

SECTION 1: APPLICANT INFORMATION

Legal Name of Applicant: Tenants to Homeowners, Inc.

Name of Project for Which Funding is requested: LCHT TINY HOMES; Asset Building Homeowner Cottages for Very Low Income Households

Primary Contact Information (must be available by phone on July 10 from 11:00 a.m. until 1:00 p.m.)

Contact Name and Title: Rebecca Buford, Executive Director

Address: 2518 Ridge Court, #103, Lawrence KS 66046

Telephone Number: (785) 760-2058

Fax Number: (785) 842-7570

E-mail Address: rbufordefird@yahoo.com

SECTION 2: EVALUATION CRITERIA (see attached)

Any award of Affordable Housing Trust Funds will be based on an evaluation of the merits of the proposal and its furtherance of the City Commission's goal of providing access to affordable housing to all persons in the community.

The following criteria will be used in the evaluation of proposals.

1. Complete application and overall presentation;
2. Qualifications and ability of the applicant to complete the project outlined in the project scope within the timeline set forth;
3. How the project meets the purpose of the Affordable Housing Trust Fund to create a scattered site model of affordability throughout the community;
4. How partnerships, if any, are demonstrated and/or how funds would be leveraged (if appropriate);
5. How the project incorporates energy efficient elements or otherwise addresses long-term affordability.
6. How the project would impact public opinion about affordable housing; and
7. Quality of previous projects of a similar nature, if applicable.

SECTION 3: REQUEST INFORMATION

Amount of funds requested from the AHTF for this project for calendar year 2017: \$30,000

Will these funds be used for capital outlay (equipment or facilities)? If yes, please describe: Yes, to lower the cost of acquisition and construction to ultimately sell more affordably in trust.

Will these funds be used to leverage other funds? If yes, please describe: Yes. The proposed \$600,000 project will include \$570,000 from other sources, including Federal Home Loan Bank of Topeka, federal HOME funds, nonprofit revolving project funds, foundation grants and business donations of materials.

Have you received funding from the AHTF previously? Yes No (if no, please move to section 4) **If yes, list the amount and date of funding:** \$50,000 in February 2016 as part of the completed three home Partnership Project to house low income families in transition.

What is the impact of partially funding your request? Partial funding would result in project homes selling at a higher price to higher income households or completing fewer homes.

SECTION 4: STATEMENT OF PROBLEM / NEED TO BE ADDRESSED BY PROJECT

Provide a brief statement of the problem or need to be addressed with the requested funding and/or the impact of not funding this project. The statement should include characteristics of the client population that will be served by this project. If possible, include statistical data to document this need.

How was the need for this project determined? The Affordable Housing Advisory Board's initial September 1, 2016 retreat used a community affordability assessment tool modified for Lawrence demographics to determine the greatest local housing affordability need - households earning less than 60% of Median Family Income (MFI). This is supported by five year Census data showing 29% of Lawrence households earn less than \$25,000/year.

Based on the applicant history, management structure, and staffing pattern, does the applicant have the capacity to implement the proposed project and achieve the desired outcomes? Yes. Working closely with City of Lawrence Development Services, Tenants to Homeowners has a 25 year history of developing, acquiring and rehabilitating housing for affordable first time homeownership. TTH has an experienced executive director, a licensed contractor, a trained, psychological counselor, and an accountant on staff. In 2005, TTH became the first certified Energy Star developer in Lawrence and implemented the first and only housing trust program in the state, guaranteeing any housing affordability subsidy connected with the original sale will stay in place with each subsequent resale. TTH has a long history of employing local subcontractors and using local partnerships to build quality housing.

Why should this problem/need be addressed by the City? It meets the mission of the Lawrence Affordable Housing Advisory Board to recommend safe, quality, affordable housing and supportive services that meet the criteria of scattered site models incorporating leveraged funding, partnerships, energy efficiency, and long term affordability. It would offer the unique opportunity of homeownership asset building to very low income households (below 40% MFI) and it would build affordable community housing assets that will remain in trust to serve more.

