



# Agenda Item Report

## City Commission - Dec 06 2022

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**Department**

Planning & Development  
Services

**Staff Contact**

Danelle Walters, Housing Initiatives Manager

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**Recommendations**

Receive update on City of Lawrence Interim Homelessness and Affordable Housing Strategy and American Rescue Plan (ARP) Funding Recommendations. Consider expression of general support for the strategy and related ARP funding components.

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**Executive Summary**

Since the Homeless Programs team joined the Housing Initiatives Division in late May of 2022, the work of the division has focused on immediate needs and programming to speak to the current situation of homelessness in our community. Part of the work the division has been tasked with is the creation of longer term strategies and programming to respond to those experiencing homelessness and providing solutions to ensure that homelessness is a one-time, short term occurrence and that the proper community supports are in place and meets our neighbors experiencing homelessness where they are.

Upon the release of the KU homeless needs assessment and the Douglas County Supported Housing Assessment in the summer of 2022, a group of community stakeholders have been working on drafting a comprehensive plan that will outline both homelessness and affordable housing strategies. The draft of this plan is estimated to be ready for public comment in the first quarter of 2023 and presented to the governing bodies of the City and the County in the third quarter of 2023. This agenda item is reflective of the findings of the needs assessments as well as referencing best practices and proven methods of responding to those experiencing homelessness.

Staff has put together the attached memo that highlights where we have been and where we are now. Additionally, it outlines where we feel we need to be and contains recommendations for the City's American Rescue Plan allocation that center around our efforts in cultivating solutions for homelessness and affordable housing.

**Alignment to Strategic Plan**

Strong, Welcoming Neighborhoods

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**Fiscal Impact**

Upon general approval of the ARP requests, the budget impact would be up to \$8,290,500 in federal ARP funds.

These funds are included in the 2023 Budget, but have not been allocated to any specific projects as of this date.

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**Action Requested**

Receive update on City of Lawrence Interim Homelessness and Affordable Housing Strategy and American Rescue Plan (ARP) Funding Recommendations. Express general support for the strategy and related ARP funding components.

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**Attachments**

[Homeless and Affordable Housing Programs and Funding Recommendations - Updated 12/06/22](#)

[Public Comment - Added 12/05/22](#)

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## **City of Lawrence Interim Homeless and Affordable Housing Strategy and Funding Recommendations December 2022**

### **Background/Current Needs**

The City of Lawrence is driven by our strategic plan that has identified a number of initiatives in support of the Outcome of Strong, Welcoming Neighborhoods. That Outcome envisions: "All people in Lawrence live in safe, functional, and aesthetically unique neighborhoods that provide opportunities to lead health lifestyles with access to safe and affordable housing and essential services that help them thrive."

We recognize that many in our community do not even have shelter or stable housing which is foundational to our goal for all in our community. The City of Lawrence and Douglas County passed a joint resolution to end chronic homelessness in our community by 2025. We believe in the housing first approach that means that stable housing helps make any other challenges a person may face easier and is a foundation for improvement of a person's life.

Three years ago, we were hearing that community members were expecting the City to do something about homelessness and whatever we were doing was not enough. We were being held accountable, but had not embraced responsibility for emergency shelter or homelessness beyond AHAB and annual contribution to the Lawrence Community Shelter (LCS). In the pandemic, we rapidly reacted to provide shelter. Largely using federal funds, we implemented a wide range of emergency housing options, including temporary shelter at a local motel and a modular unit camping site. With the development of the [City's strategic plan](#) and specifically the Strong, Welcoming Neighborhoods Outcome, the City is clearly taking accountability for emergency sheltering for the homeless population, along with affordable housing work.









### **Housing Initiatives Division**

With the 2022 budget year, the City of Lawrence created the [Housing Initiatives Division](#) within the Department of Planning and Development Services. The Housing Initiatives Division consists of Homeless Programs, Affordable Housing and Community Development services. Significant resources were reallocated to create staffing for the Homeless Programs section. Two new employees with homeless program experience were hired and another employee transferred from another city department to create a homeless programs team. The team is also augmented by other city resources as needed, specifically support from the Police Department, Fire/Medical Department, Parks and Recreation Department and Communications/Creative Resources division.

### **Housing Needs Continuum**

Below is a chart based upon a Lawrence-Douglas County Housing Authority chart that shows the continuum of community housing and homelessness services and resources, from homeless support to market rate housing. In order to not duplicate efforts and

ensure all portions of the housing spectrum are covered, each of the major stakeholder agencies involved with the spectrum are listed, along with the portion of the continuum served. The City is largely committing its resources to homelessness and emergency shelter as well as [Affordable Housing](#) and Market Rate Housing. The County is working heavily on building capacity in Supportive Housing while financially supporting organizations working on other parts of the continuum.

						
Homelessness	Emergency Shelter	Transitional Housing	Supportive Housing	Affordable Rental Housing	Affordable Homeownership	Market Rate Housing
Lacking a fixed, regular, and adequate nighttime residence	Temporary, short-term housing for individuals experiencing homelessness	Temporary housing assistance that helps individuals transition from homelessness to permanent housing	Affordable housing coupled with supportive services that enable residents to stay healthy and housed	Long-term / permanent housing assistance that uses rental subsidies to make the rent affordable to the tenant	Homeownership assistance programs providing financial assistance and subsidies to homebuyers	No housing subsidy or assistance
Provided by:  City of Lawrence supported camp site	Provided by:  Lawrence Community Shelter (50 beds) Willow Domestic Violence Center Family Promise of Lawrence (15 beds for 4 families) City of Lawrence winter emergency shelter (Seasonal)	Provided by:  Artists Helping the Homeless (8 units) Willow Domestic Violence Shelter Family Promise (8 units) Bert Nash (22 units) Tenants to Homeowners (15 units) Lawrence Douglas-County Housing Authority (65 vouchers)	Provided by:  Bert Nash (2 units) Lawrence-Douglas County Housing Authority (10 units) Tenants to Homeowners (10 units) Family Promise (2 units)	Provided by:  Tenants to Homeowners (103 units) Lawrence-Douglas County Housing Authority (1,268 vouchers & units) Bethel Estates (90 units) Poehler Lofts (45 units) Penn St. Lofts (47 units) Prairie Ridge Apartments (100 units) 9Del Lofts (34 units)	Provided by:  Tenants to Homeowners (97 units) Lawrence Habitat for Humanity (105 units)	 City of Lawrence

### KU Study/Douglas County Homelessness Needs Assessment

An assessment in 2022 by the University of Kansas, called the [Douglas County Homelessness Needs Assessment](#), found that the city has significant unmet needs across the primary parts of the housing spectrum which we define as emergency shelter, supportive housing (behavioral and mental health, special populations, etc.), affordable housing and market rate housing. The study also identified the following key findings:

- A complete picture of the population experiencing homelessness is needed.
- Racial disparities in who experiences homelessness warrant further attention.
- Gender disparities in who experiences homelessness warrant further attention.
- Continued and increased collaboration across providers is needed.
- More options for affordable housing are needed.

