (19%) reported Lawrence as being the location of the last home and 54 individuals (40%) reported being from another city—seven from Topeka and six from Kansas City. Fifty-four individuals (40%) declined to reveal the location of their last home. When asked if the individual was homeless prior to coming to Lawrence 51 (38%) said they were not homeless, 26 (19%) said they were homeless, and 57 (43%) did not respond.

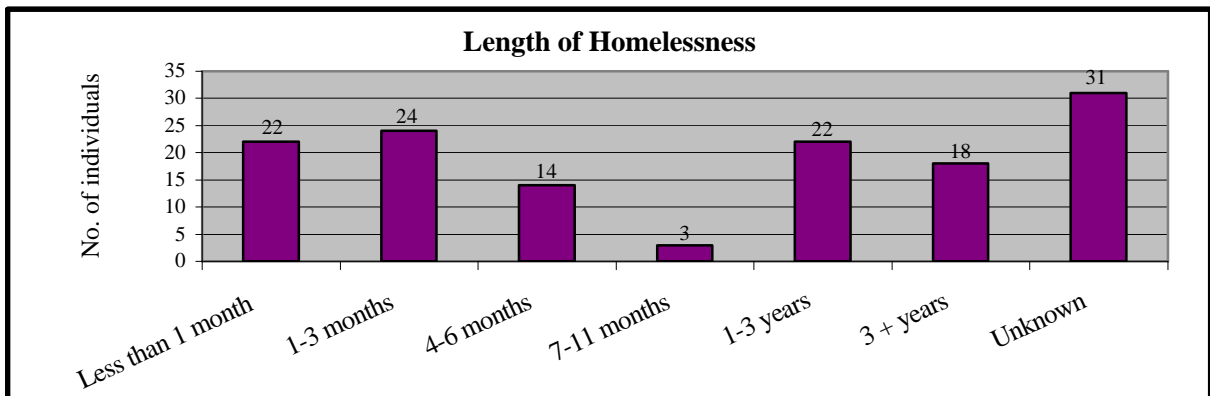
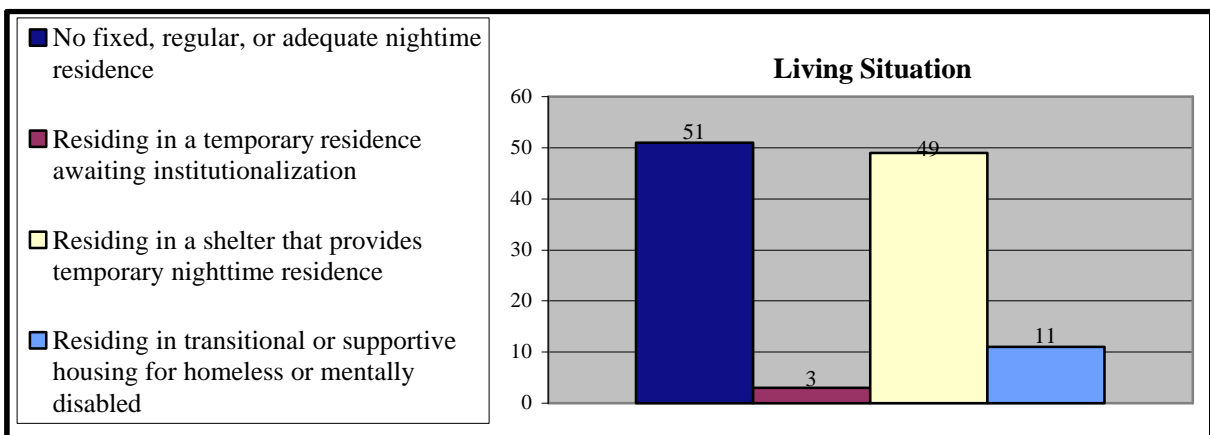
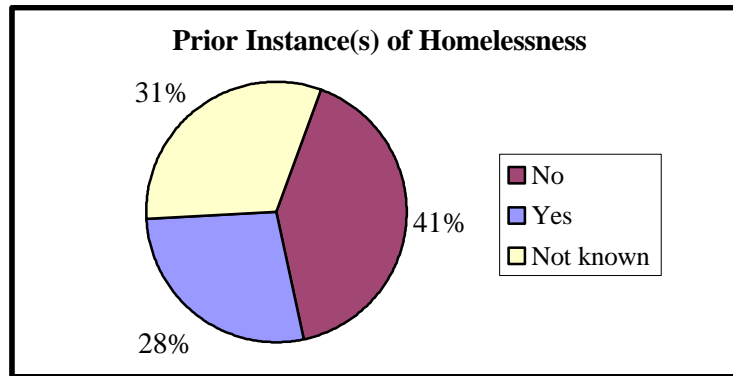
Domestic violence was reported by 17 (13%) as being the cause for homelessness. Seventy-seven (57%) said domestic violence was not a factor in being homeless and 40 (30%) declined to respond.

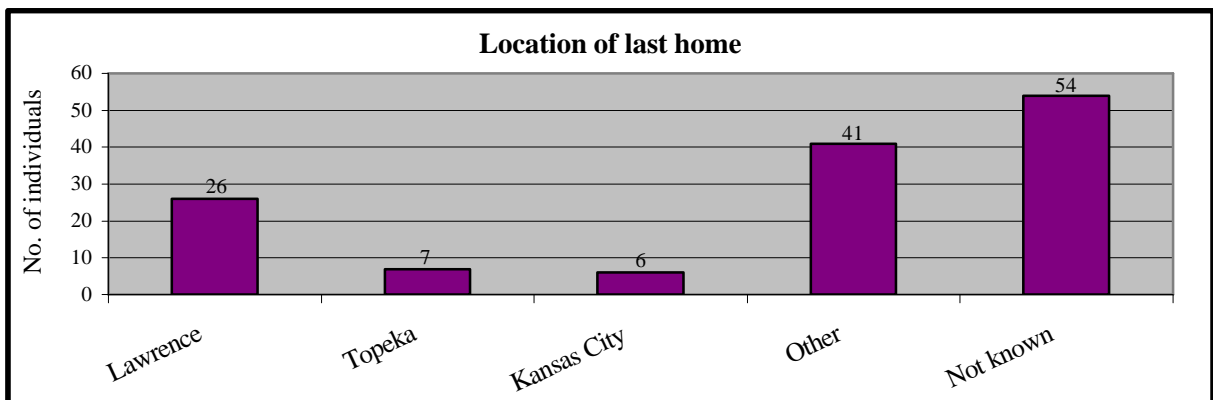
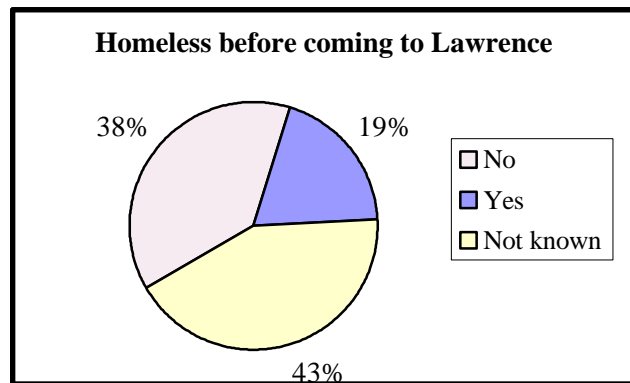
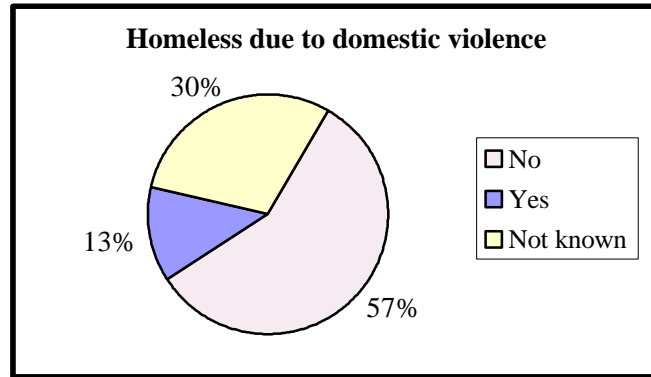
The following information was gathered regarding living situations:

- 3 individuals (2%) stated they were residing in a temporary residence awaiting institutionalization;
- 49 individuals (37%) stated they were residing in a shelter that provides temporary nighttime residence;
- 11 individuals (8%) stated they were residing in transitional or supportive housing for homeless or mentally disabled;
- 51 individuals (38%) stated they had no fixed, regular, or adequate nighttime residence; and
- 20 individuals (15%) declined to respond.

All the homeless survey data mentioned above is summarized in the following charts:







Seventy-eight individuals (58%) cited reasons for homelessness. The reasons were consolidated and listed below in no specific order.

Figure 37 – Reasons for Homelessness

Reasons for Homelessness	
Drug/alcohol abuse	Can't afford housing
Physical disabilities—can't find work	Spouse/partner is unemployed
Poor money management/No money	Landlord sold house—saving deposit money
Mental illness/Depression	Freedom of choice/like to travel
Relocation	Family issues
Robbed	Job injury—workman's comp. not enough
Criminal record/probation violation	Lack of job skills
Parents passed away	

Recommendations

Based on data and knowledge of the social service needs of the community, the Practitioners Panel recommends that the City remain committed to *Step Up to Better Housing*, see *Appendix A* on page 111. Four emergency housing needs were defined by *Step Up to Better Housing* and three strategies were developed:

Needs:

- Year-round, 24-hour emergency shelter with appropriate services.
- Emergency housing for families.
- A larger shelter for battered women and their children.
- Shelter with peer support for people with severe and persistent mental illness.

Strategies:

- Consider emergency shelter needs when investing available funds.
- Seek private and public funds to strengthen Lawrence emergency shelters.
- Endorse expansion efforts of well-managed existing shelters.

The Practitioners Panel believes that the data collected on homeless individuals and families supports the continued need for emergency housing and assistance. During the past two years, the *Step Up to Better Housing* strategies for emergency housing have produced a number of results. In 2001, the City invested 18% of the total CDBG funds available (\$246,972) in existing emergency shelters for operating and capital expenditures and 6% (\$99,415) in 2002. Of the \$346,387 invested, \$32,000 went to expand a shelter for battered women and their children, Women's Transitional Care Services (WTCS), for operating expenses, shelter maintenance, and bathroom renovation. First Step House, transitional housing for women recovering from addiction, received \$33,000 for operating expenses, kitchen appliance upgrade, and facility renovation. Hearthstone, transitional housing for men recovering from addiction, was granted \$39,000 for bathroom and kitchen renovations. The Salvation Army, which provides part-time shelter for the general homeless population, received \$67,387 for operating expenses and feeding program and received \$140,000 for site preparation/demolition once a site is selected for a new facility. The Community Drop-In Center, an emergency day shelter, received operating expenses of \$35,000.

Given that at least 75% of the people were either residing in a temporary nighttime residence or no fixed, regular, or adequate nighttime residence, Panel members believe that a year-round, 24-hour emergency shelter with services to help clients move toward self-sufficiency should be the focus of discussion and spending. A significant portion of future CDBG and HOME funds should be set-aside for emergency shelter and services. Funds should also be set-aside to create additional permanent supportive housing to assist chronically homeless individuals with stabilization. Chronically homeless is defined by HUD as an unaccompanied homeless individual with a disabling condition who has experienced four episodes of homelessness in a three year period or who has been homeless for more than a year. Disabling conditions include mental and physical disabilities, as well as a diagnosable substance use disorder or “a condition that limits an individual’s ability to work or perform one or more activities of daily living.” {Federal Register/Vol. 68, No. 17/Monday, January 27, 2003/Notices}. These actions would also enhance the City’s application for future supportive housing applications. Continued emphasis on housing and housing services for CDBG funds and continued financial support of existing programs is equally important.

Conclusions

The Practitioners Panel hopes that this report will help City government and social service agencies plan effective services for homeless Lawrence citizens. The Panel recognizes the likelihood that some homeless people were not counted. It is nearly impossible to conduct a 100% accurate census of homeless people. In fact, many agencies that serve the homeless felt the homeless survey results were quite understated based on their day-to-day interactions with homeless citizens. Continued commitment to homeless services should continue, especially since the Federal government has made ending homelessness in ten years a top priority.

Continuum of Care

Lawrence developed its Continuum of Care strategy in 1993. Revisions and updates have been made to the strategy as services have changed and needs have shifted. The Continuum of Care strategy is used to move homeless individuals and/or families from homelessness through necessary supportive services to permanent housing. See *Continuum of Care Diagram* on page 61.

The lead entity for the CoC planning process is the Practitioners Panel (PP). This advisory group of housing and housing service providers is sponsored by the Neighborhood Resources Department, City of Lawrence and consists of 26 agencies or organizations.

Staff from the **Department of Neighborhood Resources** serves as the organizer for reviewing and updating the Continuum of Care. Staff brings grant applications and grant information to the attention of the Practitioners Panel. In addition, concerns and needs identified by the community related to the Continuum are compiled and development of plans to address those concerns is facilitated. Staff additionally collects and organizes the information provided by the Practitioners Panel and creates the final draft of the Continuum of Care.

The **Practitioners Panel (PP)** meets at least monthly, and is involved in the development and implementation of the City strategy. The current City strategy, as discussed in the Consolidated Plan, is termed *Step Up to Better Housing*. The strategy focuses on four areas: Emergency Housing, Transitional Housing, Permanent Housing and Revitalized Neighborhoods. *Step Up to Better Housing* identifies the need for service coordination, transitional housing, and permanent supportive housing. The PP develops, monitors, and implements the Continuum of Care along with reviewing the Supportive Housing Grant and the Emergency Shelter Grant requests. Subcommittees have been formed from the Practitioners Panel to address specific issues and gaps in the community. The Barriers to Housing Subcommittee addresses housing issues, the Data Collection Subcommittee plans data collection on homelessness, the Networking Subcommittee gathers information for the gaps and priorities chart as well as improving communication between agencies, and the Prevention Subcommittee develops and implements ideas to assist with the prevention of homelessness.

Some of the representatives of these organizations are homeless individuals or formerly homeless individuals. Many organizations have homeless representation on their boards. The PP includes nonprofit and public service providers, shelter staff from each of the emergency shelters in Lawrence, support service organizations who serve the needs of homeless individuals, mental health and other health services, housing providers and developers, bankers, realtors, landlords, agencies with homeless concerns, and staff from the City of Lawrence Neighborhood Resources Department.

The **Continuum of Care Committee** (CoC Committee) is a standing committee of the HPP consisting of panel members and agencies applying for Continuum of Care Program funds. They develop Exhibit 1 of the Continuum of Care application and prioritize individual projects submitted under the grant.

The City now has three groups that advise the City Commission on housing and homeless issues through the Department of Neighborhood Resources. The **Neighborhood Resources Advisory Committee (NRAC)** develops and proposes strategy and policy, recommends allocation of Community Development Block Grant (CDBG) funds and the HOME Investment Partnerships (HOME) funds and reviews housing codes, and environmental appeals. Five members represent target neighborhoods, one represents the Practitioners Panel, one is a landlord, and four are at-large (one of which has previously been homeless). The NRAC meets at least monthly, but usually twice a month. The **Practitioners Panel** shares information, assesses NRAC needs, provides practitioner perspective, develops funding applications, and recommends activities to carry out strategy. The third advisory group, the **Community Development Block Grant Review Board**, reviews homeowner rehabilitation projects. The Grant Review Board meets on an as needed basis, usually every other month.

The NRAC and the PP receive minutes from each other's meetings in order to keep apprised of the other's activities and to enhance coordination of services for homeless individuals. Both groups will continue to meet regularly and coordinate activities in the future in order to carry out their missions.

