

**OREAD NEIGHBORHOOD ASSOCIATION**  
 Quarterly Performance Reports - Budget Year 2007  
 August 2007 through July 2008

As stated in the Oread Neighborhood Association 2008 CDBG application, the neighborhood's goal is to reduce structural blight. Blight related issues are routinely addressed at each monthly neighborhood meeting. These topics are highlighted below and include: follow-up on specific properties that have been identified as structurally blighted, discussions of proposed demolitions, over occupancy concerns, and requests for parking variances. The potential for increased density can compromise existing housing stock as properties are converted from owner-occupant to high-occupancy rentals. Without the ongoing diligence of the neighborhood association, this trend could result in an increased potential for deteriorating housing stock. CDBG funding is critical to the neighborhood's ability to continue efforts to reduce and/or prevent blighted conditions in the neighborhood.

<b>August - October 2007</b>		
Date	Activity Description	Number of Attendees
First week of August	Distribution of Neighborhood Newsletter	Sent to +2,200 residents
8/1/2007	ONA representation at Lawrence Association of Neighborhood meeting	1
8/9/2007	Neighborhood Party - Kicked off 30th year of the neighborhood association! Neighbors participated by bringing food/beverage of their choice to share. Live music was provided by Truckstop Honeymoon	50+
8/23/2007	Monthly Neighborhood Meeting <u>Blight Related Discussion:</u> <ul style="list-style-type: none"> <li>• 1232 Louisiana, 1043 Indiana and 1121 Vermont: Follow up on structural blight issues</li> <li>• Discuss zoning, parking, property use, parties and increased density in Oread. Form subcommittee to prepare a plan for a study session with the City Commission.</li> <li>• 1045 Tennessee: Follow up on over-occupancy issue (six residents instead of four)</li> </ul>	10
9/5/2007	ONA representation at Lawrence Association of Neighborhood meeting	1
9/16/2007	Planning Meeting: Prepare for study session with City Commission	3
9/27/2007	Monthly Neighborhood Meeting <u>Special Guests:</u> Sandra Day, Planning Department, and Brian Jimenez, Neighborhood Resources, talked with neighbors about zoning, over occupancy concerns, boarding houses, parking, updating the neighborhood plan, and other related concerns affecting Oread. <u>Blight Related Discussion:</u> <ul style="list-style-type: none"> <li>• 1232 Louisiana: Continue follow up on structural blight. The city has contacted the property owner regarding options for the structure.</li> <li>• 1043 Indiana (KU property needs paint): It was learned that the University plans to demolish the house and replace it with parking.</li> </ul>	12

August - October 2007		
Date	Activity Description	Number of Attendees
	<ul style="list-style-type: none"> <li>• 1121 Vermont (house and garage need paint): Court date continued to 12/14/07.</li> <li>• 900 Block of Louisiana: Follow up on environmental blight concerns (i.e.: excessive loose trash).</li> <li>• Study Session with City Commission: Consider preliminary agenda. Structural and environmental blight will be discussed.</li> <li>• Neighborhood Clean Up: This was schedule and will be announced in the fall newsletter;</li> </ul>	
10/3/2007	ONA representation at Lawrence Association of Neighborhood meeting	1
10/25/2007	<p>Monthly Neighborhood Meeting</p> <p><u>Blight Related Discussion:</u></p> <ul style="list-style-type: none"> <li>• 1232 Louisiana: The city reports that there has been some discussion about demolition of this property.</li> <li>• 1043 Indiana (KU property needs paint): The University has tentative plans to demolish the home and replace it with parking. The neighborhood would like to know if KU would consider selling the property.</li> <li>• 1121 Vermont (house and garage need paint): The city reported that the property had been painted.</li> <li>• BZA Parking Variances: 1339 Ohio and 1341 Ohio (i.e.: increased density / livability concerns).</li> <li>• Blight Survey: Finalize plans to be submitted in the CDBG application.</li> <li>• 1045 Tennessee: The city reports that there are still six living at this address. Will find out what course of action to take.</li> </ul>	8