- Permanent supportive housing options are needed.
- Explore opportunities for engaging individuals with lived experience of homelessness to provide decision-making input

The City's By-Name list is reporting 101 individuals experiencing homelessness in our community. Staff acknowledges this number is still very under-reported. The HID team just recently submitted a list to Kansas Statewide Homeless Coalition which included the names of 152 unsheltered individuals who the team has made contact with through the support site and other encampments within the last 30 days. It was realized 98% of the individuals on this list were not active in the Homeless Management Information System (HMIS) which is the main reporting tool that is used by the Continuum of Care Balance of State, of which Lawrence and Douglas County are a part of. This tells us that we have over 200 individuals experiencing unsheltered homelessness in the City of Lawrence and in addition approximately 80-85 individuals in shelter and/or transitional housing.

The Homeless Initiatives Division continues to work with community providers, the County, and Kansas Statewide Homeless Coalition to enhance the processes in place to more successfully identify, connect with, and better understand the true number of those experiencing homelessness in Lawrence, Kansas.

As reported in the KU Assessment, data from the Homeless Management Information System (HMIS) indicated that individuals with a minoritized racial or cultural identity experienced disproportionately high levels of homelessness in Douglas County. Black or African Americans are represented at almost 5 times the rate in population than can be expected for Douglas County (4% Census, 19.2% HMIS). Likewise, American Indian, Alaska Native, or Indigenous people see an over-representation among those experiencing homelessness in the HMIS data (2% Census, 5.9% HMIS).

In addition, the HMIS indicated a disproportional amount of females experiencing homelessness in Douglas County based on the national average. HMIS data reported 51% of those experiencing homelessness at the time the data was collected for this report, were female individuals. This number is greater than the 45% collected for Douglas County during the 2020 PIT count and even further above the 39% federal and 37% state rates for females experiencing homelessness.

Though Douglas County Human Services Providers focus on strongly working together in a collaborative partnership, additional progress can be made. For us to be able to understand the full picture of homelessness in our community so to develop appropriate and successful strategies; it is imperative that we are able to collect, access, and evaluate valid data. This process will require active communication, cooperation, quality data processes, and access to HMIS by all providers.

### City's Affordable Housing Work

The City of Lawrence first identified affordable housing as a goal in 2015. That year, the Affordable Housing Advisory Board was formed, which provides advice and recommendations to the City Commission regarding affordable housing issues and projects funded with the City's Affordable Housing Trust Fund. The Trust Fund is funded by a one-half cent sales tax approved by the Lawrence voters for a 10-year period in 2018.

In 2018, the City commissioned a [Lawrence Housing Market Analysis](#) which examined affordable housing needs in the City of Lawrence. The study concluded that:

- 5,200 renter households are housing cost burdened, which includes:
  - 2,000 seniors
  - 1,500 persons with disabilities
  - 1,300 single mothers
- 2,000 renters who could be good candidates for homeownership
- 700 families are experiencing or are at-risk for homelessness

The Market Analysis also recommended the following strategies for City of Lawrence to meet housing needs, which was adopted by the Affordable Housing Advisory Board.

- Provide investments towards 600 new rental units by 2028
- Provide investments towards 300 new homeownership units by 2028
- 70 units brought into good condition annually

The 5 year plan for the Affordable Housing Advisory Board created a scorecard based on goals. As of 2022 the City has exceeded most of the goals set for new affordable rentals, with progress needed for new affordable homeownership units. The City's [affordable housing dashboard](#) shows that the City supported 233 new affordable housing units (rental and homeownership), of which 136 have been completed and the remaining are funded and awaiting construction or in the construction process. 122 of the funded affordable units were made possible through an in-kind donation of city land.

Finally, a 2021 Douglas County Supported Housing Assessment showed the following supported housing needs:

1. 381 units of supportive housing
  - 356 units for individuals or adult only households
  - 25 units for families
2. The assessment identified lack of affordable housing and a deficit of population-specific housing options as among the largest gaps and unmet needs, which is driving homelessness. The report notes that "every collaborator interviewed told

researchers that affordable housing is the single most needed resource to prevent and end homelessness in the county.”

The City of Lawrence has prioritized its work on assurance of meeting the needs in Emergency Shelter, Affordable Housing and Market Rate Housing. Douglas County has worked to build capacity in Supportive Housing while serving as a funding partner in emergency and affordable housing supply. Many governmental, institutional, not for profit and private sector partners are engaged in this work and are working to collaborate and coordinate efforts to close the gaps in all of these housing needs. We work in coordination and alignment to make sure all parts of this interconnected system progress together.

In accordance with the KU Assessment and in coordination with Douglas County and other community partners, the City of Lawrence is working on short term and mid-term housing solutions while we build capacity for affordable and market rate housing types. Once we have a wide range of appropriate and affordable permanent housing the need for emergency shelter will be greatly reduced. We expect this to take 3-5 years.

**The 2018 Lawrence Housing Market Analysis showed the following housing needs:**

1. 5,200 renter households are housing cost burdened, which includes:
  - 2,000 seniors
  - 1,500 persons with disabilities
  - 1,300 single mothers
2. 2,000 renters who could be good candidates for homeownership
3. 700 families are experiencing or are at-risk for homelessness

These needs have increased since the pandemic, although an updated Lawrence Housing Market Analysis has not been completed to provide an accurate updated quantity.

**The 2018 Lawrence Housing Market Analysis recommended the following strategies for City of Lawrence to meet housing needs, which was adopted by the Affordable Housing Advisory Board.**

1. Provide investments towards 600 new rental units by 2028
2. Provide investments towards 300 new homeownership units by 2028
3. 70 units brought into good condition annually
4. 25 accessibility modifications annually

**The 2021 Douglas County Supported Housing Assessment showed the following supported housing needs:**

3. 381 units of supportive housing
  - 356 units for individuals or adult only households
  - 25 units for families
4. The assessment identified lack of affordable housing and a deficit of population-specific housing options as among the largest gaps and unmet needs, which is driving homelessness. The report notes that “every collaborator interviewed told researchers that affordable housing is the single most needed resource to prevent and end homelessness in the county.”