Along with open committee meetings, the Neighborhood Resources Department holds a minimum of two public hearings each year. These hearings provide the public additional opportunity to voice opinions and concerns about the administration of public funds and the housing and homeless needs in the community.

Practitioners Panel members are listed on page 8.

Strategy to Combat Homelessness

Step Up to Better Housing endorses a coordinated approach to community housing needs. Strong neighborhoods support community goals to improve emergency, transitional, and permanent housing. Improved housing strengthens neighborhoods. In support of *Step Up to Better Housing*, the Practitioners Panel and Neighborhood Resources Advisory Committee (NRAC) will:

- Identify and secure funds to develop housing and housing support services for people who need them, including the elderly, frail elderly, homeless families, people with physical and mental disabilities, people with severe and persistent mental illness, and people with HIV/AIDS. This recommendation also includes the provision of Section 8 certificates and vouchers for these populations.
- Continue to support the creation of a transitional housing program that includes the following initiatives:
 - Seek private and public funds to develop transitional housing in Lawrence;
 - Consider transitional housing needs when investing available funds;
 - Endorse efforts to develop transitional housing in Lawrence;
 - Secure more tenant based rental assistance; and
 - Encourage landlords to accept tenants who receive rental assistance.
- Establish a permanent supportive living facility with supportive services to accommodate chronically homeless individuals with disabilities, including substance abuse.

Activities Taken By the Community to Close Gaps

Supportive Services

The City of Lawrence has over 50 entities that provide supportive services to its citizens. These include:

Mental Health Services	Bert Nash Community Mental Health Center, Catholic Social Services, KU Psychological Clinic, KU Student Assistance Center, Project Acceptance
Substance Abuse Treatment	Alcoholics Anonymous, DCCCA Center, First Step House, Hearthstone, Bert Nash, Haskell Indian Health Center, Lawrence Alano Society
Disability Services	Independence, Inc., Community Living Opportunities, Cottonwood, Families Together, Full Citizenship, The Arc, NEK Handicapped Sports, THRILL, Trinity Respite Care
Child Care Services	Ballard Center, Brook Creek Learning Center
Women and Children Escaping Violence	Women's Transitional Care Services, Inc., Rape Victim Support Services
Medical	Health Care Access, KU Speech and Hearing Clinic, Visiting Nurses Association, Lawrence-Douglas County Health Department, Hospice, Lawrence Memorial Hospital, Douglas County Dental Clinic, Haskell Indian Health Center, Heartland Medical Outreach
Education and Training	SRS Vocational Rehabilitation Services, Lawrence Continuing Education, Job Service Center, KU Career Resource Center, Lawrence Workforce Center
Neighborhood Centers	Ballard Center, Pelathe Community Resource Center, ECKAN, Penn House
Recreation	Lawrence Arts Center, Lawrence Parks and Recreation, Boys and Girls Club
Laundry & Shower Facilities	Community Building, Community Drop-In Center, East Lawrence Recreation Center, Holcom Recreation Center, Salvation Army
Housing	Housing and Credit Counseling, Inc., Lawrence-Douglas-County Housing Authority, Tenants to Homeowners, Habitat for Humanity, ARO, Bert Nash 911 House, Bert Nash Bridges to Independence, Pelathe Community Resource Center
Elder Services	Douglas County Senior Services, Project Lively
Feeding Programs	Meals on Wheels, LINK, Jubilee Cafe, Salvation Army
Legal Services	Kansas Legal Services, Douglas County Legal Aid Society, Inc.
Rent/Utility Assistance	American Red Cross, Ballard Community Center, ECKAN, Penn House, Salvation Army
Cash Assistance	SRS, Social Security
Emergency Housing	Salvation Army, First Step House, Women's Transitional Care Services, Inc., Hearthstone
Emergency Day Shelter	Community Drop-In Center, Project Acceptance
Miscellaneous	Emily Taylor Women's Resource Center, Lawrence Public Library, Roger Hill Volunteer Center, Douglas County AIDS Project

Permanent Housing

A total of 1,015 permanent housing units are available in the City of Lawrence through the Lawrence-Douglas County Housing Authority (LDCHA) operating Section 8 and other HUD funded projects. It is important to note that all of these units are full. Additionally, the combined waiting list of the LDCHA is over 300 families long.

Permanent Supportive Housing

Private nonprofit agencies administer 62 units of permanent supportive housing. The Practitioners Panel estimates the need for another 91 supportive housing units. The need was based upon waiting lists for permanent supportive housing -- Bert Nash (3), Community Living Opportunities (36), and Cottonwood (37) -- and an estimation of the homeless population in need of permanent supportive housing (15).

Intake, Outreach, and Assessment

Through the PATH grant, Bert Nash Community Mental Health Center conducts homeless outreach for people who are mentally ill. Outreach workers go to places frequented by homeless people, establish contact in order to build trust, then offer assessment and services. The homeless outreach workers can set-up case management services for those who qualify or can refer people to other organizations for services. Besides outreach workers, most agencies that provide for the very-low income and homeless individuals or families are able to provide referrals for assistance. Additionally, information and education about programs are posted on community bulletin boards in various locations where homeless individuals congregate including the *Community Resources for Homeless Prevention and Homelessness* brochure, which lists front-line services for homelessness and prevention of homelessness. See *Appendix C* on page 116 for more details.

Emergency Shelter

The general homeless population is able to access nighttime emergency shelter at The Salvation Army on a walk-in basis provided they pass a Breathalyzer test. The Lawrence Police Department assists with late night emergency admissions. All other emergency shelters in Lawrence serve specific populations and have a more complicated intake process. Support and encouragement is provided to The Salvation Army. Long-range plans include a 24-hour, seven-day-a-week shelter. Plans and fundraising are underway.

Another organization, the Lawrence Open Shelter (LOS), has stepped forward to serve the homeless population suffering from drug/alcohol addictions, a population The Salvation Army is not currently able to assist. Plans for LOS to open a nighttime shelter to serve approximately 20 individuals per night are in progress.

Transitional Housing

Service agencies assist homeless individuals with finding housing and supportive services. Homeless people are able to access Bert Nash's transitional housing, *Bridges to Independence*, through homeless outreach workers, supportive service coordination system, and the mental health center. *Bridges* serves only homeless individuals with severe and persistent mental illness. Vouchers funded by HOME are available to the general homeless population and provide transitional housing.

Figure 38 – 2002 Continuum of Care: Gaps Analysis Chart

		Estimated Need	Current Inventory	Unmet need/ Gap
Individuals				
Example	Emergency Shelter	115	89	26
Beds	Emergency Shelter	159	117	42
	Transitional Housing	104	79	25
	Permanent Supportive Housing	131	89	42
	Total	372	285	87
Supportive Services Slots (This section is OPTIONAL)	Job Training	13	0	13
	Case Management	67	26	41
	Substance Abuse Treatment	34	23	11
	Mental Health Care	30	12	18
	Housing Placement	51	39	12
	Life Skills Training	80	58	38
	Other – General homeless	27	23	4
Sub-Populations	Chronic Substance Abuse	34	24	10
	Seriously Mentally Ill	87	43	44
	Dually-Diagnosed	36	27	9
	Veterans	11	11	0
	Persons with HIV/AIDS	15	4	11
	Victims of Domestic Violence	57	54	3
	Youth	6	10	0 (+4)
	Other	8	2	6
Persons in Families With Children				
Beds	Emergency Shelter	83	56	27
	Transitional Housing	69	50	19
	Permanent Supportive Housing	8	1	7
	Total	160	107	53
Supportive Services Slots (This section is OPTIONAL) A.	Job Training	8	8	0
	Case Management	32	22	10
	Child Care	15	10	5
	Substance Abuse Treatment	16	7	9
	Mental Health Care	16	9	7
	Housing Placement	31	23	8
	Life Skills Training	32	27	5
	Other - Homeless Outreach	8	26	0 (+18)
	Other – Family Service Coordination	17	31	0 (+14)
Sub-Populations	Chronic Substance Abuse	25	4	21
	Seriously Mentally Ill	17	3	14
	Dually-Diagnosed	18	8	10
	Veterans	0	0	0
	Persons with HIV/AIDS	0	0	0
	Victims of Domestic Violence	69	64	5
	Other	3	2	1

City of Lawrence Continuum of Care for Housing and Homelessness 2003

A local adaptation of the HUD model

Outreach, Intake, Assessment

Bert Nash-PATH /
Community Drop-In Center /
Emergency Services Council
Agencies* / Douglas County
AIDS Project /
Independence, Inc. / Project
Acceptance / 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

GAP: All but one of the
shelters serves special
populations. For the general
homeless individuals, 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
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 / Community
Drop-In Center / 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 / Pelathe
Comm. Resource Center / Project
Acceptance / Project Lively / Rape
Victim Survivor Service / 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 or Girls / Bert Nash
- Bridges to Independence /
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.

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.

◆ 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

Strategy and Five Year Plan

In order to derive strategy and priorities for housing and community development, the City will continue to operate under *Step Up to Better Housing*, which was developed through conferences with public and private agencies and community groups. Housing, housing services, and community development are the focus of the strategy, which is divided into four areas: emergency housing, transitional housing, permanent housing and revitalized neighborhoods. See *Step Up to Better Housing, Appendix A* on page 111 for more details.

The City views the strategy as a method of sustaining the cooperative efforts of the public sector, the private sector, and community groups for the provision of housing and housing services. The Citizen Participation Plan supports this cooperation with the Practitioners Panel and the Neighborhood Resources Advisory Committee, which advise the City on housing and community development policy. This strategic plan will cover the time period from August 1, 2003, through July 31, 2007.

Housing Priorities and Objectives

- Maintain current funding for homeowner rehabilitation, weatherization, emergency loans, furnace loans, rental assistance, and public housing.
- Maintain support for existing housing service providers in the community.
- Expand the availability of housing and housing service programs.
- Institute new programs using additional funds, as available and feasible.
- Seek private and public funds to develop transitional housing and endorse efforts to develop transitional housing.
- Consider transitional housing needs when investing available funds.
- Secure more tenant based rental assistance.
- Encourage landlords to accept tenants who receive rental assistance.
- Consider supportive services for people with special needs when investing available funds.
- Seek private and public funds to develop permanent supportive housing and endorse efforts to develop permanent supportive housing
- Encourage landlords to accept tenants with low, stable incomes and good rental histories.

Homeless Population Priorities and Objectives

- Maintain the existing assistance provided to homeless persons and families.
- Expand the availability of these programs.
- Institute new programs using additional funds, as available and feasible.
- Consider emergency shelter needs when investing available funds.
- Seek private and public funds to strengthen emergency shelters and services.
- Endorse expansion efforts of well-managed existing shelters.
- Better educate Lawrence citizens on the issue of homelessness.

Community Development Priorities and Objectives

- Maintain revitalization in target neighborhoods and throughout the City to provide stability, eliminate blighted conditions, and protect property values.
- Assist target neighborhoods to define and meet neighborhood revitalization goals.
- Encourage neighborhood associations.
- Improve existing housing stock.
- Favor mixed-income development.
- Support code enforcement.
- Meet requirements of the American Disabilities Act and the Fair Housing Act.

Public Housing Priorities and Objectives

- Maintain the housing programs managed by the Lawrence-Douglas County Housing Authority.
- Expand the availability of these programs.
- Continue to support the *Moving To Work* Project.

See One Year Implementation Plan, page 70, for information on how funds will be used in 2003.

Basis for Setting Priorities

Community priorities have been set based on successful efforts of past programs and the unmet needs identified through the Consolidated Plan process.

Obstacles to Meeting Underserved Needs

Meeting 100% of all the identified needs would cost more than can reasonably be expected to be available. In order to maximize the impact of CDBG and HOME funds, Lawrence will emphasize the *Step Up to Better Housing* by funding programs that tie directly to the strategy or support the Continuum of Care. The scarcity of funds and the statutory limits on their use mean that agencies should not depend on CDBG for their core operating funds. CDBG funds may be requested for supplemental support of the Continuum of Care and *Step Up to Better Housing* and for special capital improvement projects.

See Appendix D – Tables and Charts Prescribed by HUD, page 120 for the HUD forms entitled Continuum of Care Gaps Analysis, Special Needs/Non-Homeless, and Housing Needs and Community Needs.

Affordable Housing

Figure 39 – Priority Housing Needs

Type of Household	Percent of Median Family Income	Need Level	Units Needed	Estimated \$ Needed
Renter				
Small Related (2-4 people)	0 – 30%	High	644	3,220,000
	31-50%	High	461	2,305,000
	51-80%	Medium	230	690,000
Large Related (5+ people)	0 – 30%	High	69	345,000
	31-50%	High	24	120,000
	51-80%	Medium	34	102,000
Elderly (62 yrs.+)	0 – 30%	High	130	650,000
	31-50%	High	91	455,000
	51-80%	Medium	52	156,000
All Other (special needs & individuals)	0 – 30%	High	2410	12,050,000
	31-50%	High	1316	6,580,000
	51-80%	Medium	480	1,440,000
Owner	0 – 30%	High	471	9,420,000
	31-50%	High	369	7,380,000
	51-80%	High	569	11,380,000

Census Data was used to calculate the units needed for Figure 39 above, based on the number of each category who had any housing problem. To calculate the estimated dollars needed, units were multiplied by the following factors:

- Renter, 0 – 50% MFI, multiply by \$5,000, an average cost to provide rental assistance.
- Renter, 51-80% MFI, multiply by \$3,000. This assumes that families with a higher income would need less rental assistance.
- Owner, multiply by \$20,000. This takes into account the variety of programs offered to homeowners and homebuyers. Comprehensive rehabilitation may cost as much as \$35,000 per home, while an emergency or furnace repair is limited to \$5,000.

As noted in *the Profile of City's Housing Market*, page 15, rental housing plays an important role in the Lawrence market. The City experienced a peak in multifamily building in 1996, however, after that peak building dropped off considerably and has remained in a relatively flat trend running between 600 and 800 units a year with the exception of 2001, which saw approximately 900 units built. The gap between available units and demand is narrowing, but due to the high rents and high housing costs affordability for low/moderate-income individuals remains an issue.

In assigning priorities to housing needs, the Plan uses income as a guide. In the rental market, households with incomes of 0 to 50% of MFI receive high priority, and households with incomes of 51 to 80% receive medium priority. For owners and first time homebuyers, high priority goes to all those under 80% of MFI.

The goals set in Figure 40 below project the combined efforts for both public and private investment. The need for units may be addressed through new construction, rehabilitation of

existing units, emergency shelter, or rental assistance. Some of the proposed units are continuations of current support.

Figure 40 – Goals for Affordable Housing Units, 2003 to 2012

Housing Program or Population to be Served	'03 to '07	'08 to '12	10 Year Total	Proposed Method of Meeting the Needs
Elderly	100	100	200	Rental Assistance
Frail Elderly	100	100	200	Rental Assistance, Supportive Housing
Severe and Persistent Mentally Ill (SPMI)	10	20	30	Supportive Housing, Emergency Shelter
Developmentally Disabled	3	10	13	Supportive Housing
Other Chronic Illnesses	2	4	6	Rental Assistance, Supportive Housing
Women and Children Escaping Violence	200	200	400	Emergency Shelter, Rental Assistance, Transitional Housing, 40 a year
Persons with Alcohol/Drug Addiction	125	125	250	Emergency Shelter, Transitional Housing, 25 a year
Persons with HIV/AIDS	10	10	20	Rental Assistance, Supportive Housing
Homeowner Rehabilitation	60	60	120	Comprehensive Rehabilitation, Furnace and Emergency Loans, Weatherization
Homebuyer Program	100	100	200	Buydowns, Rehabilitation, Closing Cost Assistance
Rental Rehabilitation	0	0	0	Program not available in Lawrence
Rental Assistance	125	125	250	Administered by the LDCHA
Accessibility Modifications	60	83	143	Modifications to rental units
Additional Family Rental Units	75	75	150	New construction or rehabilitation of existing units
Total	970	1,012	1,982	

The above goals will be tracked using the chart in *Appendix E*, page 126.