November 2007 - January 2008		
Date	Activity Description	Number of Attendees
First Week of November	Distribution of Neighborhood Newsletter	Sent to +2,000 residents
11/4/2007	Neighborhood Clean Up	15
11/7/2007	Study Session with Lawrence City Commission	30+
11/7/2007	ONA Representation at Lawrence Association of Neighborhood Meeting	1
11/15/2007	<p>Monthly Neighborhood Meeting (Board Member Elections)</p> <p><u>Special Guests:</u> Neighborhood Resource Officers Trent McKinley and Tina Shambaugh</p> <p><u>Blight Related Topics:</u></p> <ul style="list-style-type: none"> <li>• Structural Blight: Follow up on structural blight at 1232 Louisiana and 1043 Indiana;</li> <li>• Study Session with City Commission: Discuss outcome of the November 7th meeting. A top priority would</li> </ul>	20+

November 2007 - January 2008		
Date	Activity Description	Number of Attendees
	be implementation of rental registration and how that might benefit / impact Oread property owners and the overall condition of the neighborhood.	
12/5/2007	ONA Representation at Lawrence Association of Neighborhood Meeting	2
12/16/2007	<p>Monthly Neighborhood Meeting followed by Holiday Gathering</p> <p><u>Blight Related Topics:</u></p> <ul style="list-style-type: none"> <li>• 1232 Louisiana: Discuss demo request to be considered by the HRC in January</li> <li>• 1043 Indiana: The decision was made to ask the Board of Regents and the Kansas Legislature to sell the property.</li> <li>• Blight Survey: Identify preliminary plans for beginning the survey.</li> <li>• 1045 Tennessee: Over occupancy continues at this address. City to consider text amendment to code.</li> </ul>	20+
12/20/2007	Meeting with Fritzel Group to discuss Oread Inn	6
1/7/2008	Meeting with Landlords of Lawrence: Discuss Oread's Study Session with the Lawrence City Commission	25+
1/24/2008	<p>Monthly Neighborhood Meeting</p> <p><u>Special Guest:</u> Loring Henderson, Lawrence Community Shelter</p> <ul style="list-style-type: none"> <li>• Review LCS 2007 annual activities report and discuss relocation plans being considered by the shelter.</li> </ul> <p><u>Blight Related Topics:</u></p> <ul style="list-style-type: none"> <li>• 1232 Louisiana: Discuss demo request and how/if the neighborhood should be represented at city meetings.</li> <li>• 1129 Vermont: Discuss house fire (rehab instead of demo / couch on porch started the fire).</li> <li>• 1043 Indiana (KU property): A request has been sent to the KS Legislature to sell to public. This should be considered during the current session.</li> <li>• Blight Survey: Propose having district representatives walk their section of the neighborhood to gather info for the survey.</li> <li>• 1045 Tennessee: Continue discussion of over occupancy issue. If the property owner would like to request reclassification to a boarding house, parking will need to be identified. The only other alternative would be to reduce the occupancy to four unrelated people.</li> </ul>	7

February - April 2008		
Date	Activity Description	Number of Attendees
First Week of February	Distribution of Neighborhood Newsletter	Sent to +2,000 residents
02/06/08	ONA Representation at Monthly LAN Meeting	1
02/28/08	<p>Monthly Neighborhood Meeting</p> <p><u>Blight Related Topics:</u></p> <ul style="list-style-type: none"> <li>• 1232 Louisiana: It is anticipated that the HRC will consider the request for demolition at their April 17<sup>th</sup> meeting. It is unlikely that the HRC will approve the request because there is no replacement plan.</li> <li>• 1043 Indiana (KU property): It is anticipated that the property will be available for sale to the public by late summer 2008. The neighborhood would like for there to be an allowance for parking in the sale.</li> <li>• 1129 Vermont: Code enforcement inquiry relating to occupancy (i.e.: increased density?).</li> <li>• Blight Survey: A checklist was drafted for consideration by the group. A rating scale will be used to identify structural blight items. The "owner on record" will be researched prior to reporting a property to the city.</li> <li>• Study Session with City Commission: Follow up with the city concerning implementation of a rental registration program and how much this would cost.</li> <li>• 1045 Tennessee (over occupancy): Review text amendment information provided by the city. This was for RS districts. The property in question is in an RM district. Does this apply across the board?</li> </ul>	10
03/05/08	Oread representation at the Senate Ways and Means Committee meeting. The proposed sale of the KU property at 1043 Indiana was discussed.	2
	ONA Representation at Monthly LAN meeting.	1
03/27/08	<p>Monthly Neighborhood Meeting</p> <p><u>Blight Related Topics:</u></p> <ul style="list-style-type: none"> <li>• 1232 Louisiana: To be considered at the April HRC meeting. Demolition w/o a replacement structure is being proposed.</li> <li>• 1043 Indiana (KU property): The Senate Ways and Means Committee considered the proposed sale with the addition of two lots to the north to allow for parking if the property can be sold to the public.</li> <li>• Blight Survey: The checklist still needs some work before the neighborhood initiates the survey. It is hoped that the walking survey can begin sometime in May.</li> <li>• Study Session with City Commission: A follow-up meeting has been scheduled with the City Commission on April 29<sup>th</sup>. A thorough staff report, addressing issues from the ONA study session has been received.</li> <li>• Approved Parking Variances (density concern): In the last five years, the BZA has approved 14 parking variances and denied four in the Oread neighborhood. Each request is unique and must be considered on a case-by-case basis.</li> </ul>	6