## Strategic Plan Alignment

The work of the City’s Housing Initiative Division to provide emergency shelter, and expand and rehabilitate affordable housing stock would directly advance the following [strategic plan](#) indicators:

**The projects recommended to expand and rehabilitate affordable housing stock would directly advance the following strategic plan indicators:**

- SWN-5: Percent of households that are experiencing housing stress (spending more than 30% of their income on housing) – both rental and homeownership
- SWN-6: Point-in-time count of people experiencing homelessness.
- PES-10: Percent of development that is infill
- SWN-7: Affordable Housing Sales Tax dollars invested by unit investments
- SaS-5 Number of responses to a mental health crisis per 1,000 residents
- SaS-9: Sexual and Domestic Violence per 1,000 residents

## Next Steps- Strategies and Timelines

With the goal of ending chronic homelessness in mind, we need to develop interim strategies to help with emergency sheltering needs, as well as plan, fund and construct numerous units of supportive and affordable housing. We know that we need several hundred affordable housing units to serve a variety of people already in our community who have different types of housing needs. We are working to increase supply in all segments to meet the identified current needs, leveraging the City’s affordable housing trust fund, as well as suggesting investments of one-time American Rescue Plan Act (ARPA) funds to help us meet our goals. We know that we need to get through the next 3-5 years to get our permanent affordable housing to meet demand.



Camping and Emergency Shelter is a *reality* for our community UNTIL we meet the identified housing needs across the spectrum. We have plans and there is historic investment to do this, but it will still take 3-5 years at best to get these units built. One single congregate emergency shelter is not enough or appropriate for this 3-5 year period of time. Camping is not ideal, but will be supported only in specified areas until better options are identified and funded. This may mean additional shelters, but those are difficult to site and prepare for operation.

The Lawrence Community Shelter (LCS) has struggled with administrative, operational and sheltering capacity for some time and is facing challenges even at lower capacity. However, they are the only low barrier shelter in town and if they are not successful there are no alternatives in Lawrence besides camping. That said, once we get to a stabilized capacity at all housing levels LCS may well be adequately sized to meet our short-term emergency shelter requirements.

### **Development of Comprehensive Homeless Strategy**

Building upon the KU study, a group consisting of Douglas County and City officials, Bert Nash, the Housing Authority, Justice Matters, Family Promise, Tenants to Homeowners, Habitat for Humanity, envisioned that the strategy will look something like the [strategy recently adopted by the City of Tacoma, Washington](#). The goal is to finalize this plan early in 2023.

### **Homeless Information Dashboard**

The City is working on the development on a dashboard for information about the homeless population. It is envisioned that there would be a public facing side of the dashboard with real time information about the homeless population in Lawrence, as well as a private facing side for case managers and providers. Estimated timeline for completion of this would be during the 2023 calendar year.

### **Next Steps related to Homeless Population Assistance**

The City's next steps related to assisting the homeless population (currently estimated at approximately 200 individuals) include the following three components as discussed in the Needs Assessment: Emergency Shelter/Winter Emergency Shelter Operation, Tent/Modular temporary housing site, and family shelter site.

#### **1. Winter Emergency Shelter Operation:**

The City will again be operating a winter emergency shelter at the Community Building from December 1, 2022- March 12, 2023. The shelter will operate from 8 pm to 7 am nightly during this time and will be open every night during that time. The following are key next steps and timelines related to this operation:

Steps	November	December	January	February	March
Staffing hired	Complete				

Volunteer Training	Complete				
Media orientation		December 1			
Evaluate current support site after emergency shelter opening					
Operations					

## 2. Tent/Modular temporary housing site

The City needs to identify a site to develop a temporary housing site for tents and modular temporary housing. This would be a site with operational support and the availability of case management, services, and referral opportunities for those accessing the site. Estimated overall timeframe for this need is 3-5 years. Below are the next steps and timeline identified with this work.

Steps	December	January	February	March
Identify sites/obtain necessary site approvals				
Order tents/temporary structures				
Secure vendor(s) to operate sites				
Site prep, permits and install				
Coordinate with program partners- LCS, Family Promise, Bert Nash, etc. regarding capacity				

### 3. Family/Women's Shelter and Homeless Services Campus

The City needs to identify a site to develop a site that would include temporary housing for families, sheltering for single women, and young adults. The site should also be able to provide homeless and housing services in a campus setting. Estimated overall timeframe for this need is to be phased in within 3-5 years. Below are the next steps and timeline identified with this work. The timeline could parallel the tent/modular project above to a certain point, but also could be adjusted for the phased establishment of the family site.

Steps	December	January	February	March
Identify sites/obtain necessary site approvals				
Evaluate Housing Component Structure needs				
Secure vendor(s) and/or partner agencies to operate sites				
Site prep, permits and install				
Coordinate with program partners- LCS, Family Promise, Bert Nash, etc. regarding capacity				

### **Funding: ARPA Recommendations and Other Potential Funding Sources**

The City's Housing Initiatives Division is making the following American Rescue Plan Act (ARPA) funding investment recommendations to further its strategy to end homelessness and enhance affordable housing. The specific recommendations are further detailed below.

<b>1</b>	<b>Property Acquisition and Infrastructure (affordable housing)</b>	<b>\$ 1,600,000</b>
<b>2</b>	<b>DCCCA Transitional Housing for Women and Families</b>	<b>\$ 600,000</b>
<b>3</b>	<b>Bert Nash Supported and Rehabilitative Permanent Housing</b>	<b>\$ 900,000</b>
<b>4</b>	<b>Homeless Outreach Response and Community Engagement</b>	<b>\$ 200,000</b>
<b>5</b>	<b>Tenant Rights Education and Counseling</b>	<b>\$ 255,000</b>
<b>6</b>	<b>Housing Program AmeriCorps member</b>	<b>\$ 10,500</b>
<b>7</b>	<b>Housing Needs Assessment and Market Analysis</b>	<b>\$ 75,000</b>
<b>8</b>	<b>Modular Homes Project/Service Campus for Unsheltered Homeless (Land Acquisition, rehab, infrastructure, Modular Homes)</b>	<b>\$ 4,650,000</b>
	<b>TOTAL</b>	<b>\$ 8,290,500</b>

## **1: Affordable Housing Development**

### **Summary:**

Land availability presents one of the largest challenges in Lawrence for the development of affordable housing. The City currently does not hold any land that is viable for immediate housing development, which has served as a barrier in meeting affordable housing goals. As previously noted, housing development has not kept pace with population growth, and a key strategy to meeting affordable housing goals is building more affordable and "workforce" housing units, and to do so, land must be available for the purpose of housing development.

This request would enable the purchase of land and provide infrastructure costs for development of new rental and homeownership units of affordable and moderate

income housing. The land would be held in the Community Land Trust to guarantee affordability in perpetuity, and an RFP would be issued for its development. Staff envisions a mixed income development, with very low income to moderate income housing, serving populations from >30%-80% Area Median Income (AMI). Units may include multifamily and single family, mixed rental and homeownership, and include supportive services housing.