How does the proposed project align with the City Commission Strategic Plan? Please cite specific Critical Success Factor(s) and explain how it aligns with your project. Critical Success Factors aligned with this project include:

1. Safe, Healthy and Welcoming Neighborhoods. Energy efficient, scattered site infill with compatible neighborhood designs and setbacks will complement the existing neighborhood while providing very low income households the opportunity to own safe, affordable housing.

2. Innovative Structure and Asset Management: The unique Housing Trust model maximizes subsidies to provide affordable housing for the initial home buyer and each subsequent homeowner household. On average, each subsidized TTH home will serve a new owner household every 5-7 years.

3. Collaborative Solutions: As with past multi-housing developments, TTH will leverage their revolving project funds with four different layers of public and private contributions and could include a fifth source if requested HTF funds are approved for this project. TTH hopes to partner with City Planning to ensure zoning goals are met while using RS 3 zoning. In addition to TTH pre-purchase counseling and education, TTH will also partner with other supportive services, such as the Resident Services Home Buyer Program of the Lawrence Douglas County Housing Authority (LDCHA) and the Individual Development Account (IDA) CASH program of Interfaith Ministries, in order to prepare households for the costs and responsibilities of homeownership.

4. Economic Growth and Security: TTH believes in keeping project dollars in Lawrence by employing local vendors and subcontractors. Also, the stability of home ownership in close proximity to work lessens the loss of labor due to transportation issues and lack of child care, because employees are rooted in their community and have stronger support systems.

The City Commission believes that granting funds to private parties can have a positive impact to the City's economic base. How does the proposed project expand the City's economic base? As with previous projects, this TTH housing project will provide an economic boost to local business and first time home buyers. The Cedarwood Senior Cottages development, completed in 2016, contributed over two million dollars to the local economy by contracting local vendors. As an affordable housing provider, the home buyer program acts as an asset building incubator for TTH homeowners who graduate to private, more expensive housing. Sixty-eight percent of all homeowners who sold their TTH homes graduated to buying homes in Lawrence's traditional real estate market. Finally, LCHT homeowners pay property tax, so six new units will add to tax revenue.

SECTION 5: DESCRIPTION OF PROJECT

Provide a brief description of the project you will provide and explain how it will respond to the need you identified in Section 4. For example, please explain if your project is designed to increase current affordable housing stock, or if its goal is to include supportive services or subsidize current housing to make it more affordable. The description should describe as specifically as possible the interaction that will take place between the provider and the user of the services.

Proposals should include enough narrative and graphics to give the Affordable Housing Advisory Board and City Commission a solid idea of the project's scope and feasibility. Proposals should include, at a minimum, the following:

1. Location of project, including site address, if applicable;
2. Property owner information and contact information, if applicable;
3. Statement of project scope, including the targeted population and number of clients served by the project;
4. Schedule of costs to complete the project;
5. Timeline for completing the project;
6. Statement of how the project meets the purpose of the Affordable Housing Trust Fund;
7. How many clients/households will be served? Which segment of the population / what AMI will be served
8. Statement on how partnerships, if any, are demonstrated. What other agencies in the community are providing similar types of services? What efforts have you made to avoid duplication or coordinate services with those agencies;
9. Statement on how funds would be leveraged;

Section 5 - Narrative for TTH Project: Asset Building Homeowner Cottages for Very Low Income Households

Project Location, Property Owner, Scope, Cost, and Timeline

TTH will purchase three conventional RS7 or Multifamily lots in mixed income neighborhoods and rezone to RS3, which will allow for 3,000 square foot buildable lots, resulting in lot costs of \$20,000/lot (or 6 X \$20,000), for a total land acquisition cost of \$120,000. TTH is in the process of acquiring lots and may be able to provide an address for one or more lots by the time proposals are reviewed.