February - April 2008		
Date	Activity Description	Number of Attendees
	<ul style="list-style-type: none"> <li>1045 Tennessee (over occupancy): The city continues to identify how to address this situation. A code amendment will be proposed for RM districts for consideration by the Planning Commission in May or June. Oread neighbors would like for the city to ensure that properties are being used according to their designation and parking requirements are adhered to (density concern).</li> <li>Overlay District – District 1: The neighborhood plan needs to be updated. This will be presented to the City Commission as a priority at the April 29<sup>th</sup> meeting. Implementing overlay districts will help to preserve existing housing stock.</li> </ul>	
04/02/08	ONA Representation at Monthly LAN Meeting	1
04/17/08	ONA Representation at the Historic Resources Advisory Committee meeting <ul style="list-style-type: none"> <li>Two Oread properties were considered at this meeting; 930 Ohio, demolition with a replacement structure and 1232 Louisiana, demolition without a replacement structure.</li> </ul>	10
04/20/08	The Oread neighborhood hosted a water station for the Health Care Access marathon.	9
04/24/08	Monthly Neighborhood Meeting <u>Blight Related Topics:</u> <ul style="list-style-type: none"> <li>April HRC Discussion:               <ul style="list-style-type: none"> <li>1232 Louisiana: It is likely that the City Commission will be asked to override the HRC's denial to demolish without a replacement structure.</li> <li>930 Ohio: Demolition was denied. The replacement structure would have changed the historic character of the adjacent housing stock. The property is now for sale.</li> <li>A common theme seems to be that the cost of meeting city code and/or historic district requirements is too high for those who invest in income producing properties. Demolition and/or parking variances should not be used as tools to ensure profit margins.</li> </ul> </li> <li>1043 Indiana (KU property): The sale of this property to the public has been approved by the KS Legislature and this will now go back to the University to identify what will be included in the sale (i.e.: house only or house with lots for parking).</li> <li>Blight Survey: Neighbors agreed to conduct a trial survey to see how well the process will work. Several properties were identified for consideration by neighbors for this purpose.</li> <li>Study Session with City Commission: The following priorities were identified; improvements to the trash ordinance (private property), implementation of a rental registration program in multi-family neighborhoods, and update the neighborhood plan so that overlay districts can be established.</li> </ul>	12
04/25/08	An ONA landlord presented at the Seminar for Landlords, Owners, and Property Managers	2+
	Oread residents met with Brian Jimenez, Neighborhood Resources, to discuss items to be considered by the City Commission	2
04/29/08	ONA Representation at City Commission Meeting: Study Session Follow-Up	1