This project would advance indicators SWN-5 and SWN-6 by adding new permanently affordable housing stock, which provide rent and mortgage rates which meet HUD definitions of affordability. This project would also advance PES-10 through infill development.

### **Estimated Investment:**

The HID team recommends an investment of \$1m to purchase property + \$600,000 for site infrastructure. Total estimated investment: \$1.6 million

## **2. DCCCA Transitional Women & Family Housing**

### **Summary:**

The 2021 Supported Housing Assessment showed the need for 25 supported housing units for families, and the 2018 Lawrence Housing Market Assessment indicated there are 1,300 single mothers with minor children that are experiencing housing instability. Lawrence currently lacks safe emergency shelter and transitional housing for families, and without provided supports, more children in Lawrence are living in crowded and unsafe conditions, in vehicles, motels, or being placed in child protective services custody due to lack of family housing. Childhood homelessness and poverty contributes to lifelong disparities in outcomes in health, education, and income. Transitional family housing is a key missing community asset, and represent a crisis for those families and in the community's ability to provide trauma informed housing first services.

The DCCCA "Close to Homes Transitional Houses" project will provide Transitional Housing Units for women in recovery from substance abuse. The homes will house women who have struggled with substance abuse but have newly entered recovery. The ten-unit transitional housing located on DCCCA's First Step at Lake View property in Lawrence is unique from other affordable housing in Douglas County in that it prioritizes individuals in early recovery from substance use, specifically pregnant and parenting women, who need an interim step between formal treatment and living more independently. These duplexes will be limited to Douglas County residents, but it has the potential to become a model for recovery services provided across the state.

### **Estimated Investment:**

HID staff recommends the City of Lawrence award \$600,000 in ARP funds for construction and infrastructure costs. DCCCA has entered into a partnership with Bartlett & West for a new design build facility with an estimated cost for this build of \$4,013,022.00. Douglas County is providing \$800,000 of funding through the Behavioral Health Sales Tax, and DCCCA has requested \$200,000 in Affordable Housing Trust Funds, of which the full amount is being recommended by the Affordable Housing Advisory Board for funding. The remainder will be funded by additional public/private partnerships, a contribution from DCCCA's long-term investment accounts, and fundraising through grants, special events and private donations.

## **3. Bert Nash Supported & Rehabilitative Permanent Housing**

### **Summary:**

The 2021 Douglas County Supportive Housing Needs Assessment shows a need for 374 units of Permanent Supported Housing. Of those, 48 total units are needed for individuals with severe and persistent mental illness or other behavioral health needs experiencing chronic homelessness.

This project will create 22-24 permanently dedicated Permanent Supportive Housing (PSH) units above a commercial space. All units and services will be targeted for households experiencing homelessness, a Serious Mental Illness (SMI), no-low income, who qualify for a LDCHA HUD voucher.

Bert Nash will provide on-site, site dedicated supportive services, including supported employment services, and will seek to attract a commercial business operator willing to partner with the supported employment program to provide job opportunities for residents.

Bert Nash will own the building and operate the residential component. As the owner operator, Bert Nash can provide a more tolerant property management approach that emphasizes supporting services to help prevent the cycle of housing loss and homelessness. Owning and operating the building will also allow Bert Nash to retain the rental and Medicaid supportive service revenue to support the sustainability of the program and fund future development, with the intention of creating a self-sustaining PSH property development model.

A site location has not yet been identified. Bert Nash is working with the City and a private realtor to explore all viable options for development.

### **Estimated Investment:**

HID staff recommends the City of Lawrence award \$900,000 in City ARP funds for land acquisition and infrastructure costs. Bert Nash has additionally requested \$400,000 in Affordable Housing Trust Funds, of which \$108,000 was recommended by the Affordable Housing Advisory Board and is pending City Commission approval. If awarded all recommended funds, the City would provide an approximate investment of \$1,008,000. This matches the Douglas County investment of \$1m. The project is also anticipated to receive approximately \$2.5m in state ARP funds through the Kansas Department for Aging and Disability Services. The remainder will be funded by additional public/private partnerships, fundraising through grants, special events and private donations.

## **4. Homeless Outreach Response and Engagement**

### **Summary:**

The Housing Initiatives division is requesting two contract employees for assistance to the Homeless Programs Team in their work with those experiencing homelessness in Lawrence. The first contracted employee would be tasked with Street Outreach (up to eight month contract) and the second would be assisting the city with public engagement around homeless programs initiatives (up to 12 months).

The outreach position (One position) is an eight-month request. This is one position is to bridge the gap between now and the award determination for the City's application to the Kansas Statewide Homeless Coalition to implement a new program, the Street Multi-Agency Outreach Response and Engagement (SMORE) team. This team of three street outreach workers would provide primary outreach to individuals living in shelters and those who are unsheltered. This team will connect this population with basic needs, physical and behavioral health care, vital documents, and transitional/permanent housing solutions. This application has been submitted and the funding, if approved, will likely not be available until the middle of 2023. This has left a large span of time where the City is working on short-term and longer-term responses to assist those experiencing homelessness where an interim contracted street outreach worker/peer support advocate could be critical to assist in what the Homeless Initiatives Team is working to accomplish, notably at sites that have a population of unsheltered individuals. The HID team would like to contract this position with a service provider agency for the dedicated street outreach team member to assist in our work.

The public engagement position (one position, housed in Planning and Development Services) is a critical need due to the nature and depth of the work that the HID team is doing in the area of homelessness and recommendations of solutions for those experiencing homelessness. This professional would work in conjunction with the City's

Communications team and would assist the HID team in all aspects of public engagement including citizen and stakeholder engagement, public education, public notifications, communications, and other such duties. This position would work directly as the link between the City's Communications team and the work that the HID is undertaking.

This item directly impacts Strategic Plan indicator SWN-6 in regard to the Homeless Point in Time Count.

#### **Estimated Investment:**

The HID staff is recommending up to \$100,000 for the Street Outreach worker and up to \$100,000 for the Public Engagement professional. Total of \$200,000

## **5. Tenant Rights Education and Counseling**

#### **Summary:**

The goal of this program is to help stabilize renter housing, avoid evictions, and ensure safe and healthy rental units. Lawrence and Douglas County are investing resources into Landlord education and counseling, but have decreased or eliminated investments in tenant education and counseling. This project proposes to provide tenant rights and legal education, tenant counseling, and connects to legal counsel when appropriate. This project would issue an RFP for services from a HUD certified provider.

#### **Estimated Investment:**

An estimated investment of \$85,000 annually for three years is anticipated to ensure tenant counseling and education in the Lawrence service area.

