



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410-5000

JUL - 1 2015

OFFICE OF THE ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

Ms. Shannon Oury
Executive Director
Housing Authority of Lawrence-Douglas County
1600 Haskell Avenue
Lawrence, KS 66044

Subject: Project Review – Acquisition of 1725 New Hampshire Street

Dear Ms. Oury:

The Department of Housing and Urban Development (HUD) has completed its review of your proposal to acquire property located at 1725 Hampshire Street (Property) using Moving to Work (MTW) funds. The proposal is hereby approved as follows.

Pursuant to PIH Notice 2011-45, MTW public housing authorities, that have been authorized through their MTW Agreements, may implement local, non-traditional activities using MTW funds. The Notice further sets-forth parameters for activities involving housing development. Once an authority receives authorization to undertake local, non-traditional activities, the authority may proceed to implement specific development activities, as long as the activities are approved as part of the Annual MTW Plan.

However, an authority may request an Optional Project Review from HUD for a specific development activity. HALD has requested this review for its acquisition of the Property. The following summarizes HUD's review of this transaction.

Project

HALD will acquire a 6-unit apartment building at 1725 Hampshire Street at a cost of \$485,000. Minor renovations in the amount of \$12,000 to \$18,000 will be done. The Property includes one studio apartment and five 1-bedroom apartments. Rents will be tiered and based on tenant incomes. The source of funds is HALD's MTW funds. The Property will be owned and operated by HALD.

Requirements

- 1) HALD is authorized through its MTW Agreement to implement local, non-traditional activities.
- 2) Acquisition of the Property is included in HALD's approved MTW Annual Plan.
- 3) HALD submitted a Development Proposal that was found to comply with HUD guidelines and requirements.
- 4) The proposal to acquire the Property was reviewed and found acceptable for Site and Neighborhood Standards by the HUD Office of Fair Housing and Equal Opportunity (Region VII) on June 9, 2015.

5) An Environmental Review pursuant to 24 CFR part 58 was performed by the City of Lawrence for the project on May 4, 2015. The project was found to be Categorically Excluded.

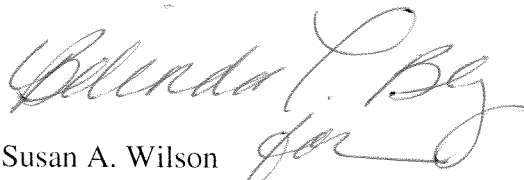
6) A Declaration of Covenants, Conditions and Restrictions will be recorded on the Property, which will limit occupancy to Low Income or Very Low Income families, as defined in Section 3(b)(2) of the United States Housing Act of 1937, as amended, for a period of 30 years.

Next Steps

Upon acquisition, HALD must record the 30 year covenant on the property. A copy of the executed and recorded covenant, plus a copy of the final title policy, should be submitted to Luci Blackburn at HUD. Should you have any questions, please contact Ms. Blackburn on (202) 402-4190.

Thank you for your continuing efforts to provide affordable housing in the Lawrence-Douglas County area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan A. Wilson".

Susan A. Wilson
Director, Office of Urban Revitalization
Office of Public Housing Investments

Enclosures

cc: Larry Maxwell, HUD Kansas City Field Office