The scope of development will be the construction of six low cost, scattered site, one and two bedroom cottages for households earning under 40% of median income. The number of clients served for initial homeownership would depend on the number of people residing in each of the six households. Most probably 2-3 people per household, totaling 12-15 people. With lot subsidies carrying over with each resale, if each home resold an average of 5 times over 30 years, these cottages would serve a minimum of 72-80 people over three decades. Each 700 square foot cottage would be built at a cost of \$100 per square foot, or \$70,000/cottage. In addition to \$120,000 lot costs, the remainder of the \$600,000 cost would be an \$80,000 building cost per cottage (or \$480,000 for all cottages), including a total of \$10,000 per cottage divided equally for housing development fees, water meters, and storage sheds.

The earliest cottage(s) will be completed four to six months after allocations are awarded. All cottages will be completed no later than 2018. All homes will be sold in 2017 or 2018.

How the Project Meets the Purpose of AHTF; Population Served, Partnerships

The AHTF benchmark for homeownership is affordable housing for those earning up to 80% of MFI. This project would meet and exceed the intended AHTF purpose by providing supportive homeownership services and safe, professionally built, permanently affordable homes for households earning under 40% MFI. Most affordable homeowner programs serve households earning between 50% - 80% of MFI. As middle class income has not kept pace with inflation, TTH has successfully sold one or more homes per year to families earning less than 50% MFI and as low as 31% MFI. This project would offer affordable homeowner opportunities to some of the 29% of Lawrence households earning \$25,000 or less annually. HUD's 2017 calculations of 40% MFI for Lawrence/Douglas County households of 3 or less are:

- Household of 1 = \$19,900
- Household of 2 = \$22,700
- Household of 3 = \$25,600

If the monthly mortgage for a \$70,000 cottage were conservatively calculated at a prime rate of 4.25% and included estimated taxes and insurance, the average very low income family would have a payment of approximately \$519 with a \$3,000 down payment. That payment would be less than current Fair Market Rent projections for a no bedroom efficiency (\$544/mo.), or a one (\$640) or two bedroom apartment (\$845).

With a larger down payment, the monthly mortgage would be less. If a home buying household utilized the CASH program to save for a down payment, they would be matched \$2 dollars for every \$1 saved, up to a maximum of at least \$6,000. Building six homes for households earning less than 40% MFI is possible for 3 reasons: the homes will be infill in mixed income neighborhoods, the funding will be a partnership of 4 or more state, federal, and local sources and, in addition to TTH counseling and education, other nonprofit housing programs such as the Housing Authority's Home Buyer Program or the Interfaith Housing CASH Program may also provide educational and financial supports contributing to successful ownership.

Leveraged Partnerships, Affordable Housing Services, Non-duplicated Services

This TTH project will receive the financial and educational supports of public and private partners who have previously participated in other TTH development projects. It may also receive referrals from participating nonprofit partners. To leverage project funds efficiently TTH will contribute \$378,000 of revolving project funds to the \$700,000 project, recouping \$63,000 of project funds with each cottage sale, in order to reinvest in future housing projects. As the certified Community Housing Development Organization (CHDO) of the City of Lawrence, TTH will be able to leverage \$150,000 of Federal HOME funds, or \$25,000 per cottage, disbursed and monitored through the City's Development Services Department. TTH and Development Services have been partners in Lawrence affordable first time home buying programs for 25 years. As a CHDO partner of the Federal Home Loan Bank (FHLB) of Topeka, TTH has applied to receive \$5,000 grants for each home sold to households earning less than 50% MFI, for the purpose of lowering the cost of home ownership for very low income buyers. This will total \$30,000 of project funding. A minimum of \$3000 of construction materials will be donated from suppliers who regularly work with TTH. US Bank and Bank of America have previously donated to TTH projects and two \$4,500 grant applications are pending with their foundations. The final piece of the \$600,000 project would be the HTF request for \$30,000 (\$5,000/lot). It would represent only 5% of the total project cost. Because the buyer only pays for the cost of the home, locked-in subsidy funds will be leveraged to create continued below market affordability for several generations of cottage buyers.