## **6. Host a Housing AmeriCorps**

#### **Summary:**

AmeriCorps is a network of local, state, and national service programs that connects Americans in intensive service to meet community needs. Members serve in full or part-time positions over a 10-12 month period. Upon completion of their service, members receive a Segal AmeriCorps Education Award. Members also have access to other benefits such as: health insurance, child care, training, and student loan forbearance during their service. Members also receive a modest annual living



allowance depending on the terms of their program. United Way of Douglas County facilitates a local AmeriCorps program with the goal of capacity development.

The AmeriCorps member would serve within the HID to provide additional capacity for affordable housing community engagement efforts. The member would be responsible for coordinating community conversations and forums, producing print and online materials on affordable housing needs, resources, providers, goals and accomplishments, and convene local affordable housing providers for collective impact projects.

#### **Estimated Investment:**

The City would provide a stipend to the AmeriCorps member at a total rate of \$3,500 for every 675 hours of service per year. The total three year commitment is \$10,500 to host one member at 675 hours per year.

## **7: Housing Needs Assessment**

#### **Summary:**

Conduct updated Housing Needs Assessment/Housing Market Analysis. The goal of assessment would be to identify current housing needs after the drastic changes in market conditions during the pandemic. The study is a critical policy document, and provides an updated and detailed analysis of household affordability throughout all population segments of the community. The most recent [Housing Market Analysis](#) was conducted in 2018, and therefore the City may wish to consider the opportunity to conduct a 5-year update in 2024. The assessment will help to directly guide and inform additional strategies for SWN-5 and SWN-6, and will serve as an important asset for other city and community plans and assessments, including the Affordable Housing Advisory Board, the Consolidated Plan, and the Lawrence Douglas County Health Assessment and Plan.

#### **Estimated Investment:**

The estimated investment is \$65,000 - \$75,000

## **8: Potential Modular Home/Tent Project and Family Shelter/Services Campus Project**

#### **Summary:**

We acknowledge the need for three sheltering types in the community. One of those is the ability to provide sheltering options for those who do not seek congregate sheltering and are not necessarily ready for temporary or transitional housing options. Staff is exploring the opportunity to invest in tiny modular homes, which are a proven strategy utilized in working with a community's population of those experience homelessness. This can be an alternative to tents in service site locations, and they provide a dignified and scalable shelter option. These are each constructed in about 30 minutes each and can provide a mechanism to assist those experiencing homelessness move along the continuum of housing in our community. This plan is in the very early stages but follows the pathway set by the HID for seeking out longer term solutions to our unsheltered population. There would be a cost involved in the units, the site prep, operations, and other miscellaneous items.

The second type of shelter as noted above consists of sheltering options for families, single females, and youth experiencing homelessness. This project can use some of the same principals as the best practices listed above, but can also be scaled in a setting for family/women/youth sheltering. Ideally this project would be placed in a location that could be utilized as a services campus.

#### **Estimated Investment:**

Estimated investments are contingent on site selection(s) and infrastructure in place. Staff is estimating a start-up and limited operational budget of \$4,650,000. The number of modular homes would be contingent on property location(s), infrastructure in place, rehab costs of structures located on the identified site, etc. The city would likely would look for a partner agency to operate the location(s).

#### **Other possible funding options for programming homeless and affordable housing needs:**

The City of Lawrence has been awarded \$1.6 million in HOME ARPA funds. The State of Kansas also has been awarded significant ARPA funds for housing. The state funds will be competitive with applications out at the beginning of 2023. The City has engaged a consultant to develop a plan for the City HOME ARPA funds, which has to be submitted to the U.S. Department of Housing and Urban Development by the end of March 2023.

There may be possibilities for additional federal funds for housing, which the City is monitoring.



## Why the project is needed

There are approximately 16,994 Black (5,746), Latinx (7,947), and Native American (3,301) persons in Douglas County. The 2019 KDHE Annual Summary of Vital Statistics reports 158 live births among these populations annually. Low birth rate, prematurity, and infant death continue to be roughly double for these families compared to white families in Douglas County. Two programs – Doulas of Douglas County and Centro Hispano provide services, including prenatal care, to support families of color and address the disparity of birth outcomes and promote healthy families. Both agencies currently need a location to provide services to families expecting or with young children. The need for the services by these programs has grown to the point that having a location will give them capacity to provide their services to more people, more effectively. Given how closely these agencies work together to provide services to a shared population, and that they are both under the umbrella of Success By 6 (SB6), coming together under one roof, sharing resources and the cost of overhead, seemed favorable to both agencies. Centro Hispano provides bilingual care coordination and therapy prenatally through age 5 to Spanish speaking, immigrant families. Centro Hispano also serves indigenous families. In many cases, extended families often live together in single family dwellings and lack privacy, giving rise to the need for a safe place to meet with Centro Hispano's Care Coordinators. Doulas of Douglas County addresses the disparity of birth outcomes for Black, Indigenous, People of Color and Spanish speaking immigrant families by providing critical support and information throughout pregnancy. These families need a location to meet with their doulas, a community closet with items such as maternity clothing, breastfeeding pumps, and other supplies donated to be loaned. These families also need a place to meet with others who share their experiences of discrimination and racism. Successful parenting from pregnancy through age five requires solidarity and social support of a network of other parents that share common experiences and identities. With a Preschool Development Subgrant from the KS Children's Cabinet and Trust Fund, SB6 has successfully developed a network of BIPOC and Spanish speaking doulas to develop relationships with these families. Currently, the Doulas of Douglas County provide their services remotely, or in the field. In some instances, it is necessary to meet with individuals or families away from their homes, in a safe and culturally responsive environment. These doulas have made clear that a location with a sense of place is needed to improve these families' solidarity, reduce social isolation, and facilitate shared parenting. It would also facilitate collaboration among staff to better support families with strategies building better health and wellness. The location and design of a place for families served by Centro Hispano and Doulas of Douglas County must consider physical as well as cultural accessibility. Centro Hispano staff report that many Spanish speaking immigrant families feel uncomfortable entering most existing institutional facilities. The intimacy involved in pregnancy, birth, infant care, need settings that engender trust and emotional security. Centro Hispano serves about 70 families annually. Doulas of Do. Co. about 50 families per year.



## **Detailed description of the scope and nature of the work to be completed**

SB6 proposes to bring together land, labor, and capital to produce a place where Centro Hispano and Doulas of Douglas County can provide direct services and material support to BIPOC and Spanish Speaking Immigrant families who are either pregnant or parenting young children. We propose to build and furnish a facility – a place designed for and by Doulas and Centro Hispano Care Coordinators and the families they serve. This place will also have two offices for SB6’s administration. This will become a community center for the persons served by Doulas of Douglas County and Centro Hispano. City of Lawrence Funds will be used for construction of the building and any site development. City Planning Dept. has convened a pre-application meeting including city engineering and services to review the concept plan and identified no issues that would prevent the proposed project from approval. Centro Hispano and the Doulas and SB6 staff and Board have participated in the development of a design by the KU Architecture & Design 5<sup>th</sup> year Studio. This has yielded floor plans, elevations, site plan, renderings (attached), and construction materials and specifications for builder bids. The Site was recently purchased by Tenants to Homeowners, a supporter of the project. SB6, the Doulas, and Centro Hispano, and Tenants to Homeowners are exploring, with support from the KU Architecture Studio, the feasibility of adding two units of transitional housing to the project. The SB6 Board is planning to launch a capital campaign that will involve the development of a simple message, campaign strategy, KU design drawings, and include participation of Centro Hispano and Doulas stakeholders and supporters.