The Lawrence housing market is dynamic because the population of the community is growing steadily. There appears to be sufficient housing for purchase or rent at this time; however, affordability continues to be a problem, as measured by the ability of families to purchase or rent for 30% of their income or less. New single family homes on the market are being built in the mid- to upper-cost range, and the value of existing units is increasing at about 5% a year. New rental units during the last two years have nearly all been rented above the HUD-set limit for Section 8 assistance. At present, monthly mortgage expenses are often less than rent for comparable housing.

The City expects to continue to invest CDBG and HOME funds in a balanced way as indicated by *Step Up to Better Housing*. The factors described above will be used in determining how much should be invested in each category: emergency housing, transitional housing, permanent housing, and revitalized neighborhoods.

CDBG rules allow up to 15% of the grant to be spent on public service projects for operations and similar activities. In order to maximize the impact of CDBG and HOME funds, Lawrence will limit future CDBG public service funding to programs that tie to *Step Up to Better Housing*. The scarcity of funds and the statutory limits on their use mean that agencies should not depend on CDBG for their core operating funds. CDBG funds may be requested for supplemental support of the Continuum of Care and *Step Up to Better Housing* and for special capital improvement projects.

To help low-income families avoid homelessness, Lawrence will use CDBG funds in a number of ways, including budgeting counseling, landlord/tenant mediation, education on being a good tenant, homeowner rehabilitation loans, and direct emergency payments to prevent eviction. The annual investment in prevention activity will be determined each year depending on the needs assessment.

Most of the service agencies in Lawrence that work with homeless people target specific populations.

Agency	Target Population
Bert Nash Community Mental Health Center	Persons with severe and persistent mental illness
Community Drop-In Center	General
Douglas County AIDS Project	People with HIV disease
Emergency Services Council (administered through Ballard Center)	General
First Step House	Women addicts and their children
Health Care Access	People without medical insurance
LINK	General
Project Acceptance	Mental health consumers
Salvation Army	General
The Shelter	Adjudicated youth
WTCS	Women and children fleeing violence

Each service agency handles outreach according to its own program requirements. The most extensive homeless outreach is through the Projects for Assistance in the Transition from Homelessness (PATH) outreach worker with Bert Nash Community Mental Health Center. These programs also help homeless persons make the transition to permanent housing and independent living according to their program missions. For information on the services provided by these agencies, see the *Community Resources for Homeless Prevention and Homelessness*, Appendix C, page 116.

Non-housing Community Development Plan

Lawrence has a wide variety of non-housing community development needs. Most of these needs are met through the General Fund and other non-CDBG sources. Based on the Capital Improvement Plan projections and needs identified during the Consolidated Plan Process, the City projects nearly \$225,692,000 in non-housing community development needs during the next five years.

Barriers to Affordable Housing

There are no significant institutional barriers to affordable housing in Lawrence; therefore, the City does not propose any steps to remove institutional barriers.

Lead-based Paint Hazards

The City will ensure that all federally funded improvement programs for the existing housing stock use lead hazard reduction activities including evaluating lead hazard risk and using only lead free paint. Staff distributes *Protect Your Family from Lead in Your Home* pamphlets, published by the Environmental Protection Agency. The department has two staff certified as Lead Hazard Risk Assessors and Inspectors. They have also received training as Lead Safe Work Practices Instructors. Staff was instrumental in developing the Kansas Lead-Based Paint PRE (Pre-Renovation Education rule) pilot program with the Kansas Department of Health & Environment.

2000 Census data indicates there are 32,761 housing units in Lawrence and 20,976 were built prior to 1979. Lead-based paint hazards are a possibility in homes that were built prior to 1979. Thus, 64% of the housing units in Lawrence have potential lead-based paint hazards. For the Comprehensive Housing Rehabilitation program, all owner-occupied homes constructed prior to 1979 participating in the program are regularly tested for lead-based paint (LBP) hazards. Since 2000, thirty homes occupied by low/moderate-income residents have been tested for LBP. Of those, eight (27%) tested positive. Using this sample data, one can estimate that there are 5,664 (20,976 x 27%) units with LBP hazards occupied by low/moderate-income persons.

Of the homes built prior to 1979, 16% were found in the five target neighborhoods (Brook Creek, East Lawrence, North Lawrence, Oread, and Pinckney). By extrapolation it is estimated that 906 units (5,664 x 16%) with LBP hazards are in low/moderate-income neighborhoods.

Anti-poverty Strategy

Step Up to Better Housing allows the City to focus CDBG and HOME resources on housing and housing services. This focus will allow 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 will help the City coordinate with services to reduce poverty.

Institutional Structure

Delivery System for the Housing and Community Development Plan

Neighborhood Resources staff, local CHDOs, the Lawrence-Douglas County Housing Authority, private industry, and Continuum of Care public service agencies will deliver the Plan. These are experienced, successful organizations committed to meeting the community development needs of the City. Both the experience and commitment are strengths of the delivery system. The system is sufficient to deliver the resources now available.

Organizational Relationship between the Jurisdiction and the Public Housing Authority

The Lawrence-Douglas County Housing Authority (LDCHA) was formed through the merger of the Lawrence Housing Authority, created in 1968, and the Douglas County Housing Authority, created in 1983. Although separate entities, both agencies previously functioned under the umbrella of the Lawrence Housing Authority.

With the formal merger, effective in 2001, the LDCHA was granted the powers to plan, construct, maintain, operate and manage low rent housing developments in Lawrence and Douglas County; to enter into contracts with local, state and federal governments for funds to construct, acquire, or provide housing and housing assistance for the low income, and to enter into public-private partnerships and joint ventures, including the creation of a not-for-profit organization, in order to secure funds and contracts for affordable housing development.

The LDCHA is responsible for the operations and management of 369 units of public housing, built between 1972 and 1995, located in the city of Lawrence, and the administration of 591 Section 8 and 62 HOME assisted units located through the county including the city of Lawrence. Currently the agency provides housing and housing assistance to 1018 families.

A five-member commission governs the LDCHA, three appointed by Mayor of Lawrence, and two by the Chairman of the Douglas County Commission. Day-to-day operations are managed by an executive director who is responsible for the administration of seven departments: General Housing, Program and Property Management, Senior Housing, Maintenance, Capital Improvements, Resident Services and Administration. The LDCHA currently employs 35 staff

Plans to Overcome Gaps in the Institutional Structure

The institutional structure is sufficient to carry out the strategy identified in this Plan. Each year, the institutional structure will be reassessed. As the City identifies gaps, strategies will be developed to address the gaps.

Coordination

Neighborhood Resources uses a number of tactics to ensure and enhance coordination among public housing providers, assisted housing providers, private health providers, governmental health providers, mental health providers, and service agencies. Regular meetings are held with representatives from each of these agencies through the Practitioners Panel, with primary goals being coordination, communication, and addressing community needs. Panel members include representatives from private industry, government, and the nonprofit service sector. Staff provides clerical and research support to the Panel.

The Neighborhood Resources Advisory Committee is aware of the City's housing and community development needs, and provides on-going recommendations to staff and the City Commission. NRAC also receives clerical and research support from Neighborhood Resources staff. Members of the community actively interested in housing policy and practices make up the NRAC.

Lawrence is an entitlement city for CDBG and HOME, and thus does not need direct coordination with the state of Kansas in their implementation. Staff stays informed about initiatives of various state agencies in order to support state goals and enhance the ability of Lawrence services to utilize resources. The City is not an entitlement city for the Emergency Shelter Grant (ESG), and applies annually to the state for these funds. The Practitioners Panel agencies that apply for ESG funds manage the emergency shelter grant need assessment and recommendation process. Neighborhood Resources staff writes the ESG application, administers the funds, and makes reports in accordance with policies and procedures dictated by the state of Kansas.

Public Housing Resident Initiatives

The Lawrence-Douglas County Housing Authority carries out activities to encourage public housing residents to become more involved in management according to its own internal policies.

2003 Action Plan

Resources

In 2003, the City will receive \$990,000 in CDBG funds. The budget projects \$120,000 in program income, \$190,000 in previously unallocated program income (1996-2001), and \$300,000 in prior year reallocations for a total of **\$1,600,000** available. The HOME grant will have \$716,448 along with \$402,000 in recaptured funds for a total allocation of **\$1,118,448**; thus, the 2003 Investment Summary lays out spending of **\$2,718,448**.

Figure 41 - Source of Funds

Source of Funds	Amount
CDBG Grant	990,000
Program Income (Projected)	120,000
Previously Unallocated Program Income	190,000
Prior Year Reallocation	300,000
Total CDBG Funds	1,600,000
HOME Grant	716,448
Recaptured HOME Income	402,000
Total HOME Funds	1,118,448
Total Funds	2,718,448

Additionally, the City of Lawrence applied to the state of Kansas for Emergency Shelter Grant (ESG) funds through a competitive process. An award announcement is expected in mid-2003.

Other Resources

United Way of Douglas County and individual social service agency funding continue to address many needs identified in this plan. United Way usually raises more than a million dollars each year and nearly all the social service agencies raise money through annual campaigns and special events. CDBG and HOME funds enhance agency stability, increase public confidence and fill one-time needs, thus leveraging additional resources.

HOME Program Match Sources and Uses

The City continues to identify match contributions for the HOME program. Thus far, match has been obtained from cash from non-federal sources; forgone taxes, fees, and charges; appraised land and real property; and site preparation, construction materials, and donated labor. The City has received a 100% reduction of match liability for Fiscal Year 2003 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. The reduction in match will apply to all HOME funds expended by the City from February 6, 2002, through September 30, 2003. Cash match resources will be redirected to assist residents who were affected by the winter storm on January 30 and 31, 2001. The City will continue to accumulate match from non-cash resources such as

forgone taxes, fees, and charges. The excess match carried over from previous years will be sufficient to match three plus years of HOME money at the current funding level.

HOME Program Recapture Provisions

Recapture provisions must ensure that the City recoups all or a portion of the HOME assistance to the homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. Lawrence uses the *reduction during affordability period* method. The City reduces the amount to be recaptured at the rate of 5% a year for three years, then 10% a year for four more years. The maximum reduction of the HOME investment is 50%. The reduction for each year occurs at the completion of the year and is not prorated by the month. Recapture occurs when the homebuyer ceases to be the owner/occupant of the home.

Monitoring Standards

Neighborhood Resources closely monitors all federal programs. Administrative procedures will meet all federal rules, regulations, and guidelines for program monitoring, compliance, and reporting. The staff conducts field inspections and monitors sub-recipients to ensure the compliance of locally administered housing projects. Neighborhood Resources monitors the Consolidated Plan through the Annual Performance Report.

Special Needs of People Who Are Not Homeless

In 2003 Lawrence plans to invest \$60,000 to meet the special needs of people who are not homeless. The Independence, Inc., Accessible Housing Program (AHP), which assists with accessibility modifications, will receive \$20,000. The Independence, Inc., Home of Your Own (HOYO) program will receive \$30,000. The HOYO program complements the HOOT First-time Homebuyer program by providing additional financial assistance for down payments, accessibility modifications, and rehabilitation for homebuyers with disabilities or with family members that have disabilities. Trinity Respite Care, Inc., will receive \$10,000 to assist with their Attendant Care and Respite Care programs. These programs provide in-home assistance and care for low-income elderly and individuals with disabilities, which assist them in sustaining homeownership. The programs also provide a break from day-to-day activities for primary care givers of elderly or individuals with developmental disabilities, physical disabilities, medical injuries or terminal illnesses.

Other Actions

The balance of CDBG and HOME funds will support other actions which will address obstacles for meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, and enhance coordination between public and private housing and social service agencies.

Planned Spending

Planned spending in 2003 supports *Step Up to Better Housing* as follows:

Figure 42 - Emergency Housing Investment

	Activity	Amount
First Step House	Operating Expenses	5,000
	Facility Renovation – Floor tiling	13,500
Hearthstone	Front Porch Renovation	16,300
	Second Floor Ceiling Replacement	6,400
The Salvation Army	Operating Expenses/Feeding Prgm	31,215
WTCS, Inc.	Facility Bathroom Renovation	12,000
Total		84,415

Figure 43 - Emergency Day Shelter

	Activity	Amount
Community Drop-In Center	Operation Expenses	15,000
Total		15,000

Figure 44 - Permanent Housing Investment

	Activity	Amount
Douglas County AIDS Project	Emergency financial assistance	4,000
Emergency Services Council	Housing Assistance	15,000
Homeowners Out of Tenants (HOOT)	Homebuyer Assistance	350,000
Housing and Credit Counseling, Inc.	Tenant/Landlord Counseling & Ed.	24,500
Neighborhood Resources	Comprehensive Housing Rehabilitation	400,000
	HOOT First Time Homebuyer/Rehabilitation	125,000
	Property Acquisition	150,000
	Weatherization Grants	40,000
	Furnace Loans	30,000
	Emergency Loans	30,000
	Voluntary Demolition	15,000
Independence, Inc.	Accessible Housing Program (AHP)	20,000
	Home of Your Own (HOYO)	30,000
Tenants to Homeowners	CHDO Set-Aside	390,980
Trinity Respite Care	Attendant Care	5,000
	Respite Care	5,000
Total		1,634,480

Figure 45 - Revitalized Neighborhoods Investment

	Activity	Amount
Achievement Place for Boys	Vinyl siding, soffit, fascia & vinyl windows	22,000
Ballard Community Center	Tuckpoint chimney and building corner	6,500
	Front sidewalk replacement	470
Bert Nash CMHC	Vinyl siding	14,471
	Heating and A/C upgrade	14,000
Brook Creek Neighborhood Assn.	Operating Expenses	2,370
	Coordinator	3,530
	Park and Neighborhood Cleanup	150
	Brook Creek Park Improvement	119,000
Brookcreek Learning Center	Repave Parking Lot	6,000
Children's Learning Center	Parking Lot Expansion	71,001
East Lawrence Neighborhood Assn.	Operating Expenses	3,152
	Coordinator	4,881
	Hobbs Park Memorial Renovation	10,000
Neighborhood Resources	Voluntary Clearance	4,500
North Lawrence Improvement Assn.	Operating Expenses	1,900
	Neighborhood Cleanup & Brush Removal	1,800
	Coordinator	1,500
	7 th Street Sidewalk	1,625
	Funston Street Tubes	4,400
	Lyon and John Taylor Park Benches	1,400
Oread Neighborhood Association	Operating Expenses	3,985
	Coordinator	6,758
	Neighborhood Cleanup	65
	Dumpster Pad Construction/Installation	725
Pelathe Community Resource Center	Building Acquisition	34,636
Pinckney Neighborhood Association	Operating Expenses	3,684
	Coordinator	3,830
	Cleanup & Brush Removal	1,680
	Clinton Park Restoration	7,000
Total		357,013

Figure 46 - Transitional Housing Investment

	Activity	Amount
Lawrence-Douglas County Housing Authority (LDCHA)	Tenant Based Rental Assistance (TBRA)	270,000
Total		270,000

Figure 47 - Other Investment

	Activity	Amount
Neighborhood Resources Community Development Division (NR CDD)	Contingency Fund	52,072
	Administration (CDBG & HOME)	249,645
LDCHA	TBRA Administration	20,000
Tenants to Homeowners	CHDO Operating Expenses	35,823
Total		357,540

The *Listing of Proposed Projects* on page 87 provides additional information on each activity.