The LDCHA Resident Services Home Buyer Program supports efforts of interested LDCHA renters to transition from subsidized rental housing to independent home ownership. Participating residents can attend monthly classes and receive information about affordable home buying opportunities. If a participating household successfully buys a home, they receive \$3,000 at close to be used toward the home purchase. As a CHDO certified housing educator TTH teaches an annual Home Buying 101 class and a LCHT Program class with LDCHA clients. Many nonprofits also refer clients to TTH's four-hour Homebuyer Class held six times a year. The Interfaith Housing CASH program is based in McPherson but accepts online applications from very low income Kansas households interested in completing requirements. In turn, participants can receive a \$2 match for every \$1 saved in a six month period. These reciprocal partner programs allow very low income buyers to lower their purchase price of a TTH home using larger down payment assistance.

TTH and Habitat for Humanity are the two Lawrence affordable housing programs. They share housing information, referrals, home buyer education opportunities and participation in the HTF 2016 Partnership Project, but their housing programs serve

different niches. This TTH project will be the first local homeowner project geared towards smaller households of 1-3 people earning under 40% MFI. Over the last year, 7 of 9 resales in trust were to this size of household and there is a great need for smaller footprint affordability. Housing Trust programs are also unique because they guarantee permanent affordability at below market prices with each resale. The housing trust stewards the home as a community resource over time to make sure it is maintained and used for affordable housing purposes. A national Urban Institute study of foreclosures from 2008-2010 found a national rate of 4.5%, but housing trust programs nationally had a .05% foreclosure rate. In 2005, TTH transitioned to a housing trust model. None of the 77 homes in the trust have ever been foreclosed.

Long Term Affordability through Energy Efficiency and Housing Trust Model

TTH has been a local leader in energy efficient design at a reasonable cost, winning the 2010 Kansas Housing Resources Corporation award for "the Greenest, Most Affordable House in Kansas" (1245 New Jersey). These cottages will contain the same energy saving features that earned TTH a 2005 Energy Star developer certification. With 2x6 walls filled with foam insulation, a heat pump system, programmable water heater and passive solar windows these all-electric units should save 50% of the monthly utility cost of a non-efficient home. The housing trust model also saves owners money now and in the future. Because the land and energy saving upgrades are not part of the sale price, TTH trust homes typically sell \$30,000 - \$50,000 less than comparable homes sold on the traditional market. Unlike other subsidized first time home buyer programs, these cottages are not susceptible to losing their subsidy when resold at market prices. Homes sold in trust are resold in trust at a below market price to reflect the lot subsidy that carries over with each resale. In this case the subsidy will be \$40,000 and reduce the LCHT sale price to only \$60,000.

How the Project Could Impact Public Opinion of Affordable Housing

TTH homes blend into the surroundings, incorporating exterior features and neighborhood sensitive designs not always associated with affordable housing. Often neighbors or interested buyers will not realize a TTH home is part of an affordable development unless we market it that way. As the visibility of units built with HTF assistance increases, it presents an opportunity to showcase what can be accomplished with smart design and layered, locked in funding. Public opinion generally favors single family housing and programs that give people opportunities to move beyond subsidy by building equity and these small cottages would do both.

Ability to Complete the Project in Given Timeline

Since 2005, TTH has successfully completed many larger development projects, including: the Perkins Addition in the Pinckney neighborhood (8), the Homewood Gardens Development on Bullene (11), the Prairie Wind Development in Prairie Park (18), and last year's Cedarwood Senior Cottages (14).

List of Projects Completed in Last 3 Years, Similar to Scope of Proposal

The 14 Cedarwood Senior Cottages and a central Community Center with meeting space, kitchen and health kiosk, completed last year, and the 3 home, LaSalle Street Partnership Project are similar in scope. Completed last year, the Partnership Housing had fewer but larger sized homes that cost more to build, and a site that needed more preparation due to a Sheriff's sale and demolition. All units were built, sold and rented within the given time allowance and required partnering agency cooperation throughout

10. Statement on how the project incorporates energy efficient elements or otherwise addresses long-term affordability;
11. Statement on how the project would impact public opinion about affordable housing;
12. Statement on the ability of the applicant to complete the proposed project with the funding requested and the timeline offered;
13. A list of projects similar in scope to the proposed project completed in the last three years, if applicable; and
14. Plans, elevations, graphics, etc. to graphically represent the project if necessary.

