



Tenants to Homeowners, Inc.
The Lawrence Community Housing Trust Program
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1.28.2015

Dear City of Lawrence Commissioners,

TTH is developing a 2.1 million dollar project called Cedarwood Senior Cottages with 14 units of independent living townhomes that will allow seniors to age in place. These units will be energy-efficient and will be fit with the latest in smart technology systems. Our community building will also have a telehealth kiosk that would allow residents to take vitals and communicate with their doctors. This development will be a showpiece for residential infill, innovative senior affordable housing, and community partnerships.

TTH has spent three years working hard to bring \$1,965,000 in grant funding, project income, and financing to this project. The county has donated the land (260,000) and we have requested and received some federal funds (85,000), but federal sources have been reduced by 66% and are greatly depleted. TTH will use revolving funds to avoid construction interest and has lowered its developer fee to 2.5% (vs. typical 15%) and we still need to fill a gap of \$135,000. We are requesting city help with \$100,000 this gap as much of it has been created by additional requirements for public improvements through the planning process. We don't disagree with the need for many of these improvements, but request help with the cost as many of these requirements are addressing existing problems or needed infrastructure maintenance and benefit not only the nonprofit senior housing development, but the surrounding neighborhood, the United Way Center--and the 25 nonprofits they office.

This development is an excellent example of a partnership between Douglas County, City of Lawrence Planning and Community Development, and the nonprofit. TTH is bringing \$945,000 in grants from outside sources, but to keep rents affordable, stay in compliance with these leveraged funds, and make this project the energy-efficient, high quality project that seniors deserve, we need a commitment of public improvement gap funds.

This type of help has been granted to other worthy for-profit developments that provide housing affordability, public benefits, and economic development. This project provides all of these and more—a nonprofit developer who recycles any unexpected profit back into the community. The development's affordability (and management) will not be a short term commitment for 15 years, but provided in perpetuity because that is TTH's mission. Public improvements will not only revitalize the surrounding low-income neighborhood, but will improve the UWC that leases offices to nonprofits who serve the wider Lawrence community. Economic development will truly be created because TTH only hires locally, TTH is increasing senior service partnerships, affordable housing allows seniors to spend locally and afford to stay in Lawrence, and as a new model of senior housing we will spur additional senior development to meet the ever growing need. We appreciate your time and have attached a list of items to consider helping with.

Sincerely,

A handwritten signature in blue ink that reads 'Rebecca Buford'.

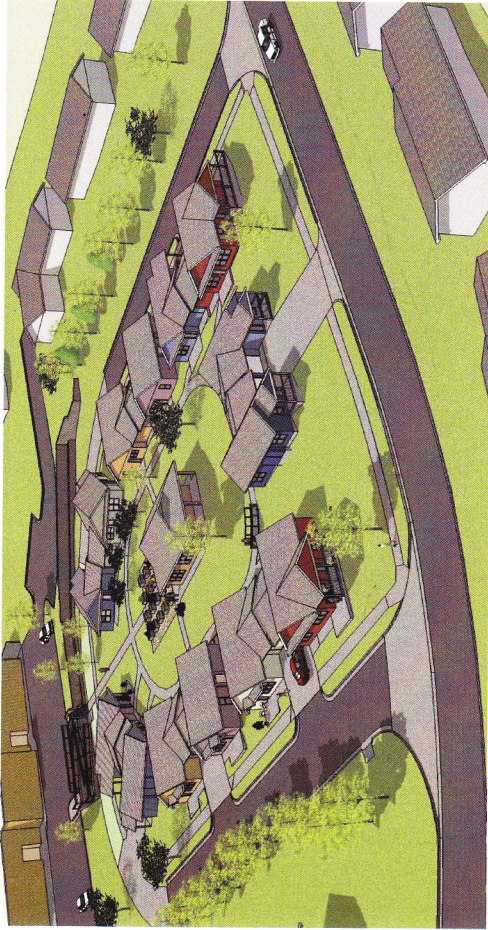
Rebecca Buford
Executive Director, TTH, Inc.