## **Expected outcomes and benefits**

Families served by Centro Hispano and Doulas of Douglas County will have a place where a rich community is cultivated. A place where families can come together for mutual support in many areas of life. A place for culturally relevant parenting and birthing classes, playgroups, breastfeeding support groups, and to meet one-on-one with care coordinators and doulas. A place where Doulas can collaborate to plan services, plan strategies to reduce disparities in birth outcomes and advocate for equity and justice in reproductive health. A place to provide training for BIPOC midwifery and host events engaging the medical community on issues of equity and implicit bias. A place where families with mixed citizenship status can feel safe. A place from which both groups can effectively negotiate their place in the larger white dominant community. A place that becomes a resource to improve the health and well-being of vulnerable families that are pregnant or parenting young children by addressing the social determinants of health and accessing protective factors.

## **Request**

We are requesting the City of Lawrence to participate financially in the construction. We are able to work with the City on the timing, amount, and specific project components of that participation.





## Community Center Proposal 1835 Haskell Avenue

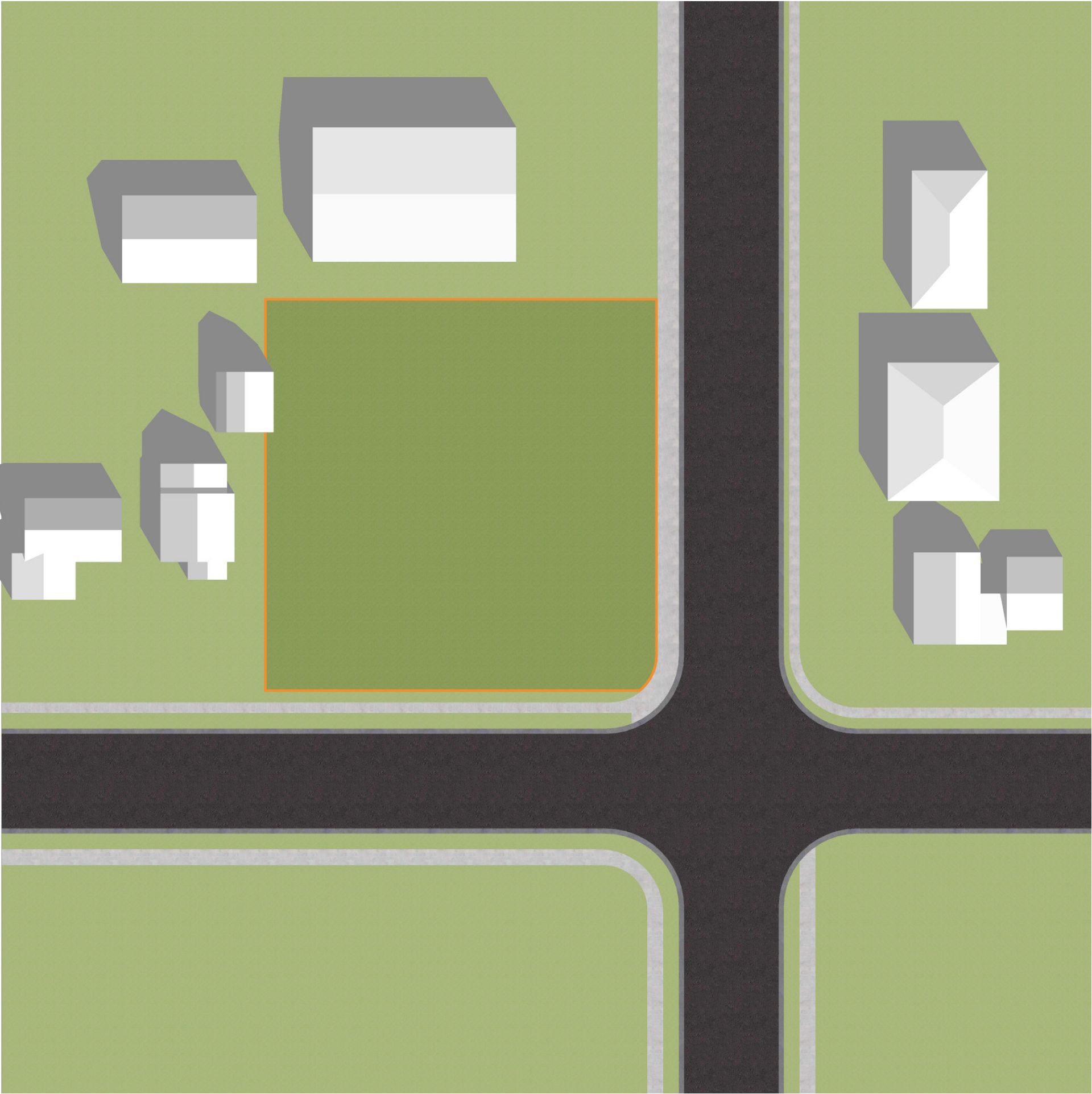
Centro Hispano  
Douglas of Douglas County  
Success By 6 Coalition