SECTION 6: PROJECT BUDGET INFORMATION

Provide a detailed budget for the proposed project using the budget form on page 5.

Provide a list of all anticipated sources of funding and funding amount for this project in 2017 using the revenue form on page 6.

What percent of 2017 project costs are being requested from the City? Five percent of project costs are being requested from the Affordable Housing Trust Fund.

SECTION 7: PROJECT OBJECTIVES

Please provide three specific project objectives for 2017. Objectives should demonstrate the purpose of the project and measure the amount of service delivered or the effectiveness of the services delivered. A time frame and numerical goal should also be included. Examples include, "seven units of affordable housing will be constructed and placed in trust to remain permanently affordable", "City funds will be leveraged at a rate of 5:1 in order to build twenty units within the calendar year of 2018", "funds will be used to build three units of transitional housing as well as hire case managers to assist the clients chosen to live in these units", etc. Applicants will be expected to report their progress toward meeting these objectives in an annual report to the City.

Objectives:

1. Six units of affordable housing will be constructed and placed in trust to remain permanently affordable for households earning less than 40% of median income.
2. TTH will leverage requested City HTF funds at a rate of 1:20 (30,000 HTF request: 600,000 total project cost) in order to lower the sale price of six Housing Trust Fund cottages completed by the end of 2018.
3. TTH will provide housing readiness and retention supports for qualified buyers, and will steward the created housing asset so that it serves many families over time.

SECTION 8: EQUAL OPPORTUNITY AGREEMENT

Upon selection of a project for grant funding, the City of Lawrence will begin contract negotiations based on the project requirements, applicant's qualifications, the proposed timeline, and any additional constraints. Any applicant selected for Affordable Housing Trust Funding shall agree to the following the language:

The applicant and any contractor thereof agrees that it will observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under the contract because of race, religion, color, sex, disability, national origin, or ancestry. The applicant or its contractor shall, in all solicitations or advertisements for employees, include the phrase, "equal opportunity employer." The applicant or its contractor agrees that if it fails to comply with the manner in which it reports to the Kansas Human Rights Commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, the applicant or contractor shall be deemed to have breached the contract and it may be canceled, terminated, or suspended, in whole or in part, by the City. If the applicant or its contractor is found guilty of a violation of the Kansas Act Against Discrimination under a decision or order of the Commission, which decision has become final, the applicant or its contractor shall be deemed to have breached the contract and it may be canceled, terminated, or suspended, in whole or in part, by the City.

The City reserves the right to reject any proposal not complying with the requirements outlined in this application and may, at its discretion, opt not to select any proposal for an award of Affordable Housing Trust Funds at this time. The selected project(s) may be required to enter into a performance agreement with the City to ensure the project's completion and performance.

LCHT TINY HOMES BUDGET FORM

Project Budget	Request	Applicant Contribution	FHLB Grants RE Sales	In-kind	Subtotals	Grand Total
Lot Acquisition		20,000	20,000/lot 100,000		120,000	120,000
Building Cost	5,000/unit 30,000	Use of revolving project budget as we build so no construction financing costs	65,000/unit 390,000			420,000
Dev. Fee/water meter/shed			10,000/unit 60,000			60,000
Total	30,000	20,000	550,000			600,000

Note: As you write your budget justification, be sure to address the amount of your matching support, its source(s), and how the match reflects community interest in the project. Your budget must correspond with the plan described in your project description.

Budget Narrative – please explain the budget entries above.