Geographic Distribution

The City will continue to direct assistance to the five target neighborhoods: Brook Creek, East Lawrence, North Lawrence, Oread, and Pinckney. See *Target Neighborhoods*, page 38. These neighborhoods are either low- or moderate-income based on 2000 Census data. While assistance will not be limited to these neighborhoods, they will be given special consideration during program planning. Four of the five target neighborhoods have racial concentrations of greater than 12%. See *Minority Households*, page 25.

Public Housing Comprehensive Grant Program

The Lawrence-Douglas County Housing Authority will review the action plan prepared for the Comprehensive Grant program.

Affirmative Marketing Policy

All activities of the HOME program shall be affirmatively marketed through the provision of timely information to the public.

The objectives of this policy are:

- to provide information;
- to attract eligible persons from all racial, ethnic, and gender groups in the housing market area to the available housing; and
- to establish procedures, and requirements.

In order to meet these objectives, the City will inform the public, owners, and potential tenants about federal and city fair housing laws and the City's affirmative marketing policy for the HOME program as follows:

- Publish news articles in the local newspaper.
- Advise target neighborhood associations on available programs, including submitting information for publication in association newsletters.
- Publish an advertisement annually in the local newspaper.
- Include information about the program in the annual seminar conducted by the Human Relations/Human Resources Department.
- Advertise on local radio stations.
- Notify local public service agencies, churches, and other service providers.
- Post information on community information boards.

The City will keep on file agreements with participating owners, written statements, other documents and all correspondence regarding affirmative marketing.

Minority and Women's Business Enterprise Policy

Appropriate efforts will be made to encourage the use of minority and women's business enterprises (MBE/WBE) in connection with activities funded under the HOME program.

The objective of this policy is to encourage MBE/WBE participation in the HOME program. In order to meet this objective, the City will inform potential contractors and owners about the MBE/WBE policy for the HOME program as follows:

- Publish newspaper advertisements that explain the program and encourage participation by minority owners and contractors and suppliers. Interested contractors and suppliers will be encouraged to contact the City to assure that their businesses are placed on the City's list of MBE/WBE.
- Advise participating owners of the requirements of the MBE/WBE policy prior to bid solicitation by participating owners. The City will provide a listing of MBE/WBE prior to bid solicitation.
- Evaluate efforts of participating owners to utilize MBE/WBE and minority and female workers prior to project approval to assure that adequate efforts have been made by owners to encourage participation by MBE/WBE or to hire minority and women workers.
- Evaluate the results of owners' efforts prior to final project payment to assure that owners have utilized MBE/WBE as agreed and to determine the overall extent of participation by minorities and females in the HOME program.
- Include information about the program in the annual seminar conducted by the Human Relations/Human Resources Department.

2003 Investment Summary

CDBG Public Services

Brook Creek Neighborhood Association	
Operating Expenses	2,370
Coordinator	3,530
Brook Creek Park & Neighborhood Cleanup	150
East Lawrence Neighborhood Association	
Operating Expenses	3,152
Coordinator	4,881
North Lawrence Improvement Association	
Operating Expenses	1,900
Neighborhood Cleanup	1,800
Coordinator	1,500
Oread Neighborhood Association	
Operating Expenses	3,985
Coordinator	6,758
Neighborhood Cleanup	65
Pinckney Neighborhood Association	
Operating Expenses	3,684
Coordinator	3,830
Neighborhood Cleanup	1,680
<i>Target Neigh. Public Service Subtotal 39,285</i>	
Community Drop-In Center	
Operating Expenses	15,000
Douglas County AIDS Project	
Emergency Financial Assistance	4,000
Emergency Services Council	
Emergency Rent & Utility Assistance	15,000
First Step House	
Operating Expenses	5,000
Housing & Credit Counseling	
Tenant/Landlord Counseling & Ed.	24,500
The Salvation Army	
Operating Expenses and Feeding Program	31,215
Trinity Respite Care	
Attendant Care Salaries	5,000
Respite Care Salaries	5,000
Public Services Total	148,500

CDBG Capital Improvements

Neigh. Res. Community Development Division (NR CDD)	
Comprehensive Housing Rehabilitation	400,000
HOOT First Time Homebuyer/Rehab	125,000
Property Acquisition	150,000
Weatherization	40,000
Furnace Loans	30,000
Emergency Loans	30,000
Voluntary Demolition	15,000
Voluntary Clearance (Public Service)	4,500
<i>Subtotal NR CDD (excluding vol. clrmc.) 790,000</i>	
Brook Creek Neighborhood Assn.	
Brook Creek Park Improvement	119,000
East Lawrence Neighborhood Association	
Hobbs Park Memorial Renovation	10,000
North Lawrence Improvement Association	
7th Street Sidewalk	1,625
Funston Street Drainage Tubes	4,400
Lyon and John Taylor Park Benches	1,400
Oread Neighborhood Association	
Dumpster Pad Construction/Installation	725

CDBG Capital Improvements (continued)

Pinckney Neighborhood Association	
Clinton Park Restoration	7,000
<i>Subtotal Neigh. Improvements 144,150</i>	
Achievement Place for Boys	
Vinyl siding, soffit, fascia & vinyl windows	22,000
Ballard Community Center	
Tuckpoint chimney and building corner	6,500
Front sidewalk replacement	470
Bert Nash CMHC	
Vinyl siding	14,471
Heating and A/C upgrade	14,000
Brookcreek Learning Center, Inc.	
Repave Parking Lot	6,000
Children's Learning Center, Inc.	
Parking Lot Expansion	71,001
First Step House	
Facility Renovation - Floor Tiling	13,500
Hearthstone	
Front Porch Renovation	16,300
Second Floor Ceiling Replacement	6,400
Independence, Inc.	
Accessible Housing Program (AHP)	20,000
Home of Your Own (HOYO)	30,000
Pelathe Community Resource Center	
Building Acquisition	34,636
Women's Transitional Care Services	
Facility Bathroom Renovation	12,000
<i>Subtotal Agency Improvements 267,278</i>	
Contingency Fund	52,072
Total Capital Improvements	1,253,500

NR CDD Administration of CDBG 198,000

GRAND TOTAL CDBG 1,600,000

2003 CDBG Grant	990,000
Projected Program Income	120,000
Previous Unallocated Prgm Inc	190,000
Prior Year Reallocation	300,000
Total CDBG Grant Allocation	1,600,000

HOME


Tenant Based Rental Assistance	270,000
LHA TBRA Administration	20,000
CHDO Set-Aside	390,980
CHDO Operating Expenses	35,823
Homebuyer Assistance	350,000
NR CDD Administration of HOME	51,645
GRAND TOTAL HOME	1,118,448

2003 HOME Grant	716,448
Recaptured Income	402,000
Total HOME Grant Allocation	1,118,448

Total CDBG Grant Allocation	1,600,000
Total HOME Grant Allocation	1,118,448
GRAND TOTAL, CDBG & HOME	2,718,448

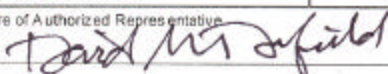
Application for Federal Assistance (CDBG)

Application for Federal Assistance

		2. Date Submitted 05/27/03	Applicant Identifier	
1. Type of Submission: Application: Not Applicable Preapplication: Not Applicable		3. Date Received by State	State Application Identifier	
		4. Date Received by Federal Agency	Federal Identifier B-03-MC-20-0005	
5. Applicant Information				
Legal Name City of Lawrence		Organizational Unit Department of Neighborhood Resources		
Address P.O. Box 708 Lawrence, KS 66044 Douglas		Contact Margene K. Swarts (785) 832-3117		
6. Employer Identification Number (EIN): 486033520		7. Type of Applicant: Municipal		
8. Type of Application: Type: New		9. Name of Federal Agency: U.S. Dept. of Housing & Urban Development		
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14-218 Assistance Title: CDBG Metropolitan Entitlement		11. Descriptive Title of Applicant's Project: The CDBG program includes homeowner rehabilitation, weatherization, demolition, infrastructure improvements, housing affordability programs, homeless assistance, support for neighborhood organizations and social service agencies.		
12. Areas Affected by Project: City Wide				
13. Proposed Project:		14. Congressional Districts of:		
Start Date 05/01/03	End Date 07/31/04	a. Applicant 2, 3	b. Project 2, 3	
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?		
a. Federal	\$990,000	Review Status: Program not selected		
b. Applicant	\$0			
c. State	\$0	17. Is the Applicant Delinquent on Any Federal Debt? No		
d. Local	\$0			
e. Other	\$490,000			
f. Program Income	\$120,000			
g. Total	\$1,600,000			
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.				
a. Typed Name of Authorized Representative David M. Dunfield	b. Title Mayor, City of Lawrence	c. Telephone Number (785) 832-3400		
d. Signature of Authorized Representative 		e. Date Signed 05/06/03		

Application for Federal Assistance (HOME)

Application for Federal Assistance

		2. Date Submitted 05/27/03	Applicant Identifier
1. Type of Submission: Application: Not Applicable Preapplication: Not Applicable		3. Date Received by State	State Application Identifier
		4. Date Received by Federal Agency	Federal Identifier M-03-MC-20-0205
5. Applicant Information			
Legal Name City of Lawrence		Organizational Unit Department of Neighborhood Resources	
Address P.O. Box 708 Lawrence, KS 66044 Douglas		Contact Margene K. Swarts (785) 832-3117	
6. Employer Identification Number (EIN): 486033520		7. Type of Applicant: Municipal	
8. Type of Application: Type: New		9. Name of Federal Agency: U.S. Dept. of Housing & Urban Development	
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14-239 Assistance Title: HOME Metropolitan Entitlement		11. Descriptive Title of Applicant's Project: The HOME program includes CHDO set-aside and operating expenses, tenant based rental assistance and administration, and homebuyer assistance.	
12. Areas Affected by Project: City Wide			
13. Proposed Project:		14. Congressional Districts of:	
Start Date 08/01/03	End Date 07/31/04	a. Applicant 2, 3	b. Project 2, 3
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?	
a. Federal	\$716,448	Review Status: Program not selected	
b. Applicant	\$0		
c. State	\$0	17. Is the Applicant Delinquent on Any Federal Debt? No	
d. Local	\$0		
e. Other	\$402,000		
f. Program Income	\$0		
g. Total	\$ 1,118,448		
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.			
a. Typed Name of Authorized Representative David M. Dunfield	b. Title Mayor, City of Lawrence	c. Telephone Number (785) 832-3400	
d. Signature of Authorized Representative 		e. Date Signed 05/06/03	

RESOLUTION

Resolution No. 6468

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE GRANT AGREEMENTS FOR THE 2003 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND 2003 HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) AND AUTHORIZING THE MAYOR TO SIGN SUCH OTHER DOCUMENTS, UNDERSTANDINGS, AND ASSURANCES AS MAY BE REQUIRED PURSUANT TO TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, AND THE NATIONAL AFFORDABLE HOUSING ACT OF 1990.

WHEREAS, the City of Lawrence, Kansas is entitled to certain funds under Title I of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990; and

WHEREAS, it is required that grant agreements for the 2003 Community Development Block Grant (CDBG) and the 2003 HOME Investment Partnerships Program (HOME) be executed; and

WHEREAS, it is required that an Annual Update to the Consolidated Plan for the 2003 program year be submitted to the U.S. Department of Housing and Urban Development; and

WHEREAS, it is required that certain other documents, understandings, and assurances be submitted to the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

That the Mayor is hereby authorized to execute the grant agreements for the 2003 CDBG and HOME programs and to sign certain other documents, understandings, and assurances required to be submitted to the U.S. Department of Housing and Urban Development, including but not limited to the following:

- a. Consolidated Plan Annual Update,
- b. CDBG and HOME Grant Applications,
- c. CDBG and HOME Environmental Reviews, and
- d. Consolidated Annual Performance and Evaluation Report;

all in accordance with Title I of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990.

ADOPTED by the Governing Body of the City of Lawrence, Kansas, this 6th day of May, 2003.

APPROVED:

ATTEST:



David M. Dunfield, Mayor



Frank S. Reeb, City Clerk

CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply 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 is following a residential antidisplacement 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.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


David M. Dunfield, Mayor, City of Lawrence

5/06/03
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2003, one (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with

title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

	5/06/03
David M. Dunfield, Mayor, City of Lawrence	Date

Specific HOME Certifications

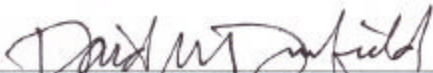
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


David M. Dunfield, Mayor, City of Lawrence

5/06/03
Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

1Riverfront Plaza, Suite 110
Lawrence
Douglas
Kansas 66044

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Listing of Projects

U.S. Department of Housing & Urban Development CPD Consolidated Plan Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	Comprehensive Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG \$ 10,000 ESG \$ 0
1	Housing	570.202	HOME \$ 0 HOPWA \$ 0
	Up to \$35,000 per unit will be allocated to support the rehabilitation of housing owned and occupied by low- and moderate-income homeowners.	16 Households (General)	Prior Funding \$ 390,000 CDBG \$ 400,000 TOTAL \$ 400,000 Total Other Funding \$ 0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility: Subrecipient Private 570.500(c)</p> <p>Location(s): Community Wide</p>			
400 Block of Funston Street, Lawrence, KS 66044	345 Florida, Lawrence, KS 66044	500 Block of Illinois, Lawrence, KS 66044	
1423 Haskell Avenue, Lawrence, KS 66044	200 Mount Hope Court, Lawrence, KS 66044	745 Ohio, Lawrence, KS 66044	
1320 Haskell, Lawrence, KS 66044	911 Ohio, Lawrence, KS 66044	205 N. Michigan, Lawrence, KS 66044	
10th & Delaware, Lawrence, KS 66044	7th & Maple, Lawrence, KS 66044	8th & Lyon, Lawrence, KS 66044	

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0002	Homebuyer Assistance	13 Direct Homeownership Assistance	CDBG \$ 0
			ESG \$ 0
2	Housing	570.201(n)	HOME \$ 350,000
		22 Households (General)	HOPWA \$ 0
	HOME funds will be allocated for downpayment and closing costs for first time low- and moderate-income homebuyers in conjunction with the Homeowners Out of Tenants (HOOT) program.		TOTAL \$ 350,000
			Total Other Funding \$ 0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility: Subrecipient: Private 570.500(c)</p> <p>Location(s): Community Wide</p>			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0003	HOOT First Time Homebuyer Rehabilitation	14A Rehab; Single-Unit Residential	CDBG \$ 25,000
3	Housing	570 202	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Including down payment assistance, closing costs, and rehabilitation of substandard conditions, up to \$35,000 per unit will be allocated for first time low- and moderate-income homebuyers participating in the Homeowners Out of Tenants (HOOT) program.	12 Households (General)	Prior Funding
			CDBG \$ 100,000
			TOTAL \$ 125,000
			Total Other Funding \$ 0
Help the Homeless?		No	Start Date: 08/01/03
Help those with HIV or AIDS?		No	Completion Date: 07/31/04
Eligibility:			
Subrecipient:			Subrecipient Private 570 500(c)
Location(s):			Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0004	Weatherization	14F Energy Efficiency Improvements	CDBG \$40,000
4	Housing	570 202	ESG \$0
			HOME \$0
			HOPWA \$0
	Funds will be allocated for grants for weatherization activities for low- and moderate-income homeowners.	30 Households (General)	TOTAL \$40,000
			Total Other Funding \$0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility:</p> <p>Subrecipient: Subrecipient Private 570.500(c)</p> <p>Location(s): Community Wide</p>			

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0005	Furnace Loans	14F Energy Efficiency Improvements	CDBG \$ 30,000
			ESG \$ 0
5	Housing	570.202	HOME \$ 0
			HOPWA \$ 0
	Funds will be allocated for loans for furnace improvements for low- and moderate-income homeowners.	10 Households (General)	TOTAL \$ 30,000
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 08/01/03
 Help those with HIV or AIDS? No Completion Date: 07/31/04

