

Lawrence Association of Neighborhoods

Draft Meeting Minutes

Lawrence Public Library

February 20th, 2019 7:00 p.m.

Participants: Courtney Shipley, Dad Perry Park/Kasold; David Longhurst, Downtown Lawrence Inc.; Edna Mosher, Schwegler Neighborhood Association co-representative; Eric Kirkendall, Old West Lawrence Association representative; Gary Webber, Sunset Hill Neighborhood Association co-representative; Jim Carpenter, Planning Commission Member; Kyle Thompson, Oread Residents Association; Lisa Larsen, Mayor, City of Lawrence / West Hills neighborhood resident ; Melinda Henderson, Brook Creek Neighborhood Association representative; Phil Collison, East Lawrence Neighborhood Association temporary representative; Sean Williams, Hillcrest Neighborhood Association representative; Stuart Boley, City Commissioner, resident Schwegler.

Accept [minutes from January](#): Webber reported no comments received as of the meeting. Henderson moved to approve the minutes, Kirkendall seconded, motion passed.

Treasurer's Report: Edna Mosher: balance of \$2955.11, 9 paid member neighborhoods.

[Neighborhood Update from Planning and Development Services](#) - Becky Pepper, city planner: Pepper was unable to attend. Carpenter reported that the Planning Commission is taking comment on Chapter 6 of Plan 2040 on Monday evening, February 25. On Wednesday evening, Feb. 27, 3 additional STR applications will be addressed. The STR application on Holiday Dr. has generated a protest petition. Big Springs Quarry will also be addressed on 3/27. Henderson asked about retail market study planned for March, Carpenter reported it would not be ready. Shipley reviewed the schedule for Planning Commission hearings on Plan 2040, copied below:

Planning Commission will continue public comment and discussion during their monthly meetings, tentatively scheduled as follows:

Monday, February 25, 2019	Chapter 6: Natural Resources
Wednesday, February 27, 2019	Chapter 6: Natural Resources
Monday, March 25, 2019	Continue discussion of Chapter 2: Growth & Development
Wednesday, March 27, 2019	Chapter 4: Transportation
Monday, April 22, 2019	Chapter 3: Lawrence Neighborhoods & Housing
Wednesday, April 24, 2019	Chapter 5: Economic Development
Monday, May 20, 2019	Chapter 7: Community Resources, Chapter 8: Appendix
Wednesday May 22, 2019	Final work & consideration

Speaker –Brad Karr, CDBG Programs Analyst, Community Development Division, Planning and Development Services; [“2019 CDBG and HOME Applications”](#) (MS PowerPoint)

Lawrence receives federal community development funds from two major funding sources: Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). The city also receives money from the state for sheltering of homeless.

- Both CDBG and HOME utilize [“Step up to Better Housing”](#).
 - Emergency Shelter
 - Transitional Housing
 - Permanent/Permanent Supportive Housing
 - Neighborhood Revitalization
 - Community Facilities
- All programs/activities require an environmental review before funds may be committed.

- 2019 CDBG funds estimate: \$700,000
- To be eligible for funds, income limits apply to both programs.
- CDBG funds both public services (no more than 15% of total) and non-public service programs (primarily capital improvement)
 - Projects must:
 - benefit low- and moderate-income individuals (LMI),
 - prevent slums or blight (none in Lawrence), or
 - meet urgent needs, such as an emergency situation or catastrophe.
 - Priorities include services that respond to critical needs, of high benefit to LMI.

<ul style="list-style-type: none"> ▪ Employment ▪ Education ▪ Child Care ▪ Health ▪ Crime Prevention ▪ Drug Abuse 	<ul style="list-style-type: none"> ▪ Fair Housing Counsel ▪ Welfare ▪ Recreational Needs ▪ Homebuyer Assistance ▪ Energy Conservation
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HOME funds are for put housing units in the ground or putting persons in housing.

- May be new construction, reconstruction, rehabilitation, or tenant based rental assistance.
- The city is required to match all HOME funds.
- Minimum of 15% must be allocated to Community Housing Development Organizations. (Tenants to Homeowners in Lawrence) Funds must be used for housing.
- Brad is currently monitoring around 450 houses that have received funds.