1. Personnel
2. Fees and Services
3. Estimates or Bids
4. Travel
5. Marketing Expenses
6. Materials Expenses
7. Operating Expenses
8. Other (Sustainability)

Our budget numbers are based on market values of lots we can purchase at \$30-40,000, so that once split, each RS 3, 3,000 square foot buildable site will cost on average \$20,000. We currently have one lot that we could use, but would like to recover our cost for our revolving funds. Lot acquisition is then \$120,000 total for 3 lots that will be split into 6 buildable lots. This amount includes the cost to split the lots.

Our building cost for our small 700-square foot floor plan is based on actual costs to build this floor plan in North Lawrence shared by the designer and our average per square foot cost for energy-efficient housing that we have produced over the last 10 years. We estimated conservatively at \$100/sq. ft. because in our experience, smaller footprints have larger per/ft costs since they all need a bathroom and a kitchen and that is more expensive than square foot bedroom space. However, a smaller footprint also has less windows, doors, etc. Any savings on actual square foot cost will be put into energy-efficient upgrades.

Personnel costs/travel/fees are built in the Developer Fee line item with a 3% developer's fee of \$3,000 per unit, as well as water meter and small shed expenses that will add 10,000 to each house. TTH does receive waived fees for building permits on permanently affordable housing which lowers our fee cost. TTH is supported administratively in other ways (rental income, CHDO Operating support, and other grants) to make this low developer fee possible. We also sell the houses without realtor costs. We did not add any additional marketing costs to this project because our LCHT Program marketing costs are paid by other sources and we have more eligible buyers than houses available at any given time. Stewarding these homes in trust is supported by resale fees added at resale and required maintenance savings accounts paid by owners over time.

One of the reasons this budget works is because we will not build all 6 units at once, but complete two per lot and then sell and start the next ones. TTH revolving project funds will allow us the cash flow to do this within a reasonable amount of time or if something is not sold right away. Given demand, we do not expect any problem with having them under contract before completion. FHLB funds are reimbursed once a house is sold to an eligible buyer, but federal HOME funds can be drawn down as we build. So with over 300,000 in TTH revolving project funds, TTH will be able to build and sell without having all grant money up front.