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0006	Emergency Loans	14A, Rehab; Single-Unit Residential	CDBG \$ 30,000
6	Housing	570.202	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Funds will be allocated for loans for emergency repairs to alleviate dangerous housing conditions for low- and moderate-income homeowners.	8 Households (General)	TOTAL \$ 30,000
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 08/01/03
 Help those with HIV or AIDS? No Completion Date: 07/31/04

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0007	Accessibility Modifications - Independence, Inc.	14A, Rehab, Single-Unit Residential	CDBG \$20,000
7	Housing	570.202	ESG \$0
		10 Households (General)	HOMIE \$0
	Funds will be allocated to Independence, Inc. to provide accessibility modifications in rental units.		HOPWA \$0
			TOTAL \$20,000
			Total Other Funding \$0

Help the Homeless? No Start Date: 08/01/03
 Help those with HIV or AIDS? No Completion Date: 07/31/04

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0008	Voluntary Demolition and Clearance	04 Clearance and Demolition	CDBG \$19,500
8	Housing	570.201(d)	ESG \$0
		10 Households (General)	HOME \$0
	Funds will be allocated to provide grants to low- and moderate-income owner/occupants for removal of dilapidated sheds, garages or outbuildings, dangerous trees and tree limbs.		HOPWA \$0
			TOTAL \$19,500
			Total Other Funding \$0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility:</p> <p>Subrecipient: Subrecipient Private 570.500(c)</p> <p>Location(s): Community Wide</p>			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0009	Capital Improvements	03 Public Facilities and Improvements (General)	CDBG \$ 361,428
9	Public Facilities	570.201(c)	ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Achievement Place for Boys Vinyl Siding - 22,000; Ballard Community Center Tuckpoint Chimney & Replace Sidewalk - 6,970; Bert Nash CMHC Bridges - Vinyl Siding - 14,471; Bert Nash CMHC Bridges Heating/AC Upgrade - 14,000; Brook Creek Neighborhood Park Improvements - 119,000; Brookcreek Learning Center Repairs Parking Lot - 6,000; Children's Learning Center Parking Lot Renovation - 71,001; East Lawrence Hobbs Park Memorial Renovation - 10,000; First Siso House Floor Tiling - 13,500; Hearthstone Front Porch Renovation - 16,300; Hearthstone Second Floor Ceiling Replacement - 6,400; North Lawrence 7th Street Sidewalk Installation - 1,625; Funston Street Drainage Tubes - 4,400; Lyon & John Taylor Park Benches - 1,400; Oread Dumpster Pad Construction/Installation - 725; Pelathie Community Resource Center Building Acquisition - 34,636; Pinckney Neighborhood Clinton Park Restoration - 7,000; Women's Transitional Care Services Facility Bathroom Renovation - 12,000.	19928 People (General)	TOTAL \$ 361,428 Total Other Funding \$ 0
	Help the Homeless? Help those with HIV or AIDS?	No No	Start Date: 08/01/03 Completion Date: 07/31/04
	Eligibility: Subrecipient: Location(s):	Subrecipient Private 570.500(c) Addresses	
706 Elm, Lawrence, KS 66044	13th & Brook Street, Lawrence, KS 66046		P.O. Box 633, Lawrence, KS 66044

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0010	Home of Your Own (HOYO)	13 Direct Homeownership Assistance	CDBG \$30,000 ESG \$0
10	Housing	570.201(n)	HOME \$0 HOPWA \$0
	Funds will be allocated to coordinate with the Homeowners Out of Tenants (HOOT) program to provide additional financial assistance for downpayment and closing costs, accessibility modifications, and/or rehabilitation for first time low- and moderate-income homebuyers with disabilities or with family members with disabilities.	2 Persons with Special Needs	TOTAL \$30,000 Total Other Funding \$0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility: Subrecipient Private 570.500(c)</p> <p>Location(s): Community Wide</p>			

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0011	Brook Creek Neighborhood Association	05 Public Services (General)	CDBG \$6,050
11	Public Services	570-201(e)	ESG \$0
		3585 People (General)	HOME \$0
	Operating Expenses - 2,370; Coordinator - 3,530; Neighborhood Park Cleanup - 150		HOPWA \$0
		TOTAL	\$6,050
		Total Other Funding	\$0
<p>Help the Homeless? No Start Date: 06/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility:</p> <p>Subrecipient: Subrecipient Private 570-500(c)</p> <p>Location(s): CT & BG's</p> <p>CT: 000200 BG: 5 County: 20045</p> <p>CT: 000200 BG: 4 County: 20045</p> <p>CT: 000200 BG: 3 County: 20045</p> <p>CT: 000200 BG: 6 County: 20045</p> <p>CT: 000200 BG: 1 County: 20045</p>			

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0012	East Lawrence Neighborhood Association	D5 Public Services (General)	CDBG \$ 8,033
12	Public Services	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Operating Expenses - 3,152; Coordinator - 4,881	2823 People (General)	TOTAL \$ 8,033
			Total Other Funding \$ 0

Help the Homeless?	No	Start Date: 08/01/03
Help those with HIV or AIDS?	No	Completion Date: 07/31/04
Eligibility:		
Subrecipient:	Subrecipient Private 570.500(c)	
Location(s):	CT & BG's	
CT: 000200	BG: 3	County: 20045
CT: 000200	BG: 2	County: 20045
CT: 000200	BG: 4	County: 20045

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0013	North Lawrence Improvement Association	05 Public Services (General)	CDBG \$ 5,200
13	Public Services	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Operating Expenses - 1,900; Coordinator - 1,800; Neighborhood Cleanup - 1,500.	2547 People (General)	TOTAL \$ 5,200
			Total Other Funding \$ 0

Help the Homeless? No
 Help those with HIV or AIDS? No
 Start Date: 08/01/03
 Completion Date: 07/31/04

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): CT & BG's

CT: 000100 BG: 1 County: 20045
 CT: 000100 BG: 3 County: 20045
 CT: 000100 BG: 2 County: 20045

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0014	Oread Neighborhood Association	05 Public Services (General)	CDBG \$10,808
14	Public Services	570.201(e)	ESG \$0
		5657 People (General)	HOME \$0
	Operating Expenses - 3,985; Coordinator - 6,758; Neighborhood Cleanup - 65.		HOPWA \$0
		TOTAL	\$10,808
		Total Other Funding	\$0

Help the Homeless?	No	Start Date: 08/01/03
Help those with HIV or AIDS?	No	Completion Date: 07/31/04
Eligibility:		
Subrecipient:	Subrecipient Private 570.500(c)	
Location(s):	CT & BG's	
CT: 000300	BG: 3	County: 20045
CT: 000300	BG: 2	County: 20045
CT: 000300	BG: 1	County: 20045
CT: 000300	BG: 4	County: 20045

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0015	Pinkney Neighborhood Association	05 Public Services (General)	CDBG \$9,194
15	Public Services	570.201(e)	ESG \$0
	Operating Expenses - 3,884; Coordinator - 3,830; Neighborhood Cleanup - 1,680.	3626 People (General)	HOME \$0
			HOPWA \$0
			TOTAL \$9,194
			Total Other Funding \$0

Help the Homeless? No
 Help those with HIV or AIDS? No
 Start Date: 08/01/03
 Completion Date: 07/31/04

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): CT & BG's

CT: 000500 BG: 3 County: 20045
 CT: 000500 BG: 2 County: 20045
 CT: 000500 BG: 1 County: 20045

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0016	Public Services	05 Public Services (General)	CDBG \$ 104,715
16	Public Services	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Community Drop-In Center Operating Expenses - 15,000; Douglas County AIDS Project Emergency Financial Assistance - 4,000; Emergency Services Council Housing Assistance - 15,000; First Step House Operating Expense - 5,000; Housing and Credit Counseling, Inc., Tenant/Landlord Counseling and Education - 24,500; The Salvation Army Operating Expenses and Feeding Program - 31,215; Trinity Respite Care Attendant & Respite Care - 10,000	3000 People (General)	TOTAL \$ 104,715
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 08/01/03
 Help those with HIV or AIDS? No Completion Date: 07/31/04

Eligibility:
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

2518 Ridge Court, #244, Lawrence, KS 66046
 345 Florida, Lawrence, KS 66044
 946 New Hampshire, Lawrence, KS 66044
 214 W. 10th Street, Lawrence, KS 66044
 2518 Ridge Court, #207, Lawrence, KS 66046
 2201 W. 25th, Ste Q, Lawrence, KS 66046

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0017	CHDO Set Aside	14G Acquisition - for Rehabilitation	CDBG \$0
17	Housing	570.202	ESG \$0 HOME \$380,980 HOPWA \$0
	A minimum of fifteen percent of the total HOME entitlement grant will be allocated to a local CHDO. Tenants to Homeowners, Inc., to own, develop, and sponsor affordable housing.	15 Households (General)	TOTAL \$380,980
			Total Other Funding \$0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility:</p> <p>Subrecipient: Subrecipient Private 570.500(c)</p> <p>Location(s): Community Wide</p>			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0018	Tenant Based Rental Assistance	05S Rental Housing Subsidies (tenant-based rental assistance)	CDBG ESG HOME HOPWA
18	Housing	570.204	\$ 0 \$ 0 \$ 270,000 \$ 0
	The Lawrence Housing Authority will administer these funds.	33 Households (General)	TOTAL \$ 270,000
			Total Other Funding \$ 0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility:</p> <p>Subrecipient: Subrecipient Private 570.500(c)</p> <p>Location(s): Community Wide</p>			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0019	Contingency Fund	22 Unprogrammed Funds	CDBG \$ 52,072
19	Other		ESG \$ 0
			HOME \$ 0
		0 N/A	HOPWA \$ 0
	These funds are unprogrammed and used as reserve for projects that may exceed the original proposed budget.		TOTAL \$ 52,072
			Total Other Funding \$ 0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility: Local Government</p> <p>Subrecipient: N/A</p> <p>Location(s):</p>			

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0020	Neighborhood Resources Administration	21A General Program Administration	CDBG \$ 198,000
20	Planning & Administration	570.206	ESG \$ 0
		1 Organizations	HOME \$ 51,645
	Funds will be allocated to meet the direct and indirect costs associated with the management of the program.		HOPWA \$ 0
			TOTAL \$ 249,645
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 08/01/03
 Help those with HIV or AIDS? No Completion Date: 07/31/04

Eligibility:
 Subrecipient: Local Government
 Location(s): N/A

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0021	Property Acquisition	01 Acquisition of Real Property	CDBG \$ 30,000
			ESG \$ 0
21	Housing	570.201(a)	HOME \$ 0
			HOPWA \$ 0
	The City will purchase lots as inventory for future affordable housing activities.	2 Households (General)	Prior Funding \$ 120,000
			Program Income
			TOTAL \$ 150,000
			Total Other Funding \$ 0
<p>Help the Homeless? No Start Date: 08/01/03</p> <p>Help those with HIV or AIDS? No Completion Date: 07/31/04</p> <p>Eligibility:</p> <p>Subrecipient: Subrecipient Private 570.500(c)</p> <p>Location(s): Community Wide</p>			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0022	CHDO Operating Expenses	211 HOME CHDO Operating Expenses (subject to 5% cap)	CDBG ESG HOME HOPWA
22	Planning & Administration		
	The City will provide operating expenses to Tenants to Homeowners, Inc., which is the local CHDO that received the 2000 HOME CHDO set aside.	1 Organizations	TOTAL Total Other Funding
	Help the Homeless?	No	
	Help those with HIV or AIDS?	No	
	Eligibility:		
	Subrecipient:	CHDO - 92.2	
	Location(s):	N/A	
		Start Date: 08/01/03 Completion Date: 07/31/04	
			\$ 0 \$ 0 \$ 35,823 \$ 0 \$ 35,823 \$ 0

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0023	Lawrence-Douglas County Housing Authority Admin.	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG ESG HOME HOPWA
23	Planning & Administration		
	Funds will be allocated for the administration of the Lawrence-Douglas County Housing Authority TBRA.	1 Organizations	TOTAL Total Other Funding

Start Date: 08/01/03
Completion Date: 07/31/04

Help the Homeless? No
Help those with HIV or AIDS? No

Eligibility:
Subrecipient: Local Government
Location(s): N/A



Developed for the City Commission
and the Citizens of Lawrence
with input from the

**Neighborhood Resources
Advisory Committee**

Practitioners Panel

and

**Community Development Block Grant
Review Board**

Staffed by the Department of
Neighborhood Resources

Background

In August 1996, the four groups who advised the City on housing policy (Housing Advisory Council, Community Development Block Grant (CDBG) Advisory Committee, Practitioners Panel, and Community Development Block Grant Review Board) met jointly with City staff to develop consensus goals and priorities. The groups recommended that the City adopt goals and make spending decisions based on the theme of helping each citizen of Lawrence **Step Up to Better Housing**. Four categories of needs emerged: emergency housing, transitional housing, permanent housing and revitalized neighborhoods.

The groups believed that all citizens would benefit from a coordinated approach to housing. The potential gains include enhanced property values, stronger, safer neighborhoods and economic development resulting from investment. In the interim, the four groups have become three, (Housing Advisory Council and CDBG Advisory Committee were combined to form the Neighborhood Resources Advisory Committee (f/k/a HAND Advisory Committee)), and they still make recommendations within this framework. The Strategy, used to frame Lawrence housing policies, is reviewed each year by the City Commission and is included in the Annual Update of the Consolidated Plan.

Lawrence City Commission

Mike Rundle, Mayor
Sue Hack, Vice Mayor
David Dunfield
Jim Henry
Marty Kennedy

EMERGENCY HOUSING

Temporary options for immediate, safe shelter for people who are homeless. Some shelters serve specific groups.

Needs

- ◇ Year-round, 24-hour emergency shelter with appropriate services
- ◇ Emergency housing for families
- ◇ A larger shelter for battered women and their children
- ◇ Shelter with peer support for people with severe and persistent mental illness

Strategies

- ◆ Consider emergency shelter needs when investing available funds
- ◆ Seek private and public funds to strengthen Lawrence emergency services
- ◆ Endorse expansion efforts of well managed existing shelters



TRANSITIONAL HOUSING

Housing and services designed to promote residential stability, increase skills, enhance self-determination and move people who are homeless to permanent housing within 24 months.

Needs

- ◇ Short term housing units and services
- ◇ Respite housing for people with mental illness

Strategies

- ◆ Seek private and public funds to develop transitional housing in Lawrence
- ◆ Consider transitional housing needs when investing available funds
- ◆ Endorse efforts to develop transitional housing in Lawrence
- ◆ Secure more tenant based rental assistance
- ◆ Encourage landlords to accept tenants who receive rental assistance

Community Groups

- United Way
- Service Providers
- Neighborhood Associations

Revitalized Neighborhoods



Needs

- ◇ Continued revitalization in target neighborhoods
- ◇ Continued environmental code enforcement
- ◇ Education for homeowners and renters

Strategies:

- ◆ Promote neighborhood improvement
- ◆ Improve existing housing stock
- ◆ Encourage neighborhood associations

PERMANENT HOUSING

A variety of ownership and rental choices including permanent supportive housing arrangements.