Henderson asked if representatives to the Community Development Advisory Committee from low-mod NAs were able to vote on proposals. Karr replied that if CDAC reps are on the board of a neighborhood association submitting a proposal, that rep. will be asked to recuse themselves from discussion of all proposals from that pot of money. Collison asked why ELIA low-mod rep was denied. Brad replied that each neighborhood association may have only one low-mod rep at a time, and that ELIA already had one.

New data has arrived on income and CDBG eligibility. Seven neighborhoods that were low-mod are no longer low-mod. They are Breezedale, NLIA, OWL, Park Hill, Stoneback Ridge, Sunflower, and Woods on 19th. The city went from 25 eligible NAs in 2017 to 19 NAs that are CDBG eligible. An interactive map of the neighborhoods with HUD data is available online on the city web site and will be updated with the new data soon. *(Karr provided the following links related to this presentation after the meeting.)*

- [City of Lawrence Community Development Division website](#)
- [PowerPoint on CDBG and HOME](#)
- [Step Up to Better Housing strategy](#)
- [OLD DATA - Census tract and block group breakdown for Lawrence](#)
- [NEW DATA - Census tract and block group breakdown for Lawrence](#)
- [Kansas Entitlement Cities 2017 vs. 2018 low mod changes](#)
- [HUD interactive map for the NEW low- and moderate-income data](#)
- [City of Lawrence version \(OLD DATA\) of the interactive map](#)

The City version has not yet been updated with the new data set from the 2011-2015 ACS. When we have the new data loaded in the City version, the address might change. If so, I will send an update to the new location, and it will be listed on the city Community Development website at: <https://lawrenceks.org/pds/CDBG/>.

Neighborhood reports:

- Shipley reported that Centennial is inactive, she is helping them rebuild.
- Henderson reported that Brook Creek has a new president, Jessie Branson, and they are brainstorming for future goals.
- Schwegler will be getting a new president. They are involved in the bicycle boulevard development program.
- ELNA ramping up for art sale on March 31. They are also talking about opportunity zones.
- OWL recently had annual meeting, Bill Tuttle is the new president.
- Hillcrest has a new president, Bill Huebner. They are concerned about the Quick Trip development at 9th and Iowa.
- NLIA had Cabin Fever Chili Feed on Feb 10, with 230 attending. Development west of Johnies is going well, negotiating height of building and storm water. They are also attempting to include a grocery store in this development. They are also discussing how to repurpose the depot.
- ORA is working on changing rental registration program, and recently wrote a letter supporting drop-in center on Kentucky.

Update on Opportunity Zones in Brook Creek, East Lawrence, and Barker neighborhoods: Kirkendall reported that an ad hoc committee has been looking at the literature around Opportunity Zones (OZ). There are risks of gentrification and expelling low income residents when development occurs in opportunity zones. They believe that the consensus is that cities must be involved and proactive to ensure that negative consequences are minimized. Recommended next step is to collaborate with all partners to make certain that negative consequences are avoided. Henderson reported that Brook Creek has been discussing this as well. Harrod noted that an article in the New York Times today is a good primer on OZs. Kirkendall mentioned there are tools including tough standards for inclusion of affordable housing, requirements for community benefits, and similar guardrails for development. Kirkendall asked for a letter of support from LAN. Shipley asked to vote in March to allow time for members to read the report and article. *Kirkendall provided the following support documents after the meeting:*

- [Opportunity Zones in Lawrence, Kansas: A Preliminary Summary of Possible Threats and Opportunities](#)
- [Recommendations for Opportunity Zones Leveraging private investment for equitable economic development](#)

Harrod suggested that a recent article in the NY Times would be a good primer for OZs. He provided the following link: ['Opportunity Zones' Offer Tax Breaks and, Maybe, Help for Communities](#).

Update on City communication with neighborhoods: Shipley reported that ordinance stated that when development occurs the city is required to notify adjacent property owners and neighborhood associations. SMART code requires developer to notify adjacent property owners. Larsen reported that notification to neighborhoods is being discussed by the commission and staff.

Downtown Master Plan update: In April, the plan will come before the city commission.

Special Use Permits for Short Term Rentals update: deferred

New schedule of Horizon 2040 meetings: deferred

Motion to adjourn from Webber, motion passed. Meeting adjourned at 8:55 p.m.