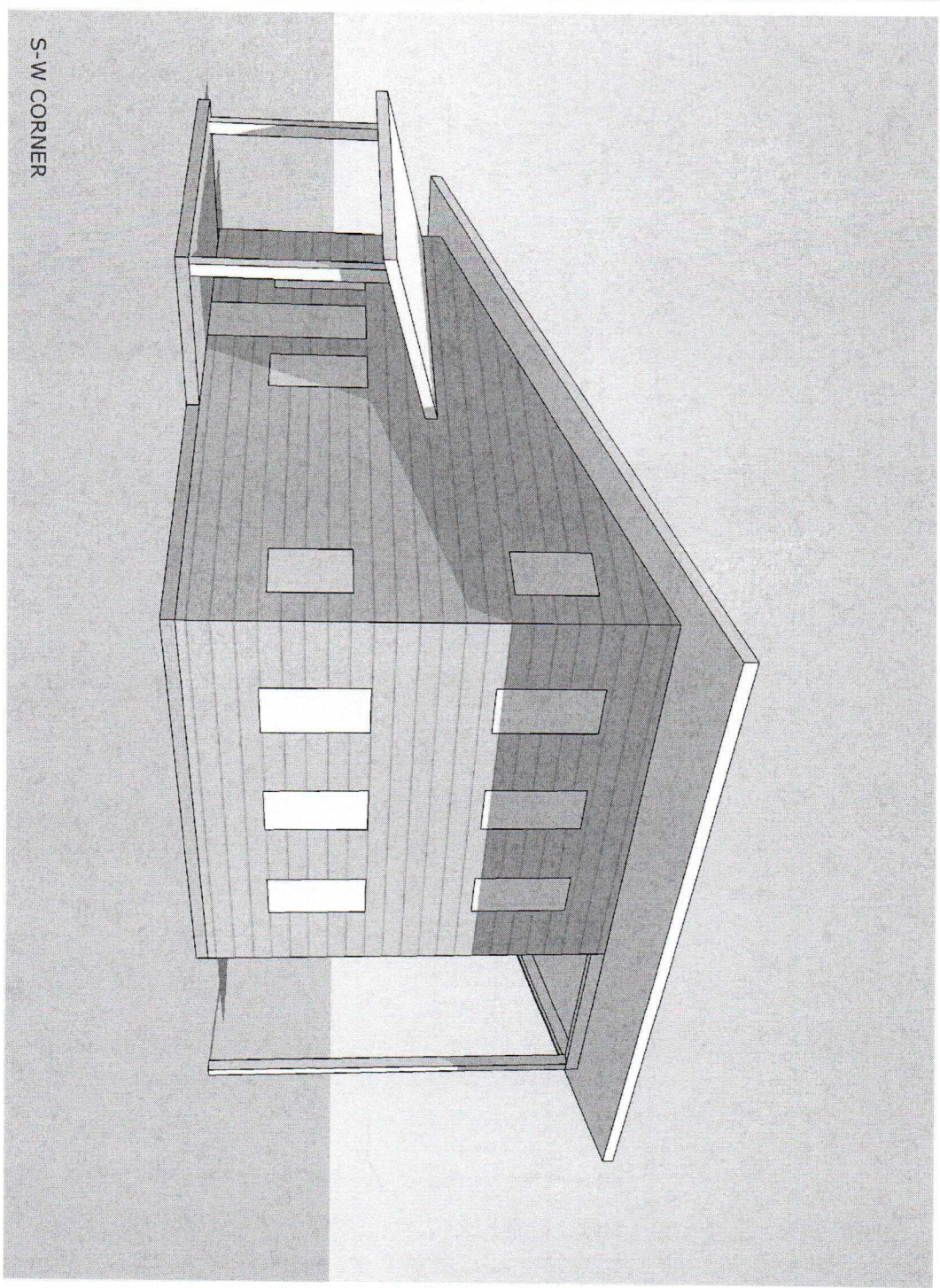
LCHT TINY HOMES REVENUE FORM

Fill out the revenue form with the proposed project budget for which you are seeking City funds.

Revenue Source	Amount Applied For as of 5/31/17	Amount Awarded as of 5/31/17	Date of Notification of Award
City of Lawrence: HTF	30,000	0	Fall 2017
Douglas County:	0	0	n/a
Fed HOME set-aside funds 16/17 and 17/18	150,000	156,152	8/1/17
Grants: B of A & US Bank Home Depot Foundation, CB of MW	10,000	4,000	By end 2017
TTH lot in inventory		20,000*	
Real Estate Sale Income:	60K x6=360,000	Truity has preapproved many eligible buyers	On-going
Donations (Individual/Corporate):	10,000	3,600	Annual event in Sept. makes 10K
Fundraising/Events:			
Other*: FHLB grant	40,000	0	12/2017
Total Project Revenue:	600,000	183,752	

*If you have other revenue sources, please describe:

*TTH has a lot in inventory that can be used for this project, but would want to reimburse its revolving project fund account for that 20,000 value, however, it is owned by TTH and does not have to be purchased with an unknown value, so I wanted to mention it in inventory. Real estate income is based on cost of the housing minus subsidy available, so less subsidy from above sources means the price of the houses must go up and we do not serve the lowest income segment. If we get more donations than expected, we will sell the housing for less and lock more subsidy in trust.