Needs

- ◊ Low income homebuyer and rental assistance
- ◊ Programs to help sustain homeowner
- ◊ Public and private policies which promote permanent housing for people with low income and people with disabilities

Strategies

- Continue to invest funds for homebuyer assistance
- Consider supportive service needs for low income elderly and persons with disabilities when investing available funds
- Continue to invest funds in rehabilitation, weatherization and emergency funds
- Secure more tenant based rental assistance
- Encourage landlords to accept tenants who receive rental assistance
- Encourage landlords to accept tenants with low, stable incomes and good rental histories

Business

Banks



Developers

Builders

- Define sidewalk fund procedures
- Improve mobile homes and mobile home parks
- Continue crime prevention
- Ensure that housing complies with the Uniform Housing Code
- Favor mixed-income development
- Meet Americans with Disabilities Act and Fair Housing Act requirements
- Support public/private partnerships

Participating Groups

Neighborhood Resources Advisory Committee

The eleven member Neighborhood Resources Advisory Committee develops and proposes funding strategies and policies, and reviews Housing Code and Environmental Code appeals. In addition, they make recommendations to the City Commission on the allocation of CDBG and HOME funds.

Practitioners Panel

The twenty-seven member Panel shares information on housing/homeless programs, services, and needs, and makes recommendations to the Neighborhood Resources Advisory Committee for carrying out strategy.

Community Development Block Grant Review Board

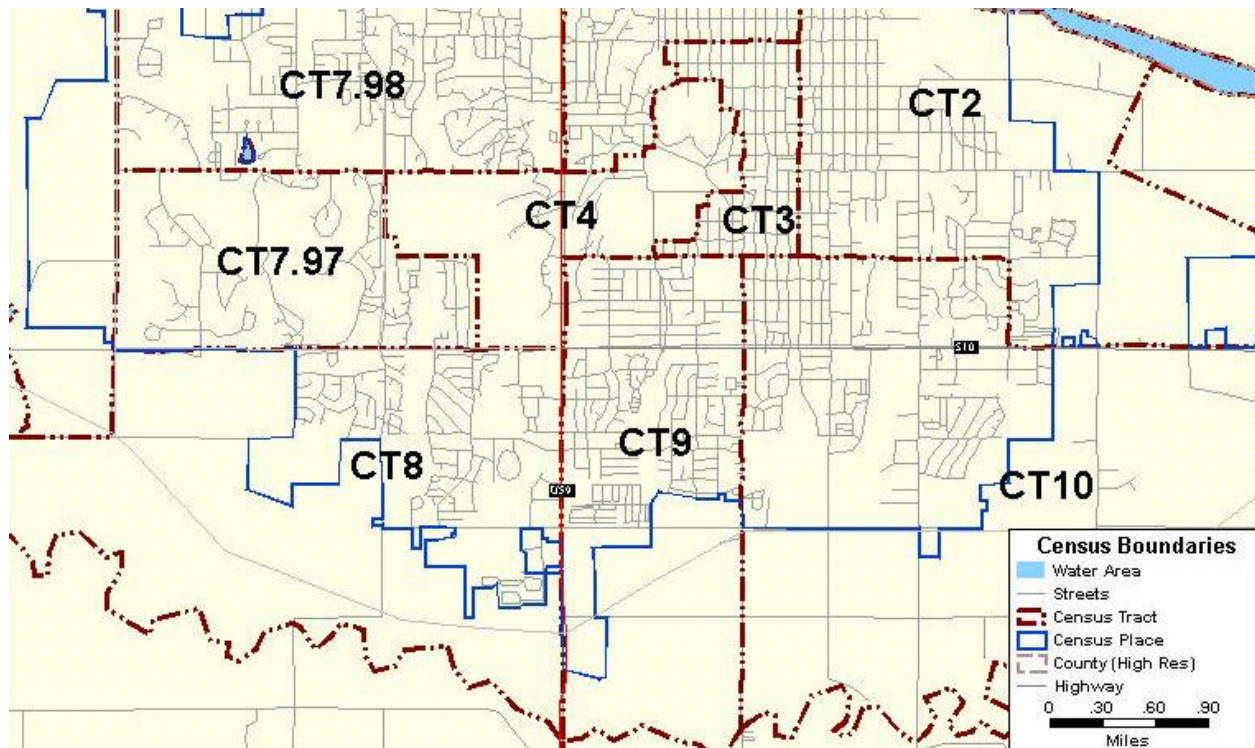
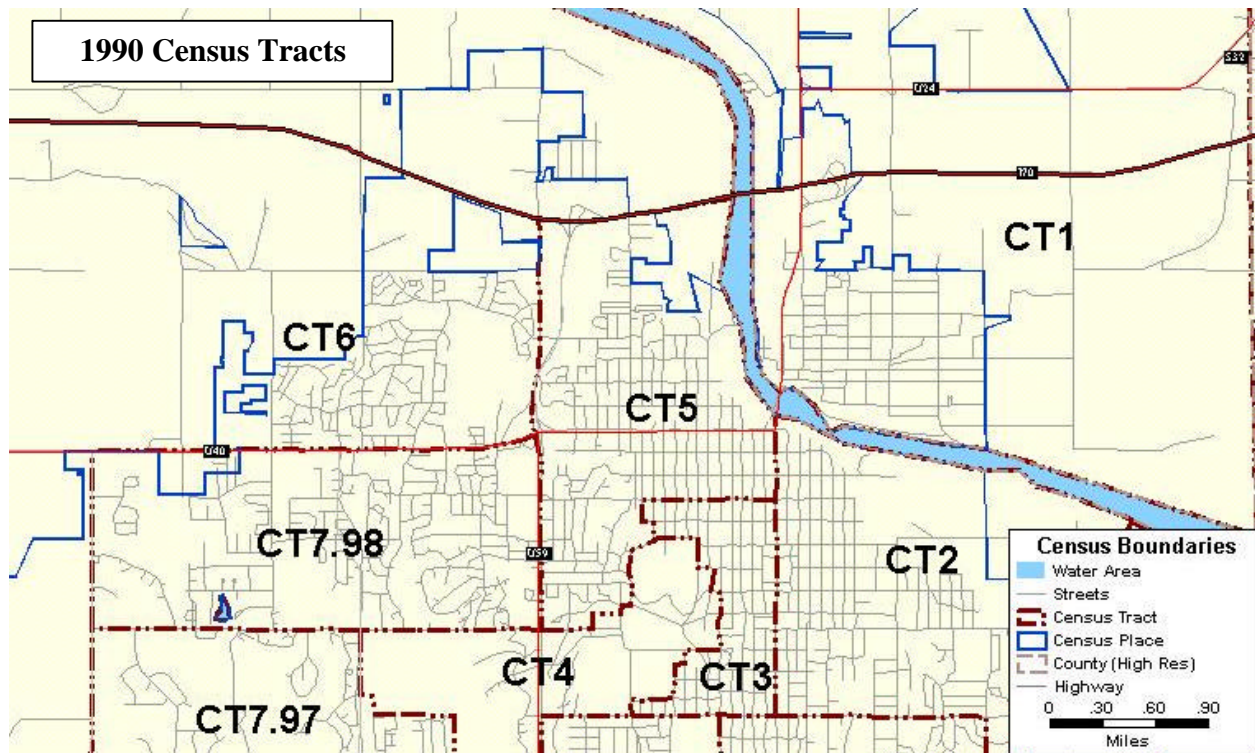
The GRB reviews and acts on housing rehabilitation requests, including hearing appeals. The GRB has seven members.

Department of Neighborhood Resources

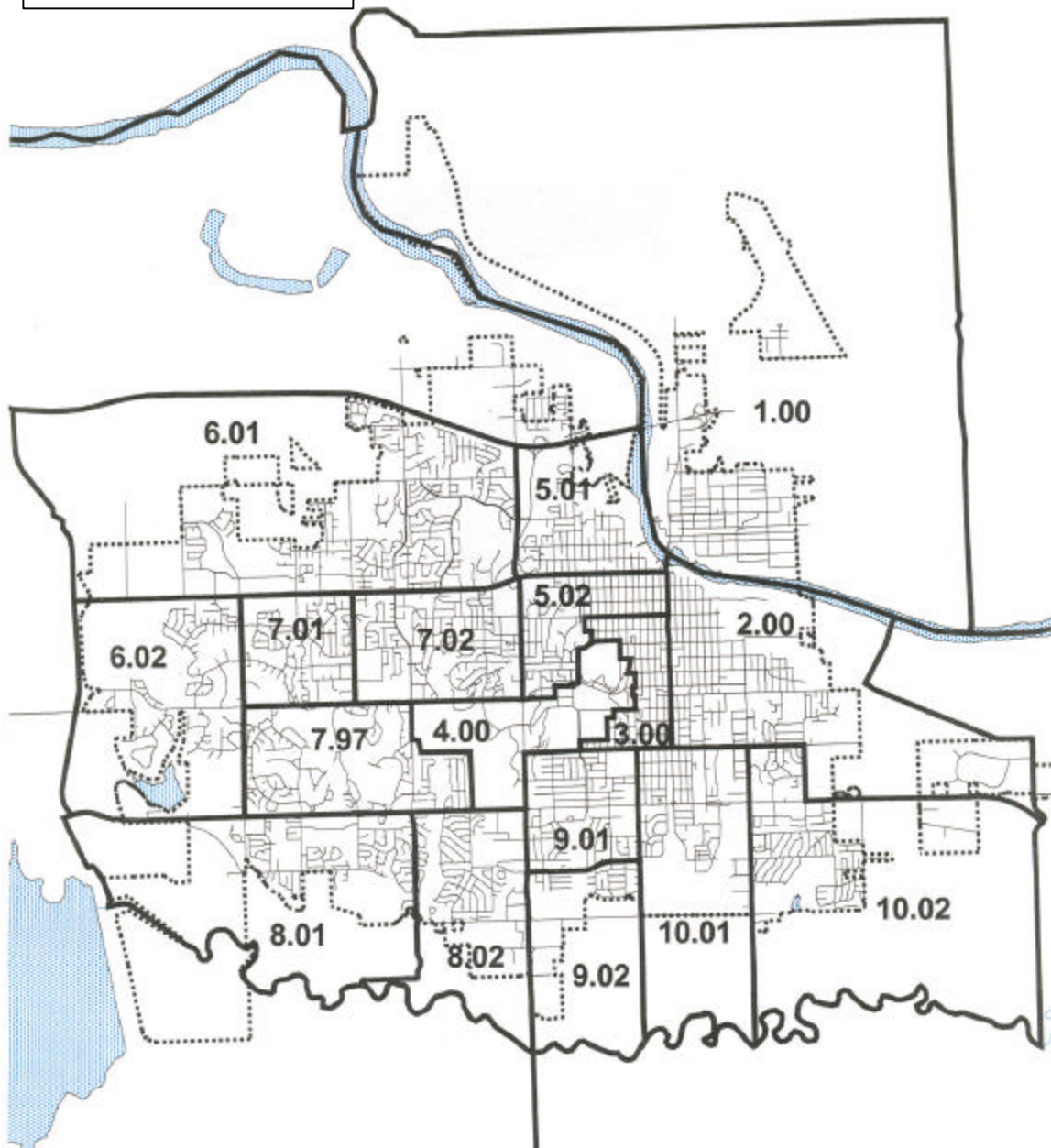
Staff works closely with the above three advisory groups, both as members and as resources to the groups. For additional information, please call 832-3108.

Revised Spring 2001

Appendix B – Census Tracts



2000 Census Tracts



Appendix C – Community Resources for Homeless Prevention and Homelessness

COMMUNITY RESOURCES FOR HOMELESS PREVENTION AND HOMELESSNESS

Developed by the
Practitioners Panel and Neighborhood
Resources Department, City of Lawrence

May 2003

MEALS

- Community Drop-In Center** 832-8864
Hours: M-F 8:00AM-Noon
214 W. 10th St.
Continental breakfast. See *DROP-IN CENTERS* for full description.
- Jubilee Café** 841-7500
First United Methodist Church
Hours: Tu & Fr 7AM-8:00AM
946 Vermont
Free made-to-order breakfast.
- L.I.N.K.** 331-3663
First Christian Church
Hours: Tu, Th, Sa & Su 1:30PM-2:30PM
1000 Kentucky
Free, hot lunch.
- The Salvation Army** 843-4188
Hours: M, W & F Noon-1PM
946 New Hampshire
For those staying at the shelter: Hot supper served every night. Coffee available all night. Donuts and coffee served in the morning. See *FOOD, CLOTHING & FINANCIAL ASSISTANCE* for full description.

HEALTH CARE

- Ballard Community Center** 842-0729
Hours: M-F 8:30AM-Noon & 1PM-5:30PM
708 Elm
See *FOOD, CLOTHING & FINANCIAL ASSISTANCE* for full description.
- Douglas County Dental Clinic** 312-7770
Hours: M-F 8AM-5PM
4920 W. 15th (USDA Building)
Reduced dental care for low-income or homeless.
- Lawrence-Douglas County Health Dept.** 843-0721
Office Hours: M-F 8:30AM-Noon & 1PM-5PM
Clinic Hours: M 8:30AM-8PM*, Tu 9:30AM-11:30AM & 1PM-4:30PM, W-F 8:30AM-11:30AM & 1PM-4:30PM
200 Maine Street, Suite B *Closed 11:30AM-1PM
Immunizations, health screenings, case management for the frail elderly, WIC, family planning, and other programs for families and children.
- Haskell Indian Health Center** 843-3750
Hours: M-F 8AM-Noon & 1PM-5PM
2415 Massachusetts
General clinic: mental health, chemical abuse, and social services. Special clinics: well baby clinic, immunizations, vision screenings, diabetic clinic, and eye appointments.
- Health Care Access, Inc.** 841-5760
Hours: M, Tu, Th & F 8AM-5PM, W 8AM-3:30PM
1920 Moodie Road
Primary care clinic. Referrals for one-time visit to specialists who volunteer service. Referrals to dentists and assistance with medication.
- Heartland Medical Outreach** 832-1845
Hours: M 4PM-7:30PM, Tu&W 9AM-11AM, Th 9AM-11:30AM
619 Vermont
Free drop-in clinic offering general health services.
- #### EMPLOYMENT SERVICES
- Job Start Program** 331-4480
Hours: M-F 1PM-5PM
1910 Haskell, Suite #8
Offers assistance in finding employment (resume, clothing, transportation, etc.).
- Lawrence Workforce Center** 840-9675
Hours: M-F 8AM-5PM
2540 S. Iowa, Suite R
Free. One-stop center with resources and staff to assist with employment search.

FOOD, CLOTHING & FINANCIAL ASSISTANCE

American Red Cross 843-3550

Hours: M-F 8:30AM-4:30PM

2518 Ridgeway #205

Utility assistance (must be over 60 yrs., on disability, or receiving SS or SSI). Food, lodging, and clothing for disaster victims (fire, tornado, flood, etc.).

Ballard Community Center 842-0729

Hours: M-F 8:30AM-Noon & 1PM-5:30PM

708 Elm

Food pantry, clothing pantry, rent and utility assistance, adopt a family, commodity supplement food program, and medical prescription program.

Disabled American Veterans 749-4900

Thrift Store

Hours: M-Su 10AM-6PM

Southern Hills Mall, 23rd & Ousdahl

Thrift store with clothes, furniture, books, toys, etc.

ECKAN 841-3357

Hours: M-F 8AM-5PM

1600 Haskell, #197

Emergency food, clothing pantry, homeless and housing counseling, rent and utility assistance, youth job readiness program, school supplies, holiday programs, auto assistance, and home weatherization.

Goodwill Store 331-3908

Hours: M-Sa 9AM-9PM & Su Noon-5PM

2200 W. 31st

Thrift store. Training, job placement, and employment services.

Pelathe Community Resource Ctr. 841-7202

Hours: M-F 9AM-5PM

1423 Haskell

Bread/baked goods (M-F 1PM-4PM), food pantry (M&Th 1PM-4PM), housing, youth employment, and Native American advocacy.