# EXISTING SITE

orange line indicates property line

building setbacks & parking requirements determined by Office-Commercial zoning





PREVIOUS DESIGN PROPOSALS

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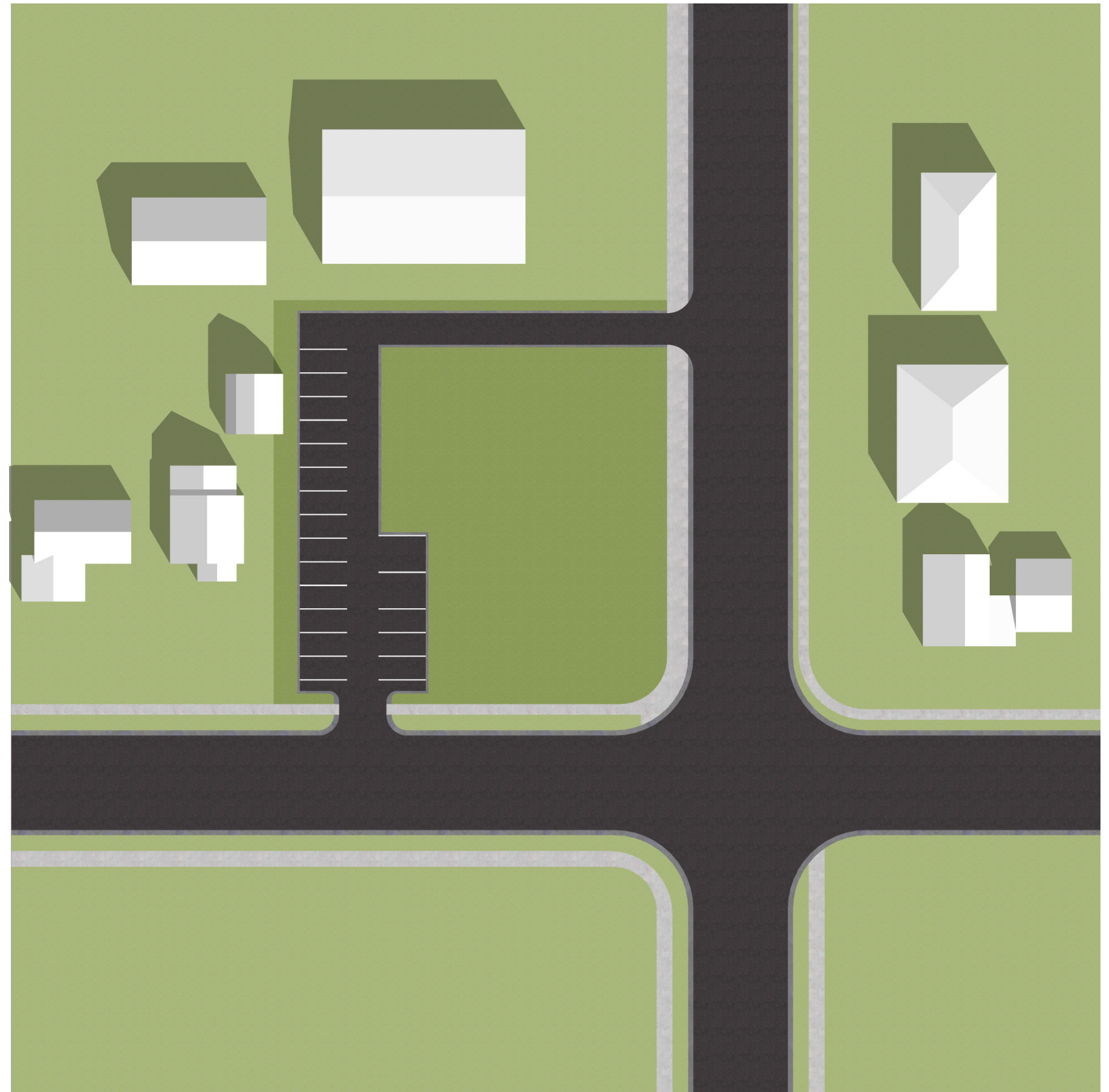




# PROPOSED SITE

two lanes of parking to  
accomodate the exact number of  
spaces as set by the Lawrence  
Development Code set on a one-  
way drive lane

partial parking lane on east side  
opens more square footage for  
building footprint





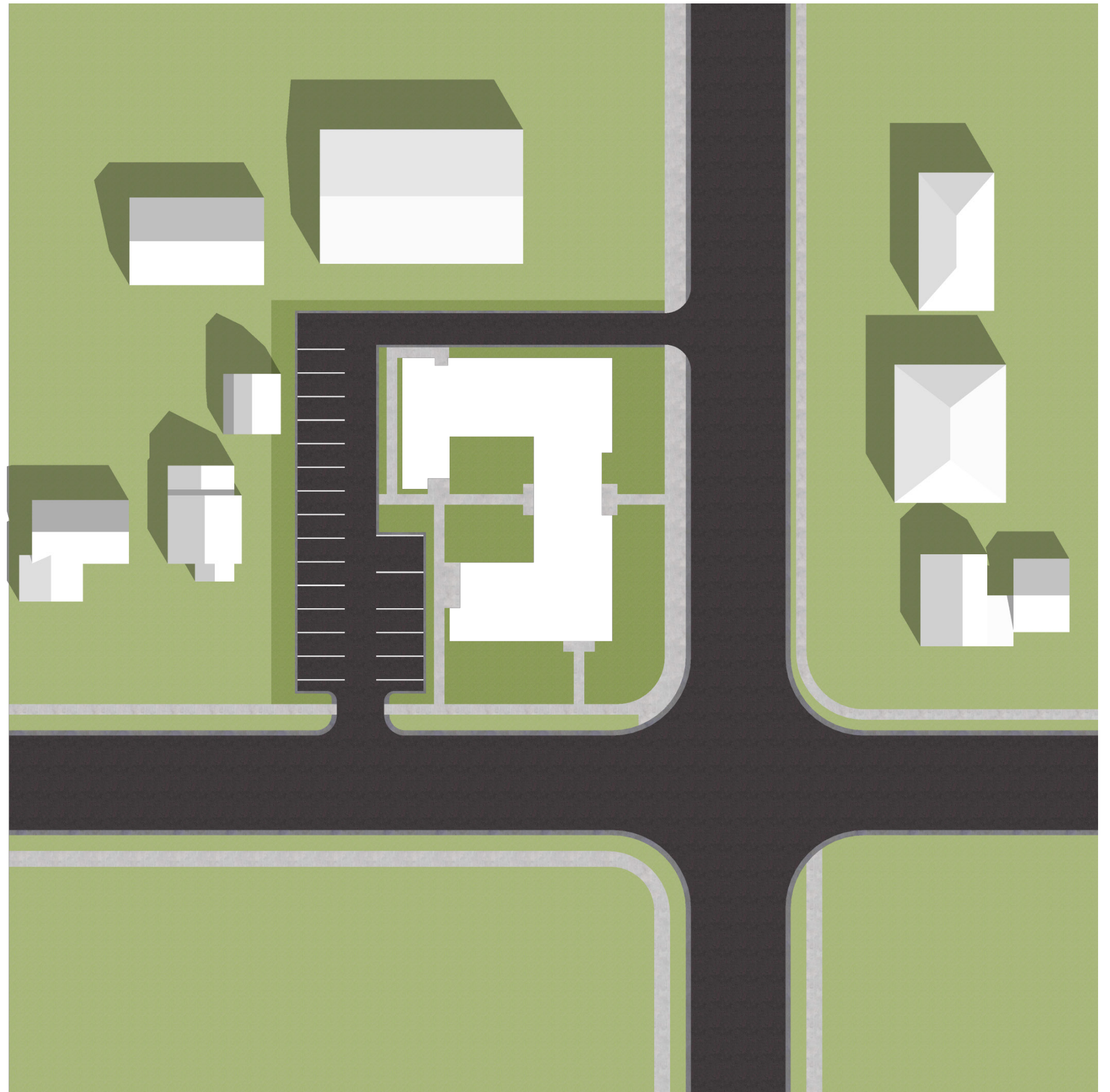
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u-shape is extended to form a  
near-closed loop

