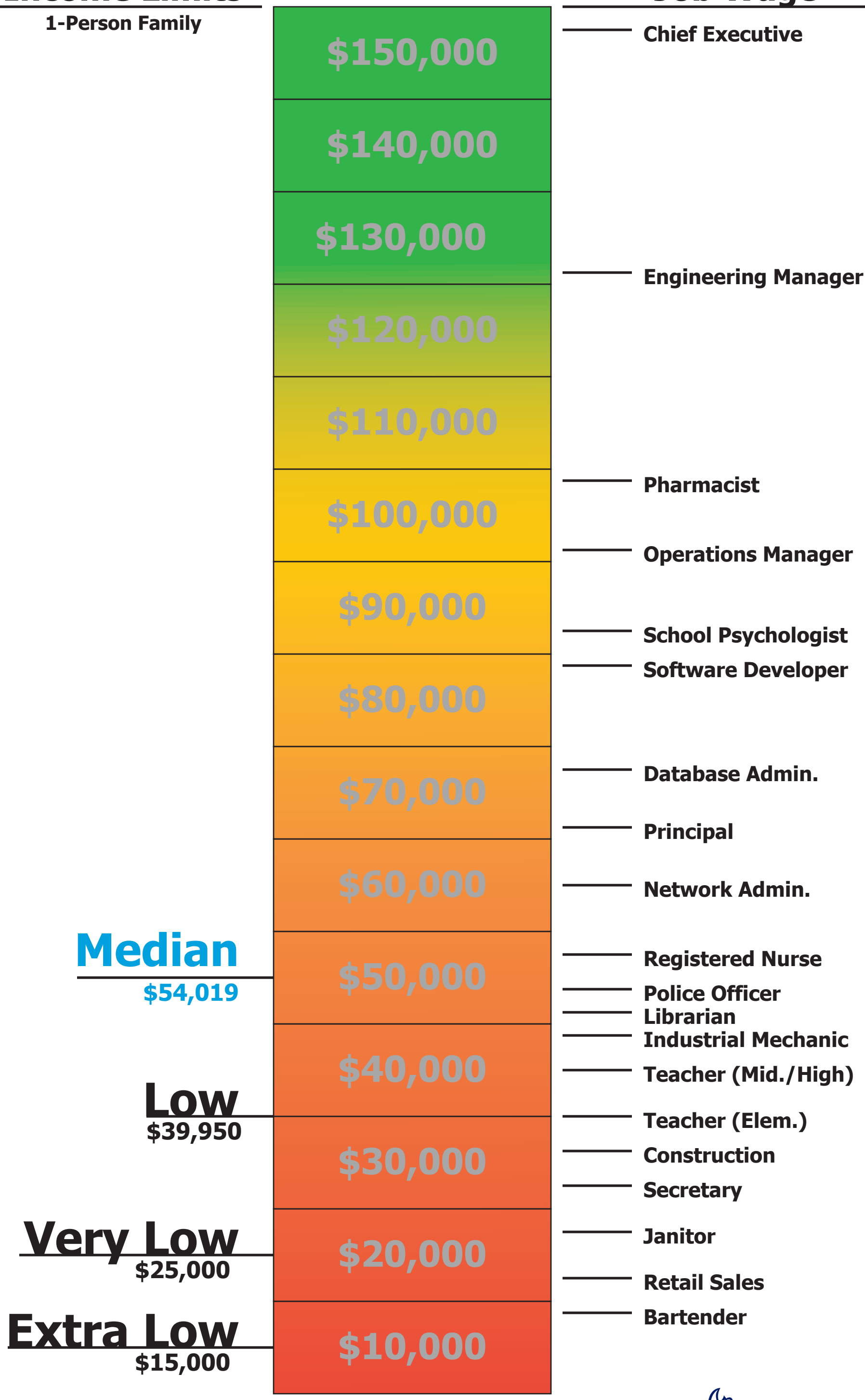


2015 Lawrence Average Annual Wage

HUD 2015 Income Limits

1-Person Family

Average Job Wage



Median

\$54,019

Low

\$39,950

Very Low

\$25,000

Extra Low

\$15,000

Housing Vision Chart

Emergency Housing Options				
Shelter 125 – One Facility	Temporary Housing 100	Transitional Housing (TBRA) 35	Permanent Supportive Housing 22	Permanent Housing
<p>Transients and Chronically Homeless</p> <p><i>May or may not seek shelter, may or may not be interested in permanent emergency temporary housing (ETH), transitional housing (TH), or permanent supportive housing (PSH).</i></p>	<p>Single Homeless and Homeless Families with or without Children</p> <p><i>Likely will seek shelter; many will move into TH; some will need PSH and others will require private housing.</i></p>	<p>Single Homeless and Homeless Families with or without Children</p> <p><i>Likely will qualify for TH immediately if vouchers are made available.</i></p>	<p>Single Homeless, Disabled and/or Chronically Homeless</p> <p><i>Assuming not ALL disabled will need PSH and not all chronically homeless will pursue PSH.</i></p>	<p>Single Homeless, Homeless Families with or without Children</p> <p><i>Ultimate goal of Vision. Comes in form of conventional rental agreements, homeownership, Section 8 Housing/Public Housing, among others.</i></p>
<p>Providers: Lawrence Community Shelter – 125 beds (+15 cold weather overflow) Willow Domestic Violence Center – 30 beds Family Promise – 8 units</p> <p>TOTAL: 155 beds (+15 cold weather overflow) and 8 units</p>	<p>Providers: Family Promise – 7 units</p> <p>TOTAL: 7 units</p>	<p>Providers: LDCHA – 40 vouchers</p> <p>TOTAL: 40 vouchers</p>	<p>Providers: LDCHA – 6 units Salvation Army – 14 units TTH – 20 units Bert Nash – 8 units</p> <p>TOTAL: 48 units</p>	<p>Providers: LDCHA – 435 units + 777 vouchers TTH – 122 units LHFH– 67 units LIHTC – 534 units</p> <p>TOTAL: 1158* + 777 vouchers * LDCHA vouchers are used in some of these units</p>

Emergency Shelter: A short-term facility (90-120 days) used to get people off the street in order to stabilize for movement to better housing options. This option does not include or account for shelters that serve special populations (Hearthstone, First Step House, etc.).

Emergency Temporary Housing: A parallel alternative to the shelter, where people can obtain immediate housing while awaiting a spot in TH or other longer-term housing, working to address housing barriers.

Transitional Housing: Assisted housing with support services, available for up to two years.

Permanent Supportive Housing: Permanent housing with ongoing support services.

Permanent Housing: Assisted or non-assisted public or private housing with no time limit.

Affordable Housing Waiting Lists in Lawrence

Justice Matters

February 4, 2016

In early 2015, members of Justice Matters' Affordable Housing and Homelessness Working Group discovered that 624 individuals and families were on waiting lists for affordable housing in Lawrence. These numbers were obtained from the following affordable housing partners:

6 Habitat for Humanity
59 Tenants to Homeowners
559 Lawrence Douglas County Housing Authority
624 total

When we returned to these partners in 2016, these are the numbers that were reported:

6 Habitat for Humanity
84 Tenants to Homeowners
 seeking rental assistance: 45
 seeking affordable home ownership: 39
581 Lawrence Douglas County Housing Authority
 General Housing (Public Housing and Section 8 Housing Choice Vouchers): 373
 Senior Housing (Babcock, Peterson, Clinton): 148
 HOME TRBA (Homeless): 48
 HOME TRBA (SPMI): 8
 New Horizons—Shelter with Children: 2
 HOPE (Substance Abuse and Chronic Mental Illness): 1
 Re-entry/Corrections: 1

671 TOTAL

Note: Family Promise does not keep a waiting list.

Sample Affordable Housing Programs

Land Use Incentive Grants	Encourage Infill Development	Housing Overlay Zones	Inclusionary Zoning	Housing Trust Fund	Tax Credit Preferences	Land Banking	Employer-Assisted Housing	Expand Voucher Program	Provide Supportive Services	Acquire Older Units	UniverCity Neighborhood Partnership
Provide incentive grants (or appropriations) to encourage development projects that include affordable and workforce housing	Lot donation, zoning incentives/changes, reduced/waived City development/permit fees and/or property tax abatements/rebates as incentives to developers building affordable infill development; Expand the financial support available to non-profit housing developers	Identify sites and ensure that all or a portion of the new development includes affordable housing	Require developers to set aside a certain percentage of all new housing units to be designated as affordable housing or pay fees in-lieu to the community for future development of affordable housing	Established sources of funding are pooled to support the construction, acquisition and preservation of affordable housing and related services	Adopt preferences for project locations near schools, parks, grocery stores, workforce training sites and public transportation. These projects would receive extra points in the scoring criteria for LIHTC or through the local Housing Trust fund	Acquire vacant lots or hold land near future transit investments or major employment centers to offer developers incentives to build affordable housing	Encourage large employers to offer down payment assistance to qualified staff to purchase affordable housing (ex. Drake University Home Incentive Plan)	Ordinance prohibiting landlords from distinguishing between voucher holders and non-vouchers holders; Offer incentives and education to private landlords explaining the benefits of accepting vouchers; Fund additional vouchers	Offer education, counseling and case management to assist with both obtaining and maintaining housing	Older units in need of repair would be purchased in partnership with non-profit and/or for-profit developers for use as affordable housing	Iowa City, IA program in cooperation with the University of Iowa to preserve residential neighborhoods adjacent to campus and downtown area