<b>May - July 2008</b>		
Date	Activity Description	Number of Attendees
05/07/08	Oread Representation at Monthly LAN Meeting	1
First Week of May	Distribution of Neighborhood Newsletter	Sent to +2,000 residents
05/22/08	<p>Monthly Neighborhood Meeting</p> <p><u>Blight Related Topics:</u></p> <ul style="list-style-type: none"> <li>• 1043 Indiana (KU property):</li> <li>• 1232 Louisiana: An appeal request was submitted in response to the HRCs denial of the request for demolition. This will be considered by the City Commission.</li> <li>• Blight Survey: Neighbors had a bit of a struggle categorizing the properties identified at the April meeting. The neighborhood's goal is to have a sample survey completed by the end of June.</li> <li>• 1045 Tennessee (over occupancy): A local property management group has been identified and contacted by the city. They are aware of the occupancy limits and there are now only four individuals living at 1045 Tennessee.</li> </ul>	8
06/10/08	ONA Representation at City Commission: Demolition of 1232 Louisiana considered.	6
06/19/08	ONA Representation at HRC Meeting: 925 Maine and 930 Ohio Rehab proposals considered.	4
06/26/08	<p>Monthly Neighborhood Meeting</p> <p><u>Blight Related Topics:</u></p> <ul style="list-style-type: none"> <li>• 1043 Indiana (KU property): The neighborhood association submitted a suggestion to the University to replat the back half of lots 7, 8, 9, and 10 to allow for adequate parking in the future if this is converted into a high occupancy residence.</li> <li>• 1232 Louisiana: The request for demolition was deferred by the City Commission. A public safety inspection will be completed.</li> <li>• June HRC Discussion: <ul style="list-style-type: none"> <li>○ 925 Maine – Rehab / Addition: The private residence will be remodeled into a duplex. A significant addition will be added to the back. This will result in an increase in density.</li> <li>○ 1138 Mississippi – Porch Addition / Dormer Expansion: Renovations should not result in an increase in the number of occupants who can legally live at this address.</li> <li>○ 930 Ohio – Rehab for Congregate Living: This will result in an increase in density.</li> </ul> </li> <li>• Blight Survey: District representatives have begun collecting information.</li> <li>• Study Session with the City Commission: It is believed that the multi-family rental registration and trash ordinance proposals will be included in the city's budget proposal.</li> </ul> <p><u>'Good Neighbor' Topics:</u></p> <ul style="list-style-type: none"> <li>• CDBG Capital Improvement Project: The city was contacted about a water meter that is needed for the Community Garden located in the neighborhood.</li> </ul>	6

<b>May - July 2008</b>		
Date	Activity Description	Number of Attendees
07/11/08	Neighbor contacted Public Works about bicycle path markings on Louisiana Street (i.e.: currently decals are pointing in the wrong direction)	1
07/15/08	ONA Representation at City Commission Meeting: Consider proposed demolition of 1232 Louisiana and possible rezoning.	2
07/24/08	<p>Monthly Neighborhood Meeting</p> <p><u>Blight Related Topics:</u></p> <ul style="list-style-type: none"> <li>• 1043 Indiana (KU property): The process for hiring a firm to provide an appraisal is proceeding.</li> <li>• 1232 Louisiana: City Commission postponed discussion to August 2008. The strength of the Department of Interior requirement for a replacement structure will be researched.</li> <li>• Blight Survey: Additions are needed on the survey form. The county appraiser's assessment of properties will also be used as a tool to identify potentially blighted properties.</li> </ul> <p><u>'Good Neighbor' Topics:</u></p> <ul style="list-style-type: none"> <li>• ONA Recognition Award: Imran Wala will be recognized for being a quality landlord or has a high standard for maintaining his properties. He will receive a \$25.00 gift certificate from Cottins Hardware and will be recognized in the summer newsletter.</li> <li>• Neighbors agreed to co-sponsor a block party event with the Lawrence Community Shelter in August or September.</li> <li>• Oread will sponsor a water station for the '09 Lawrence ½ Marathon and recruit volunteers to assist.</li> <li>• Oread will host a water station for the Watkins Museum Fun Run for History on Saturday, August 16<sup>th</sup>.</li> <li>• CDBG Capital Improvement Project: Property owners have been identified and the city has verified that a meter pit will be needed to connect to the city water main.</li> </ul>	8
07/29/08	Oread Representation at Voter Education Coalition event at the University of Kansas Dole Center.	3

### **NEIGHBORHOOD BLIGHT SURVEY**

ONA board members are gathering structural blight information throughout the neighborhood. It is important to note that this is an ongoing, time consuming project that is not well-represented by a number of attendees.

### **OREAD NEIGHBORHOOD ASSOCIATION MEETING MINUTES AND NEWSLETTERS**

ONA Meeting minutes can be viewed at: <http://www.oreadneighborhood.org/ONAmeeetingMinutes.shtml>

ONA Newsletters can be viewed at: <http://www.oreadneighborhood.org/ONANewsletters.shtml>