landscaping physically encloses  
private courtyard ideas





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landscaping physically encloses  
private courtyard ideas

atrium and retail space establish  
entrances on both 19th & Haskell

## Program Organization

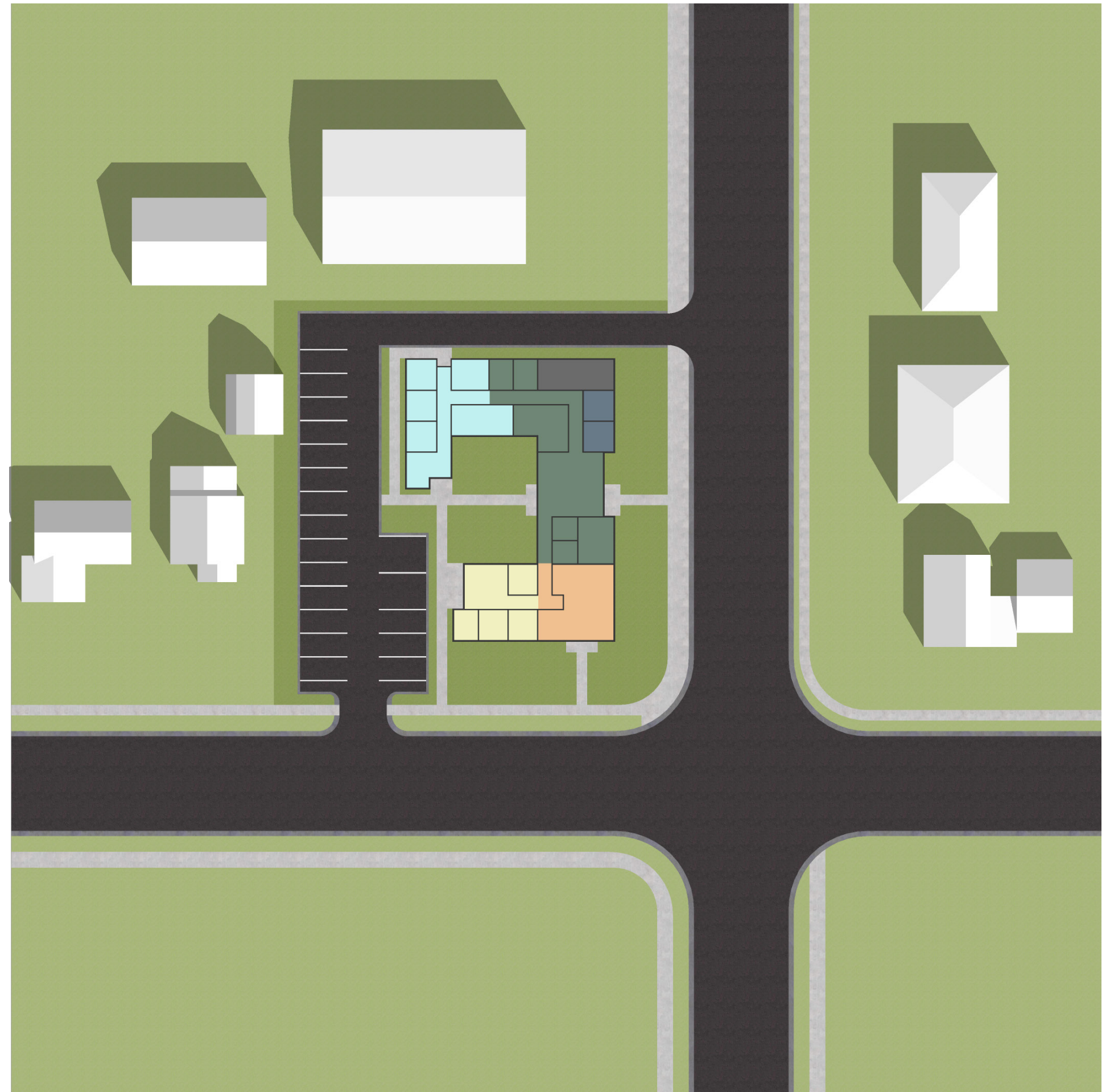
doulas of douglas county

centro hispano

shared spaces

success by 6

retail



FLOOR PLAN



5,850 sq ft  
@ \$225/sqft

\$1,316,250.00  
est. construction

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# FORM GENERATION

roof is angled at an optimal position for solar panels

wing entrances are covered by awnings

lobby roof lifts higher to allow clerestory lighting & reinforce visual connection between the courtyard and Haskell Street

curtain wall at lobby reinforces connection between the courtyard and Haskell Avenue

wood paneling exterior  
references sustainable building practices

trees line Haskell and 19th

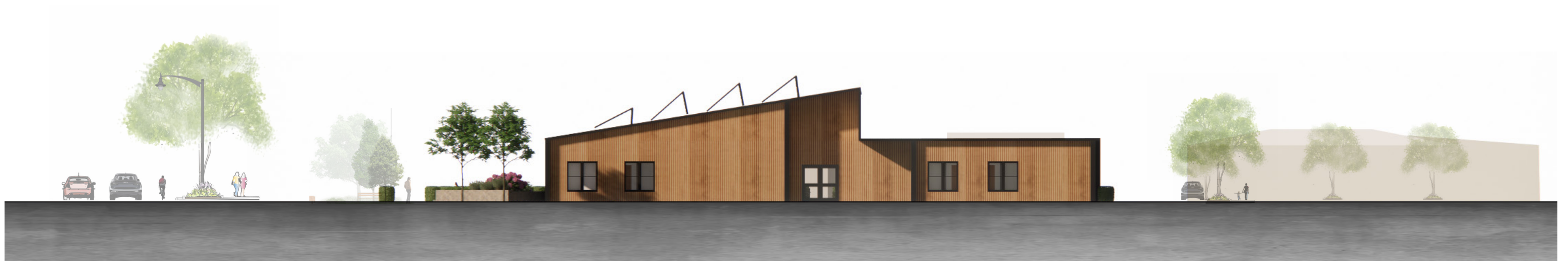




**West Elevation**  $1/20' = 1' - 0''$



**West Section**  $1/20' = 1' - 0''$



**East Elevation**  $1/20' = 1' - 0''$





**South Elevation**      **1/20' = 1' - 0"**



**South Section**      **1/20' = 1' - 0"**



**North Elevation**      **1/20' = 1' - 0"**



INTERIOR COURTYARD





GARDEN, OPEN TO PUBLIC VIEW





INTERIOR - OPEN MEETING SPACE