Sample Methods of Funding Affordable Housing

Discretionary Local Revenues	Dedicated Housing Fees	Housing Trust Fund	First Time Homebuyer Program in addition to current CDBG/HOME programs
<ul style="list-style-type: none"> • General fund appropriations • Designated portion of local sales tax or transient occupancy tax (ex. Columbus, OH) • Food and beverage tax (ex. Miami-Dade County) • Voter-approved bond revenues (ex. Charlotte, NC) • Property tax levy (ex. Seattle, WA) • TIF Set-Aside (ex. Portland, OR) • Business Registration Fee (ex. San Francisco, CA) 	<ul style="list-style-type: none"> • Housing impact fees on commercial or residential development projects that generate new jobs needing affordable housing (ex. Somerville, MA) • Demolition tax on removal of residential housing (ex. Highland Park, IL) • Mortgage registration/filing fee or property transfer fee dedicated to affordable housing (ex. Philadelphia, PA) • In lieu fees paid as an alternative to direct construction of required affordable housing (ex. Boston, MA) 	<ul style="list-style-type: none"> • Public or private donations to add affordable housing stock to portfolio • Identify and develop local funding sources to maintain long term sustainability • Home resales and loan repayments will generate revenue internally to support development of additional affordable homes 	<ul style="list-style-type: none"> • Closing costs and down payment assistance loans; Gap financing between the fair market value and the maximum sales price the income qualified owner can afford • Repayment of loans are used to fund future assistance

Sample Affordable Housing Programs

Land Use Incentive Grant (ex. Asheville, NC)

- Provide incentive grants (or appropriations) to encourage development projects that include affordable and workforce housing

Encourage affordable housing development on infill sites

- Lot donation, zoning incentives/changes, reduced/waived City development/permit fees and/or property tax abatements/rebates as incentives to developers building affordable infill development
- Expand the financial support available to non-profit housing developers
 - Provide additional support for both operating and project expenses, including land donations and low cost financing

Affordable housing overlay zones (ex. Corte Madera, CA)

- Identify sites and ensure that all or a portion of the new development includes affordable housing

Inclusionary Zoning (ex. Over 500 programs in 27 states)

- Require developers to set aside a certain percentage of all new housing units to be designated as affordable housing or pay fees in-lieu to the community for future development of affordable housing
 - Offer incentives to lower developer's costs:
 - Density bonuses
 - Waive or reduce City development fees
 - Tax abatements
 - Property tax rebates on increased property value/taxes as a result of new residential infill development or rehabilitation, as authorized by Kansas Statutes (12-17, 114-118) (ex. Wichita, KS NRA)
 - Accessory dwelling units
 - Mixed use zoning
 - Setback reductions / Increased heights / Open space flexibility
 - Alterations to parking requirements

Housing Trust Fund (ex. Over 700 programs in 47 states)

- Established sources of funding pooled to support the construction, acquisition and preservation of affordable housing and related services

Tax Credit Preferences

- Adopt preferences for project locations near schools, parks, grocery stores, workforce training sites and public transportation. These projects would receive extra points in the scoring criteria for LIHTC or through the local Housing Trust fund

Land Banking

- Hold land near future transit investments or major employment centers to offer developers incentives to build affordable housing
- Acquire vacant lots for future development of affordable housing

Employer-Assisted housing

- Encourage large employers to offer down payment assistance to qualified staff to purchase affordable housing (ex. Drake University Home Incentive Plan)

Expand voucher program

- Ordinance prohibiting landlords from distinguishing between voucher holders and non-voucher holders
- Offer incentives and education to landlords explaining the benefits of accepting vouchers
- Fund Additional housing vouchers
 - Households that do not already receive vouchers can apply, with 30% of their income going toward rent and the voucher paying the rest to private landlords

Link housing to supportive services

- Offer education, counseling and case management to assist with both obtaining and maintaining housing

