



QUICK GUIDE

Affordable Housing Incentives Policy

What is the Affordable Housing Incentive Policy?

This policy establishes the criteria and process for issuing affordable housing Incentives to support the development and preservation of affordable housing within the City of Lawrence.

Why is this policy important?

This program will foster the development of housing that is affordable to low- and moderate-income households by providing low-cost financing, tax incentives, and other public benefits to qualified developers, while maximizing the public good.

Affordable housing incentives will:

- Increase affordable housing in Lawrence.
- Generate affordable housing that is reflective of our community's highest needs.
- Encourage the production of quality affordable housing reflective of human dignity.

What are the policy goals?

The goals of the policy are to provide a clear process and understanding of eligibility, requirements, and procedures for prospective applicants who may consider utilizing affordable housing incentives.

Timeline

The policy should be considered by Lawrence City Commission in fall 2025.

Keep in Touch!

Find out more about the policy at

www.lawrenceks.org/community-engagement/affordable-housing-incentives-policy/

or reach out to Lea Roselyn, Affordable Housing Administrator, at

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What is included in this policy?

Eligibility & Requirements for Incentives:

The policy outlines the minimum criteria for the affordability of units by type, income and length of affordability. It also establishes standards and conditions to ensure housing quality, dignity, accessibility, and fairness.

Procedural Guidelines:

The policy outlines the process and procedures for requesting, processing, and administering incentives to ensure fairness and consistency amongst all prospective applicants.

Incentive Types:

The policy proposes establishing the following types of incentives to support affordable housing development:

- Reinvestment Housing Incentives Districts (RHID): A financing tool that uses future property tax revenues generated within a designated area to reimburse developers for eligible costs of building new housing.
- Industrial Revenue Bonds (IRB): Property tax abatements and sales tax exemptions issued by the city to finance and promote the construction of affordable housing, offering to promote economic development.
- Neighborhood Revitalization Areas (NRA): A designated zone where property owners receive tax rebates or incentives to encourage affordable housing development to make improvements and revitalize declining or underdeveloped neighborhoods.
- Affordable Housing Trust Funds (AHTF): A locally funded initiative - supported by a dedicated sales tax - that provides grants and loans for developing and preserving affordable housing in Lawrence.
- Public Land Donation: A transfer of ownership on a surplus or underutilized public parcel at no cost or below market value to enable the creation of deed-restricted affordable homes.
- Fee waivers: Waivers or reductions of City development-related charges for eligible projects to reduce the overall cost of the construction of affordable housing.

Design Standards:

Accessibility and construction design standards to ensure the quality, efficiency, and accessibility of projects receiving incentives.