Penn House 842-0440

Hours: M-F 8AM-4PM

1035 Pennsylvania

Food bank (M-F, 1-3), clothing vouchers, medication prescriptions (M-F, 1-3), emergency medical care, eviction & utility assistance, school supplies, stress support group (W, 9-10).

Social Service League 843-5414

Hours: W, Th & F 10AM-5PM & Sat 10AM-3PM

905 Rhode Island

Thrift store with clothes, furniture, books, toys, etc. Free clothing vouchers available at area social service agencies.

State Department of Social and Rehabilitation Services (SRS) 832-3700

Hours: M, W-F 8AM-5PM, Tu 7:30AM-6:00PM

1901 Delaware

Food stamps, assistance with heating/cooling bills, state insurance program, medical assistance, employment assistance for disabled, temporary assistance for families, child support enforcement, child protective services, child care assistance, and adult protective services (for elderly or mentally or physically impaired).

The Salvation Army 843-4188

Hours: Tu-F 1PM-4PM

946 New Hampshire

Rent & utility assistance, food bank, meals (M,W,F, Noon-1pm), clothing vouchers, emergency shelter (M-Su, 9pm-8am), supportive services for transitional housing, holiday/seasonal assistance, emergency disaster services, and alcohol & drug rehabilitation referrals. Thrift store at 1818 Mass.

DROP-IN CENTERS

Community Drop-In Center 832-8864

Hours: M-F 8:00AM-Noon

214 W. 10th St.

Day drop-in shelter, employment assistance, housing assistance, access to other social service agencies, showers, lockers, laundry facilities, continental breakfast, computer access, and phone access. See also MEALS.

Project Acceptance 843-4428

Hours: M-F 12:00PM-5:00PM

407 Maine

Day drop-in shelter, kitchen facilities, peer support for mental health consumers, referrals to community agencies, and social and recreational activities.

SOCIAL SECURITY

Social Security Administration 843-2254

Hours: M-F 9AM-4PM 1-800-772-1213

1440 Wakarusa, Suite 200

Assistance applying for social security numbers, replacement cards, and benefits (retirement, disability, Medicare, etc.).

DRUG & ALCOHOL RECOVERY

Alcoholics Anonymous
Answering Service 842-0110
Headquarters 841-2345
Hours: Varies, call for details
Assistance via mutual support and fellowship for those who desire to stop drinking and/or maintain sobriety.

DCCCA
3312 Clinton Pkwy 841-4138
Hours: M-Th 8AM-7PM, F 8AM-5PM, Sa 9AM-4PM
1739 E. 23rd Street 830-8238
Hours: M-F 8AM-5PM
Outpatient drug & alcohol services; group, family and individual counseling; employee assistance programs; and family preservation services.

First Step House 843-9262
Hours: M-F 9AM-5PM
345 Florida
Residential center providing reintegration services for women recovering from chemical dependency. Licensed drug treatment center. Call for admission details.

Haskell Indian Health Center 843-3750
Hours: M-F 8AM-Noon & 1PM-5PM
2415 Massachusetts
See HEALTH CARE for full description.

Hearthstone 749-5409
Hours: M-Su 7AM-9PM (6PM is best time to call)
745 Ohio
Residential center providing reintegration services for men recovering from chemical dependency. Call for admission details.

Lawrence Alano Society 841-1992
Hours: M-Su 10AM-10PM
801 Massachusetts (upstairs)
For people in recovery to relax, socialize, and discuss recovery-related topics. Groups M-F at Noon and 7PM as well as Sa & Su (hours vary).

Regional Alcohol & Drug Assessment Center (RADAC) 1-800-281-0029
Private, not-for-profit agency contracted by SRS to complete a substance abuse placement assessment for persons meeting eligibility criteria. Assess if problem exists. Referral to state funded treatment centers.

EMERGENCY SHELTERS

Lawrence Open Shelter (LOS) 832-0040
Hours: M-Su 8PM-8AM (Plan to open June 1, 2003)
944 Kentucky
Safe, comfortable sleeping shelter, light meals & networking with existing social service agencies.

The Salvation Army 843-4188
Hours: M-Su 9PM-8AM
946 New Hampshire
See FOOD, CLOTHING & FINANCIAL ASSISTANCE for full description.

Women's Transitional Care Services 843-3333
Hours: 24 hrs-7 days a week / 1-800-770-3030
Emergency shelter for women and children fleeing domestic violence. Service for women & children both in shelter and in the community (e.g. support groups, court and economic advocacy, individual meetings, etc.).

MONEY MANAGEMENT & TENANT/LANDLORD MEDIATION

Housing & Credit Counseling, Inc. 749-4224
Hours: M-F 8AM-5PM
2518 Ridge Court, Rm 207
Consumer credit counseling, debt repayment counseling, and budgeting. Information, education, and counseling on landlord/tenant issues.

HOUSING ASSISTANCE

Lawrence-Douglas County 842-8110
Housing Authority
Hours: M-F 10AM-Noon & 1PM-4PM
1600 Haskell
Assists low-income with services such as Section 8 housing, rent subsidies, family resident services, elderly resident services, family self-sufficiency, and daycare.

Pelathe Community Resource Ctr. 841-7202
Hours: M-F 9AM-5PM
1423 Haskell
See FOOD, CLOTHING & FINANCIAL ASSISTANCE for full description.

The Salvation Army 843-4188
Hours: Tu-F 1PM-4PM
946 New Hampshire
See FOOD, CLOTHING & FINANCIAL ASSISTANCE for full description.

SPECIALIZED SERVICES

Bert Nash Mental Health Center 843-9192
Access Center Hours: M-F 8:30AM-5PM
200 Maine, Suite A

(Mental illness) Community support service for people with severe and persistent mental illness. Child and family mental health services. See also **DRUG & ALCOHOL RECOVERY**.

Catholic Community Services 841-0307
Hours: M-Th 8:30AM-8PM, F 8:30AM-5PM
320 Maine

(Mental illness) Counseling offered for individuals, couples, family, and children. Mediation services. Sliding fee scale, according to ability to pay. Free pregnancy and adoption counseling.

Christian Psychological Services 843-2429
Hours: M-Sa By appointment
500 Rockledge, Ste C

(Mental illness) Provides psychological, personality, and vocational testing as well as parenting evaluations and therapy. Christian-centered.

Douglas County Senior Services 842-0543
Hours: M-F 8:30AM-4:30PM
745 Vermont

(Over 60 yrs. of age) Support for caregivers, congregate and home delivered meals, assistance with locating senior housing, health insurance counseling, legal assistance, tax assistance, utility assistance, classes, and recreational activities.

Douglas County AIDS Project 843-0040
Hours: M-F 8:30AM-4:30PM
2518 Ridge Ct., #244

(HIV+/AIDS) Advocacy in applying for benefits and programs, transportation, assistance with living needs and social interaction, emotional support, financial assistance for medical needs, case management, referrals, information and education.

Independence, Inc. 841-0333
Hours: M-F 8AM-5PM
2001 Haskell

(Disability) Advocacy, information and referrals, independent living skills, peer counseling; benefits assistance, assistive technology, microcomputer training, personal care attendant management, accessible housing program, counseling, community education and outreach, and home and community based waiver services (HCBS).

Rape Victim Survivor Service 841-2345
Hours: 24 hrs-7 days a wk/ 2518 Ridge Ct., #202
Call number and ask for RVSS Advocate
(Survivors of sexual assault) Comprehensive services including court, medical, and economic advocacy. Individual or group support available.

LAUNDRY & SHOWER FACILITIES

Community Building 832-7920
Hours: M-F 7AM-8:30AM & Sa-Su 10AM-6PM
115 E. 11th

Shower facilities open as long as no classes are in session. Soap is provided, towels are not.

Community Drop-In Center 832-8864
Hours: M-F 8:00AM-Noon
214 W. 10th St.

See **DROP-IN CENTERS** for full description.

East Lawrence Recreation Center 832-7950
Hours: M-F 8AM-10PM & Sa-Su 10AM-6PM
1245 E. 15th

Shower facilities open at all times. Soap is provided, towels are not.

Holcolm Park Recreation Center 832-7940
Hours: M-F 7AM-10PM, Sa 10AM-6PM & Su 1PM-6PM
2700 W. 27th Street

Shower facilities open at all times. Soap is provided, towels are not.

The Salvation Army 843-4188
Hours: M-F 8AM-4PM
946 New Hampshire

Showers available M-F as long as monitor is on duty. If staying in shelter, showers available 9PM-10:30PM. See **FOOD, CLOTHING & FINANCIAL ASSISTANCE** for full description.

HOTLINES (Answered 24 hours a day unless otherwise noted)

Headquarters 841-2345
Free & confidential consultation. Will offer information and referrals.

Bert Nash Crisis 843-9192
Free & confidential mental health crisis line.

Kansas Elder Care Hotline 1-888-353-5337
Hours: M-F 8AM-7PM CST

Nationwide database of service providers offering services for persons over 60 years of age.

Printing paid for by the **Coalition for Homeless Concerns** and the **Community Development Division of the Neighborhood Resources Department, City of Lawrence.**

Appendix D – Tables and Charts Prescribed by HUD

Funding Sources		
Entitlement Grant (includes reallocated funds)		
CDBG	\$990,000	
ESG	\$0	
HOME	\$716,448	
HOPWA	\$0	
Total		\$1,706,448
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Reprogrammed Prior Years' Funds		
CDBG	\$490,000	
ESG	\$0	
HOME	\$402,000	
HOPWA	\$0	
Total		\$892,000
Total Estimated Program Income		
CDBG	\$120,000	
Total		\$120,000
Section 108 Loan Guarantee Fund		\$0
TOTAL FUNDING SOURCES		\$2,718,448
Other Funds		\$0
Submitted Proposed Projects Totals		\$0
Un-Submitted Proposed Projects Totals		\$0

Housing Needs

Renter				
		Need Level	Units	Estimated \$
Small Related	0 - 30% of MFI	High	644	\$3,220,000
	31 - 50% of MFI	High	461	\$2,305,000
	51 - 80% of MFI	Med	230	\$690,000
Large Related	0 - 30% of MFI	High	69	\$345,000
	31 - 50% of MFI	High	24	\$120,000
	51 - 80% of MFI	Med	34	\$102,000
Elderly	0 - 30% of MFI	High	130	\$650,000
	31 - 50% of MFI	High	91	\$455,000
	51 - 80% of MFI	Med	52	\$156,000
All Other	0 - 30% of MFI	High	2,410	\$12,050,000
	31 - 50% of MFI	High	1,316	\$6,580,000
	51 - 80% of MFI	Med	480	\$1,440,000
Owner				
	0 - 30% of MFI	High	471	\$9,420,000
	31 - 50% of MFI	High	369	\$7,380,000
	51 - 80% of MFI	High	569	\$11,380,000

Special Needs/Non-Homeless

Sub-Populations		
	Priority Need	Estimated \$
Elderly	High	\$4,000,000
Frail Elderly	High	\$4,000,000
Severe Mental Illness	High	\$4,000,000
Developmentally Disabled	Med	\$4,000,000
Physically Disabled	High	\$4,000,000
Persons with Alcohol/Other Drug Addiction	High	\$4,000,000
Persons with HIV/AIDS	Med	\$1,000,000
TOTAL		\$25,000,000

Community Needs

Anti-Crime Programs			
	Need Level	Units	Estimated \$
Overall	Med	0	\$500,000
Sub-Categories			
Crime Awareness (05I)	Med	0	\$500,000
Economic Development			
	Need Level	Units	Estimated \$
Overall	Med	0	\$454,000
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer (14E)	Low	0	\$20,000
CI Land Acquisition/Disposition (17A)	None	0	\$0
CI Infrastructure Development (17B)	Med	0	\$100,000
CI Building Acquisition, Construction, Re (17C)	None	0	\$0
Other Commercial/Industrial Improvements (17D)	Low	0	\$20,000
ED Direct Financial Assistance to For-Pro (18A)	None	0	\$0
ED Technical Assistance (18B)	High	0	\$30,000
Micro-Enterprise Assistance (18C)	Med	0	\$284,000
Infrastructure			
	Need Level	Units	Estimated \$
Overall	High	0	\$26,217,000
Sub-Categories			
Flood Drain Improvements (03I)	High	0	\$3,688,000
Water/Sewer Improvements (03J)	High	0	\$12,861,000
Street Improvements (03K)	High	0	\$9,018,000
Sidewalks (03L)	High	0	\$200,000
Tree Planting (03N)	Med	0	\$250,000
Removal of Architectural Barriers (10)	Med	0	\$200,000
Privately Owned Utilities (11)	None	0	\$0
Planning and Administration			
	Need Level	Units	Estimated \$
Overall	High	0	\$4,780,000
Sub-Categories			
HOME Admin/Planning Costs of PJ (not part (19A)	--	0	\$0
Planning (20)	High	0	\$3,100,000
General Program Administration (21A)	High	0	\$1,000,000
Indirect Costs (21B)	--	0	\$0
Public Information (21C)	High	0	\$100,000
Fair Housing Activities (subject to 20% A (21D)	High	0	\$100,000
Submissions or Applications for Federal P (21E)	High	0	\$20,000
HOME Admin/Planning Costs of PJ (subject (21H)	Med	0	\$300,000
HOME CHDO Operating Expenses (subject to (21I)	High	0	\$160,000

Public Facilities			
	Need Level	Units	Estimated \$
Overall	High	0	\$21,422,500
Sub-Categories			
Public Facilities and Improvements (Gener (03)	High	0	\$7,724,500
Handicapped Centers (03B)	High	0	\$3,000,000
Neighborhood Facilities (03E)	Low	0	\$200,000
Parks, Recreational Facilities (03F)	Med	0	\$778,000
Parking Facilities (03G)	High	0	\$2,000,000
Solid Waste Disposal Improvements (03H)	Med	0	\$500,000
Fire Stations/Equipment (03O)	High	0	\$1,000,000
Health Facilities (03P)	High	0	\$5,000,000
Asbestos Removal (03R)	High	0	\$400,000
Clean-up of Contaminated Sites (04A)	Low	0	\$800,000
Interim Assistance (06)	None	0	\$0
Non-Residential Historic Preservation (16B)	Med	0	\$20,000

Public Services			
	Need Level	Units	Estimated \$
Overall	High	0	\$20,325,000
Sub-Categories			
Public Services (General) (05)	None	0	\$0
Handicapped Services (05B)	High	0	\$4,000,000
Legal Services (05C)	High	0	\$100,000
Transportation Services (05E)	Med	0	\$200,000
Substance Abuse Services (05F)	High	0	\$8,000,000
Employment Training (05H)	Med	0	\$1,000,000
Health Services (05M)	High	0	\$2,000,000
Mental Health Services (05O)	High	0	\$5,000,000
Screening for Lead-Based Paint/Lead Hazar (05P)	Med	0	\$25,000

Senior Programs			
	Need Level	Units	Estimated \$
Overall	High	0	\$3,075,000
Sub-Categories			
Senior Centers (03A)	Med	0	\$75,000
Senior Services (05A)	High	0	\$3,000,000

Youth Programs			
	Need Level	Units	Estimated \$
Overall	High	0	\$3,150,000
Sub-Categories			
Youth Centers (03D)	High	0	\$50,000
Child Care Centers (03M)	High	0	\$100,000
Abused and Neglected Children Facilities (03Q)	None	0	\$0
Youth Services (05D)	High	0	\$1,000,000
Child Care Services (05L)	High	0	\$2,000,000
Abused and Neglected Children (05N)	None	0	\$0

Other			
	Need Level	Units	Estimated \$
Overall	None	0	\$0
Sub-Categories			
Urban Renewal Completion (07)	None	0	\$0
CDBG Non-profit Organization Capacity Bui (19C)	None	0	\$0
CDBG Assistance to Institutes of Higher E (19D)	None	0	\$0
Repayments of Section 108 Loan Principal (19F)	None	0	\$0
Unprogrammed Funds (22)	None	0	\$0

Appendix E -- Goals for Affordable Housing, 2003 to 2012

Goals In Units	'03 to '07	'08 to '12	10 Year Total	Progress	Remaining to Meet Goals		
					5 yr	10 yr	Total
Elderly	100	100	200		100	100	200
Frail Elderly	100	100	200		100	100	200
SPMI Units	10	20	30		10	20	30
Developmentally Disabled	3	10	13		3	10	13
Other Chronic Illnesses	2	4	6		2	4	6
Women and Children Escaping Violence	200	200	400		200	200	400
Persons with Alcohol/Drug Addiction	125	125	250		125	125	250
Persons with HIV/AIDS	10	10	20		10	10	20
Homeowner Rehabilitation	60	60	120		60	60	120
Homebuyer Program	100	100	200		100	100	200
Rental Rehabilitation	0	0	0		0	0	0
Rental Assistance	125	125	250		125	125	250
Accessibility Modifications	60	83	143		60	83	143
Additional Family Rental Units	75	75	150		75	75	150
Total	970	1,012	1,982		970	1,012	1,982

Appendix F – List of Participants and Consultants

City Commissioners

David M. Dunfield, Mayor

Sue Hack

Dennis “Boog” Highberger

Mike Rundle

David Schauner

Marty Kennedy (former City Commissioner)

Jim Henry (former City Commissioner)

City Staff

Victor Torres, Neighborhood Resources Director

Margene Swarts, Community Development Manager

Neighborhood Resources Staff including Community Development and Codes Enforcement

Lawrence-Douglas County Housing Authority

Administrative Services

Finance Administration

Human Relations/Human Resources

Information Services

Legal Services

Public Works

Parks and Recreation

Planning

Utilities

Advisory Groups

Neighborhood Resources Advisory Committee

Practitioners Panel

Community Development Block Grant Review Board

Housing Trust Fund Board

Citizen Comment

The City solicited citizen comments at two public hearings during the development of the Consolidated Plan. In addition, the Neighborhood Resources Advisory Board and Practitioners Panel receive public comment at meetings.