Partner to purchase, rehabilitate and hold older units

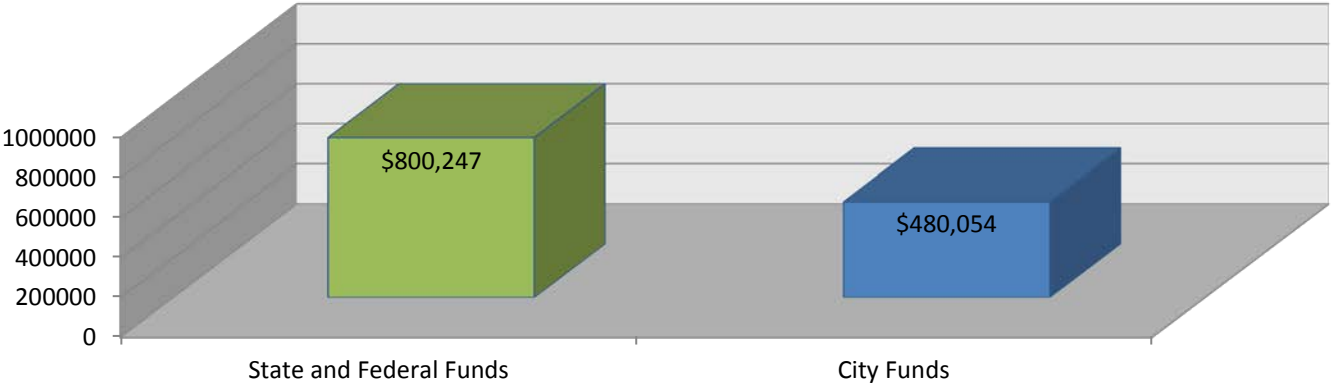
- Older units in need of repair would be purchased in partnership with non-profit and/or for-profit developers for use as affordable housing

UniverCity Neighborhood Partnership program

- Iowa City, IA program in cooperation with the University of Iowa to preserve residential neighborhoods adjacent to campus and downtown area
 - The City purchases currently rented homes with special financing from local lenders in designated areas
 - The City funds up to \$50,000 of renovation per home. The renovations are carried out by local contractors selected through a competitive building process
 - The homes are sold as affordable, owner-occupied housing to income qualified buyers. The selling price is set at the original acquisition price plus loan carrying costs. The cost of the renovation is waived after the homebuyer retains ownership as their primary residence for five years, but the home must be maintained as owner-occupied affordable housing for twenty years.

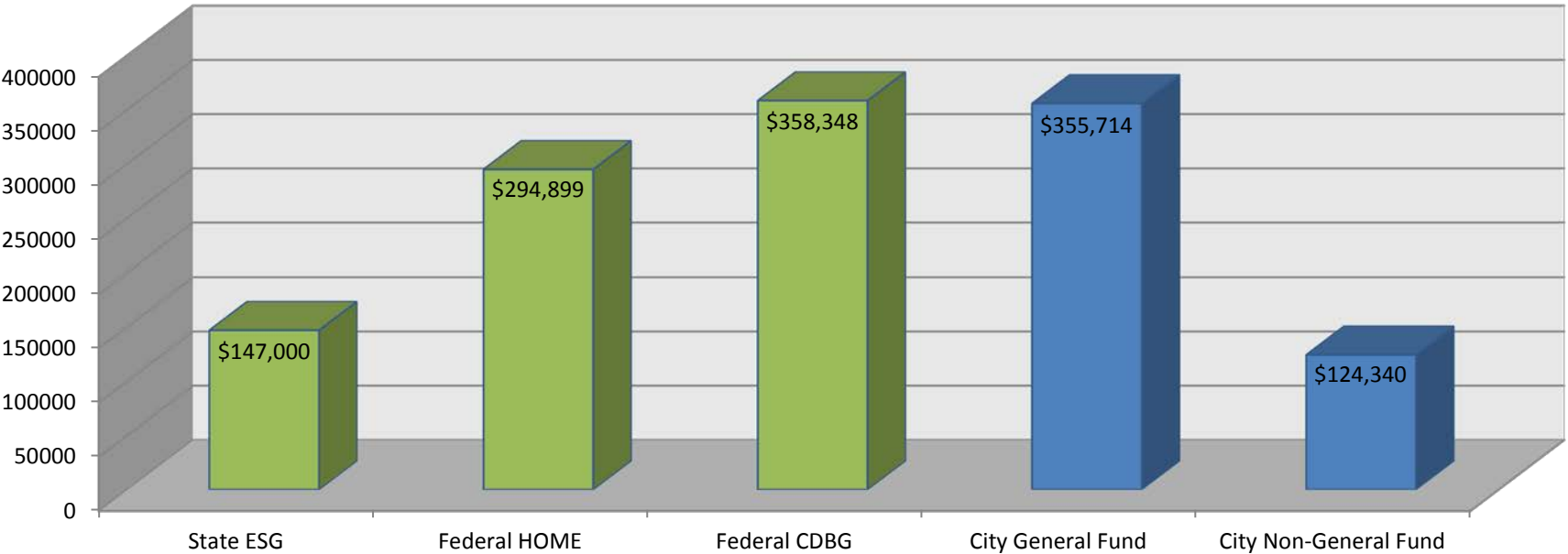
2015 City Administered Funding Sources

\$1,280,301



2015 City Administered Funding Sources by Category

\$1,280,301



2015 Total Funding Related to Affordable Housing \$1,280,301