Infrastructure Items Requested for Cedarwood Senior Cottages

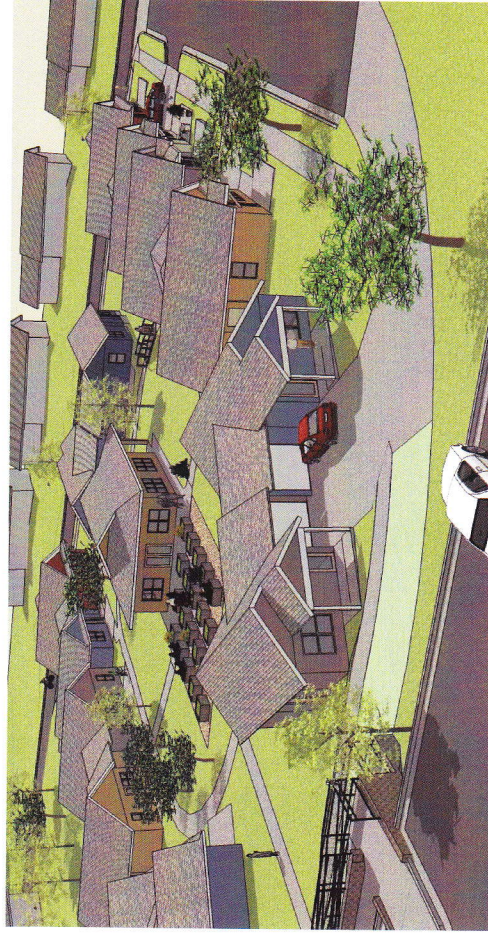
1. We request the requirement for 100 yards of sidewalk on Ridge Court in front of the United Way Center owned by the County. This will be a major public improvement and is on a separate block from the project. \$6,000.
2. We request the cost for the sidewalk along Cedarwood in front of the project and running north to 25th St. This sidewalk creates connectivity from this senior site and the Cedarwood neighbors to the surrounding services on 23rd St., transportation on Ridge Court, and the front and back entrances to the United Way Center via 25th St. Cedarwood currently has no sidewalks so this is a public improvement for the low-income neighborhood. \$15,000.
3. We request the cost for the storm sewer public improvements including: new storm sewer curb inlet required to replace the existing one which is old masonry block and for installation of new storm sewer piping and a curb inlet south of the existing inlet that does not currently have the capacity to meet gutter run-off. All of these costs are public improvements that the city would have to take on as part of infrastructure maintenance. This will also help address the neighbors' current concerns about drainage problems that already exist. \$22,075.
4. We request the cost for the 2 required fire hydrants, as the current spacing is too great for new code. As this is an infill that is not adding new city streets, the current hydrants should meet code or be updated with public improvement dollars. \$7,000.
5. We request the cost to replace an existing sanitary sewer line because it is currently not within code depth. \$3,500.
6. We are requesting the cost of the grass pavers required for additional turn around room for fire and medical vehicles on each side of the access streets. We understand the need to allow access to emergency vehicles but with driveways along the access streets requiring an additional two 20'x 26' ft. paver turnaround added an additional cost of \$16,000.
7. We are requesting the cost of the detention pond grading and parking lot improvements on the current United Way parking lot. These are public improvements as the UWC is a County owned building leased affordably to nonprofit organizations that serve our community. These improvements will not only allow for more parking spaces, but will also address drainage issues on the current site. This detention pond addresses drainage that comes from the neighbors southwest of the UWC lot's West Tract which empties into yards on Cedarwood east of the UWC. This issue is not caused or worsened in any way by the new development, but is an area drainage issue. The new development will provide and pay for drainage systems on its property that will divert much of this water directly into the sewer, but this designed drainage will work much better if detention collection is created outside of the project property. Although the county owns this lot, they have already contributed \$260,000 to this affordable housing development by donating the land. We request the city contribute to these public improvements that address public service parking and drainage management in the neighborhood. Cost \$25,800.
8. We are requesting 25,000 of the cost of water service installation fees and system development charges associated with the Sanitary Sewer City Project #14S009 and 2" waterline and meter installation per city project #14W006. Estimated total cost of 75,010, but we are only requesting help with 1/3 of the cost.

Total Options listed in these 8 items add up to \$120,375 and we are requesting help with \$100,000 to enable us to move forward with this project, but wanted to give you the opportunity to choose from several justifiable items. We appreciate your consideration and support of affordable senior housing for the Lawrence community.

TENANTS TO HOMEOWNERS • ACTIVE SENIOR HOUSING AT CEDARWOOD



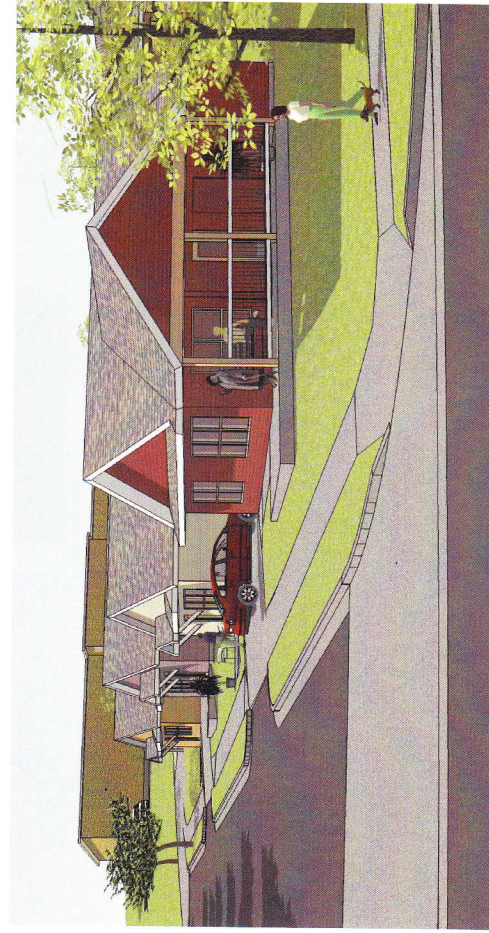
AERIAL VIEW LOOKING NORTHWEST



INTERIOR VIEW LOOKING NORTHEAST



INTERIOR VIEW LOOKING TOWARD GARDEN HOUSE



STREET VIEW LOOKING WEST FROM CEDARWOOD

TENANTS TO HOMEOWNERS • ACTIVE SENIOR HOUSING AT CEDARWOOD