Appendix G – Citizen Comments

1309 N 1056 Rd
Lawrence, KS.66046
April 18, 2003

Neighborhood Resources Advisory Committee
Neighborhood Resources Development
P. O. Box 708
Lawrence, KS 66044

Dear Members of the NRAC,

Thank you for the opportunity to make public comment regarding the proposed CDBG allocations. Your thoughtful funding of the Lawrence Community Drop in Center in previous years has contributed to the success of that program for the homeless and the poor who may have secured a job, but are still unable to afford housing. Your funds have made possible a new life for those able to obtain employment, housing and or education through counsel from the center. Your funding has provided a place of warmth in the winter and a cool retreat from the summer's heat, breakfast for an empty stomach, a bath, clean clothes and yes even a toilet which most of us take for granted. The center's program is staffed with a paid part time director, who has had no raise for two years, and many dedicated community volunteers that believe in the center mission.

The center's mission sets the organization apart from other community agencies serving some of the same people. In fulfilling our mission we provide a non-judgmental environment and one that tries to build self-esteem. The center accepts individuals turned away by the Salvation Army thus reducing the amount of time those individuals must spend on the city streets. The Salvation Army requires that those they serve must attend classes, get employment or housing within a 90 day period or they can no longer sleep at their shelter. Now we all know that is an ambitious goal but there are individuals for which this is not possible. We as citizens allowed our legislators to save money by closing the state hospitals. Returning those chronically ill to the community may have sounded good but funding has not been adequate to serve those people. Many individuals suffering from homelessness and mental illness are unable to access mental health treatment, obtain medication or function well enough to be employed or maintain housing.

My plea to you is to **not** reduce the center's CDBG funding from the \$20,000 from last funding period but to increase it to \$24,000, which matches the increase that the center has experienced in the last year. Unable to give the director a raise even with increased work and responsibility, fund raising efforts coupled with paying utilities that formerly were included in the rent threatens the center from keeping its doors open.

Now the center is aware that there are neighbors of the center that would like to see the center go away. The centers board of directors and the centers director take this very seriously. The guest council (those individuals benefiting from the centers services) is very concerned about the neighborhood complaints and is willing, through peer pressure, to work on change. The center is establishing volunteer monitors, during hours of operation, to enforce no loitering in front of the building, no consumption of alcohol on the premises, with penalties for consumption or inebriation on premises. The center's guests are now entering the center from the rear of the building rather than the 10th street entrance to eliminate loitering in front of the building before and after center hours. A picket fence is being construction at the rear of the building to provide a patio area for guests to wait or use as a smoking area. The center has also invited the neighborhood association to fill a set on the governing board.

Please, help the center respond to increasing needs in these difficult economic times by considering an increase in the CDBG funding for the Community Drop in Center.

Sincerely,

Marceil Lauppe
Board President

PUBIC HEARING

CITIZEN'S COMMENTS

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) CONSOLIDATED PLAN

April 24, 2003

The Neighborhood Resources Advisory Committee (NRAC) Chair, Vern Norwood, opened the Public Hearing at 6:30 p.m. and began with introductions of NRAC members and staff. Members present were Shelley Barnhill, Gunter de Vries, James Dunn, Bob Ebey, Paula Gilchrist, Carrie Moore, Greg Moore, Vern Norwood, and Bill Wachspress. Staff present were Monica Cardin, Cindy Nau, and Margene Swarts.

Norwood requested that persons making public comment step up to the podium, sign in, and limit their remarks to five minutes.

Public Comment

Marceil Lauppe, President of the Community Drop-In Center, thanked the Committee for its past and present support. She stated the center is a unique, nonjudgmental place for people to meet some of their needs. In 2002, the Committee allocated CDIC \$20,000 which the center planned on again for 2003. Lauppe noted that even with the \$20,000, CDIC faces a deficit, which means they will not be able to give the director a raise. The director has not received a raise in two years. Lauppe stated the biggest concern is keeping the doors open. She asked the Committee to reconsider the funding and provide CDIC with \$20,000 even though it really needs at least \$24,000. Lauppe distributed a handout outlining the neighborhood concerns, noting CDIC has met with the neighborhood and is trying to address their concerns.

Phil Dwyer, Owner of D & D Tire, stated that his store is located in the same block as the Lawrence Open Shelter, the CDIC, Jubilee Café, and L.I.N.K. He has owned the store for 30 years and stated the Salvation Army is a good neighbor. He also stated that problems such as public urination, fighting, and drunkenness, seem to be increasing over the last couple of years. The clientele appear to show no regard for public or private property. He hears them use foul language that offends him and his customers. He believes that allowing the homeless services to be located in downtown Lawrence is disgracing the community. He urged the Committee to not fund the CDIC and allow his neighbors and himself to take back the neighborhood.

Ebey asked what projects/programs Dwyer did not want funded. Dwyer stated none of the support services for the homeless.

de Vries asked if the Salvation Army was a problem. Dwyer stated that it usually was not. There are more problems evident on Tuesday and Fridays when the Jubilee Café is open. The problems are also worse when the CDIC is not open.

Hilda Enoch, the Coalition for Homeless Concerns, stated that homelessness is a problem in the community and there has never been a comprehensive solution brought together by the leaders of the community. She stated she cannot believe that the Committee allocated less than \$15,000 for the CDIC, which is doing the most and is only open for four hours per day. She stated there needs to be a comprehensive program that covers the needs of these people.

de Vries stated that Enoch is complaining that the Committee is part of the cause and that they do not do enough. He suggested that since the Lawrence Open Shelter, the Salvation Army, CDIC, and others, have a Board of Directors, perhaps those boards should come together as one.

Enoch stated that CDIC and LOS are part of the Coalition for Homeless, but there are no funds. She also stated that the Coalition tried to work with the Salvation Army, but was unsuccessful so far. She noted that there are at least 30 homeless persons unsheltered at night.

Tami Clark, Director of the Community Drop-In Center, stated that she has tried to address some of the issues the neighborhood brought to her. She provided a brief history of CDIC and its programs. She noted the neighborhood has legitimate complaints, but stated that the people she has met are good people who have fallen into a bad situation. She appreciates what the Committee can do and implored them to reconsider their allocation.

Norwood commented that sometimes people forget that not everyone who is homeless uses foul language or acts inappropriately in public.

Phil Hemphill, Oread neighborhood resident, stated that he lives across the street from the CDIC and proposed LOS location. He stated he supports a comprehensive plan, but the location of the current services is in the wrong place. Hemphill stated he became involved about two months ago and met with representatives of CDIC and LOS to discuss concerns. He noted they listened, but did not seem willing to address his concerns. Hemphill stated he and Dwyer met with Clark at the Jubilee Café to discuss their concerns and the possibilities of penalties for CDIC clients who misbehave out in the neighborhood. Hemphill stated he has seen no improvements, nor any concrete plans for clients losing their privileges. He suggested tabling the issue of funding until LOS and CDIC work with the neighborhood to solve the problems.

Clark, in response to Hemphill, stated she only heard the complaints two weeks ago. Since that time, CDIC built a patio out in the back so people can congregate and smoke at the rear of the facility instead of on the sidewalk and street. She stated she has made a huge effort to explain to her clients they need to respect the neighbors. Clark noted she cannot monitor the alleys behind nearby houses.

Norwood asked if Clark has spoken to those that are causing problems and what Clark has done to try to curb their misbehavior.

Clark stated that CDIC has instilled a zero-tolerance policy, meaning the client has to leave the premises for the day. CDIC also has a standing rule that anyone caught drinking or using drugs is immediately banned until they seek counseling. If there are fights, the police are called and

the clients banned until they seek counseling. She noted CDIC is the last resort for many of these individuals.

Norwood asked that if CDIC is doing all that, where are the complaints coming from. Clark stated that in 2002, CDIC served 812 clients. The ratio is one paid staff to 812 persons.

Barnhill asked what CDIC has done to address Dwyer and Hemphill's concern about private property. Clark stated CDIC established an advisory board made up of guests, neighbors, and board members. It is an open forum to educate everyone regarding behaving as good neighbors.

Melodie Christal, co-director of Downtown, Inc. and Oread neighborhood resident, stated that she drove by CDIC around 3:00 p.m. two days previously and saw a group of people milling about and jaywalking. She stated she understood the issues and that collectively the group can be very scary and may force some to stay away from downtown. She also stated Downtown, Inc. wants to be a part of the solution and they have not been involved in the discussions.

Deborah Milks, Oread neighborhood resident, stated that she is also a board member for Achievement Place for Boys and thanked the Committee for their support. Speaking as a resident, she appreciates Clark's effort. However, she is worried about the concentration of homeless in the neighborhood. She stated she believes this concentration is only adding to the fragility of an already fragile neighborhood. She stated that a comprehensive plan for a solution is the right direction. Milks stated that she is an accountant and an auditor and knows that one of the criteria for the CDBG applications is if the program makes sense for the future and if it is a good use of funding.

Norwood stated that the Committee reviews all applications to determine which best fit the Step Up to Better Housing strategy. She also stated the Committee is aware of the homelessness issue and has attempted to address some of those needs.

Janet Gerstner, Oread neighborhood resident and Oread Neighborhood Association member, thanked the Committee for all the funding in the past that was allocated to the target neighborhoods. She stated the money makes a huge difference in the community and stabilizing the neighborhoods. Gerstner stated homelessness is an issue and since the services are located in the Oread neighborhood, the problems have been escalating. She reiterated that everyone needs to be a part of the solution.

Sharon Elkins, Lawrence resident, stated that she was born and raised in Lawrence. She stated she drove by the CDIC at 3:00 p.m., noting there is no place for the homeless to go.

Ernie Dyer, CDIC board member, stated that he would not want to live anywhere else but Lawrence and was an employee for SRS for 33 years until he retired. He stated that the homeless problem is here to stay and gave a brief synopsis of his understanding of the homeless problem and the root causes. He stated Lawrence is a friendly community, but contrary to what some think, the homeless do not move here because of a friendly place to live. They move here because they hear Lawrence has employment. Dyer stated that he has no idea how CDIC would be able to police its clients after it closes in the day.

Jean Milstead, Lawrence resident, stated that her concern is how the Committee is allocating public tax money and the expectation that should result with regard to receipt of the funds. She stated agencies provide meals and places to stay along with the opportunities to help clients, but she does not think that some of the agencies have expectations of those clients. She stated that she worked with the United Way when a needs assessment in Lawrence was conducted. Milstead believes that many of those needs are still not being met. She also stated that she did not feel homelessness would necessarily be “Not In My Backyard” (NIMBY) issue if the community were meeting the needs of the homeless. In return, the community should have some expectation from the clientele being helped. It all takes a cooperative effort.

Hemphill and Enoch both wished to rebut previous comments. Norwood stated each would be allowed three minutes to speak again.

Hemphill stated that he hoped it was not lost on the Committee that the penalties for fighting or drinking on site at the CDIC were for on-site and there are no consequences for bad behavior off-site. He stated there needs to be some kind of workable punishment plan for bad behavior in the neighborhood.

Enoch stated that she has been unable to attend the NRAC meetings recently because of time conflicts. She told the Committee that they need to set a meeting time when the community can attend because the Committee is supposed to be responsive to the community and its needs. She also stated that five minutes is not enough time to address one’s concerns. She noted the Committee allocated nearly \$1 million in funds yet recommended only \$15,000 to CDIC. Enoch stated she would like to know why DCCCA and the mental health services are not involved. Enoch also stated the Committee penalizes the very groups that are trying to offer their services on the front line.

Norwood responded that the Committee works very hard and is very conscientious of how it allocates funds. Allocations are based on submitted proposals and the Committee is doing their best. Norwood also noted Enoch has the right to feel the way she does, but she also needs to respect the Committee’s dedication to the task.

Barnhill noted that the public comment thus far has focused only on the CDIC and the Oread neighborhood. She asked if there was other public comment.

Chip Blaser, Ballard Community Center and Emergency Services Council, thanked the Committee for all of its hard work. He explained what ESC funds provide. He stated that 100 percent of the funding goes to families and is distributed through six organizations. He stated that if there were a way to increase funding, ESC would greatly appreciate an increase because the funds directly serve recipients.

Dunn asked if the ESC money is treated as a grant or loan. Blaser stated the money is a grant. Formerly, ESC had a loan program, but it became too burdensome to administer.

Dunn stated that as a landlord, his concern is that the clients receive funds to get in a rental unit, but later need additional funds. He asked if the renter could repay ESC and access the funds again. Blaser replied that it is a onetime use, up to \$200 per year, so the number of households that can use the funds can be maximized.

Barnhill asked if the public donates money to ESC. Blaser stated the public does donate and ESC usually receives around \$10,000 a year in donations.

Barnhill asked how ESC collects the donations. Blaser stated that they usually receive funds through churches or individual donations.

Gilchrist noted the Salvation Army is allocated \$1,000 to \$1,500 each month and the need is so great, it will all be distributed within two days.

Sara Terwelp, Women's Transitional Care Services, Inc., stated that WTCS also takes applications for ESC. She stated that WTCS networks and collaborates with clients to move them from shelter to permanent places so they do not fall into the realm of homelessness. Terwelp stated that WTCS provides services to domestic violence survivors and they utilize the services of CDIC, the Salvation Army, and other homeless organizations. She noted WTCS tries to connect and work together with other organizations. She thanked the Committee for its support, hard work, and the recommendation for the WTCS facility renovation funds.

There being no further public comment, Norwood closed the public hearing at 7:45 p.m.

2003 CDBG/HOME Projects in Lawrence, KS