- 1 - 3D VIEWS
- 2 - FLOOR PLAN
- 3 - LOFT PLAN
- 4 - ELEVATIONS
- 5 - SECTION
- 6 - FLOOR FRAMING PLAN
- 7 - ROOF FRAMING PLAN
- 8 - FOUNDATION PLAN
- 9 - DETAILS



EXAMPLE OF TINY HOME PLAN

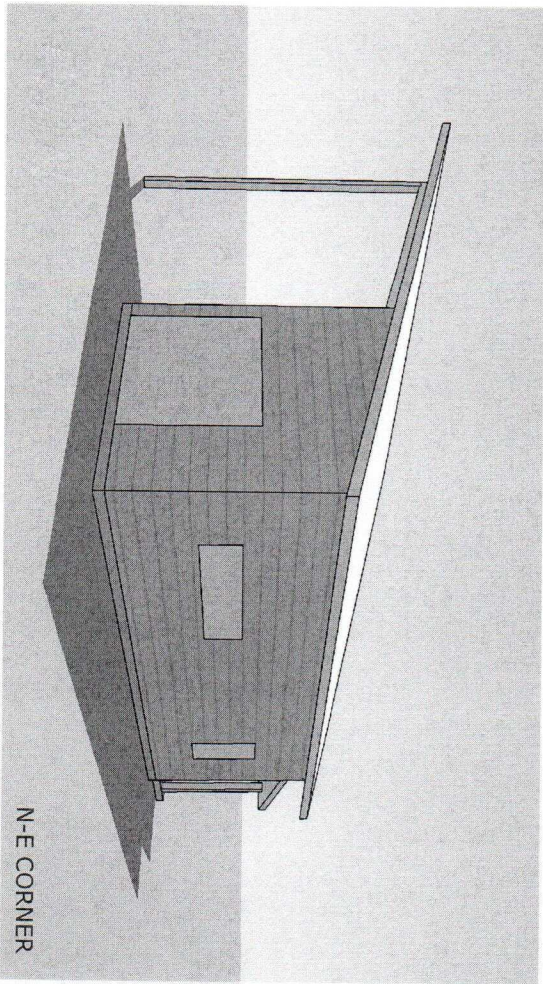
Billy Price
1505 N 1705 Rd
Lawrence, KS 66044

March 30, 2016

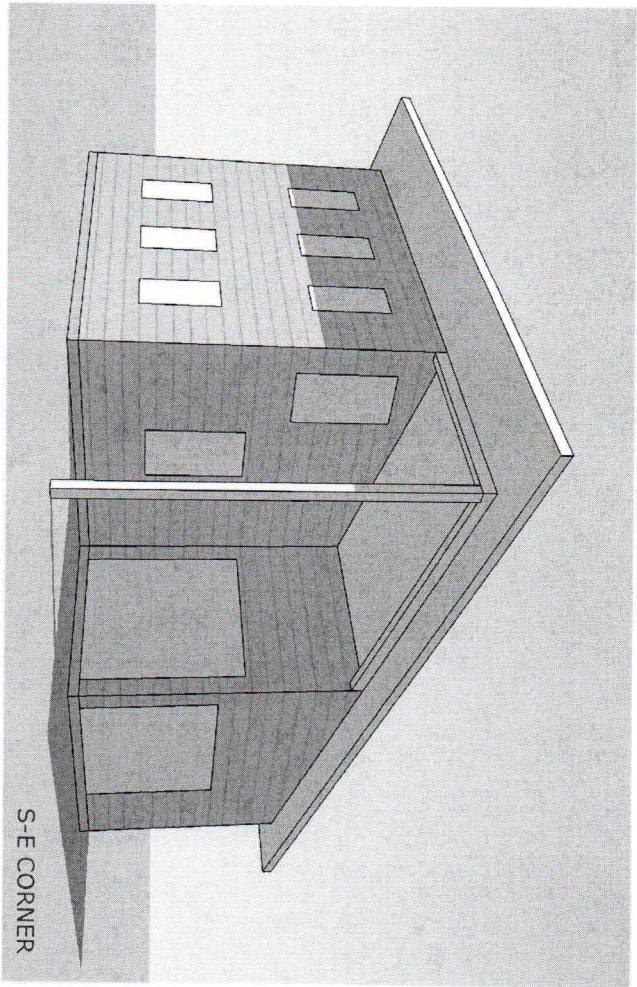
Price Guesthouse

c. 785-393-0055 billy@billyconstruction.com

EXAMPLE

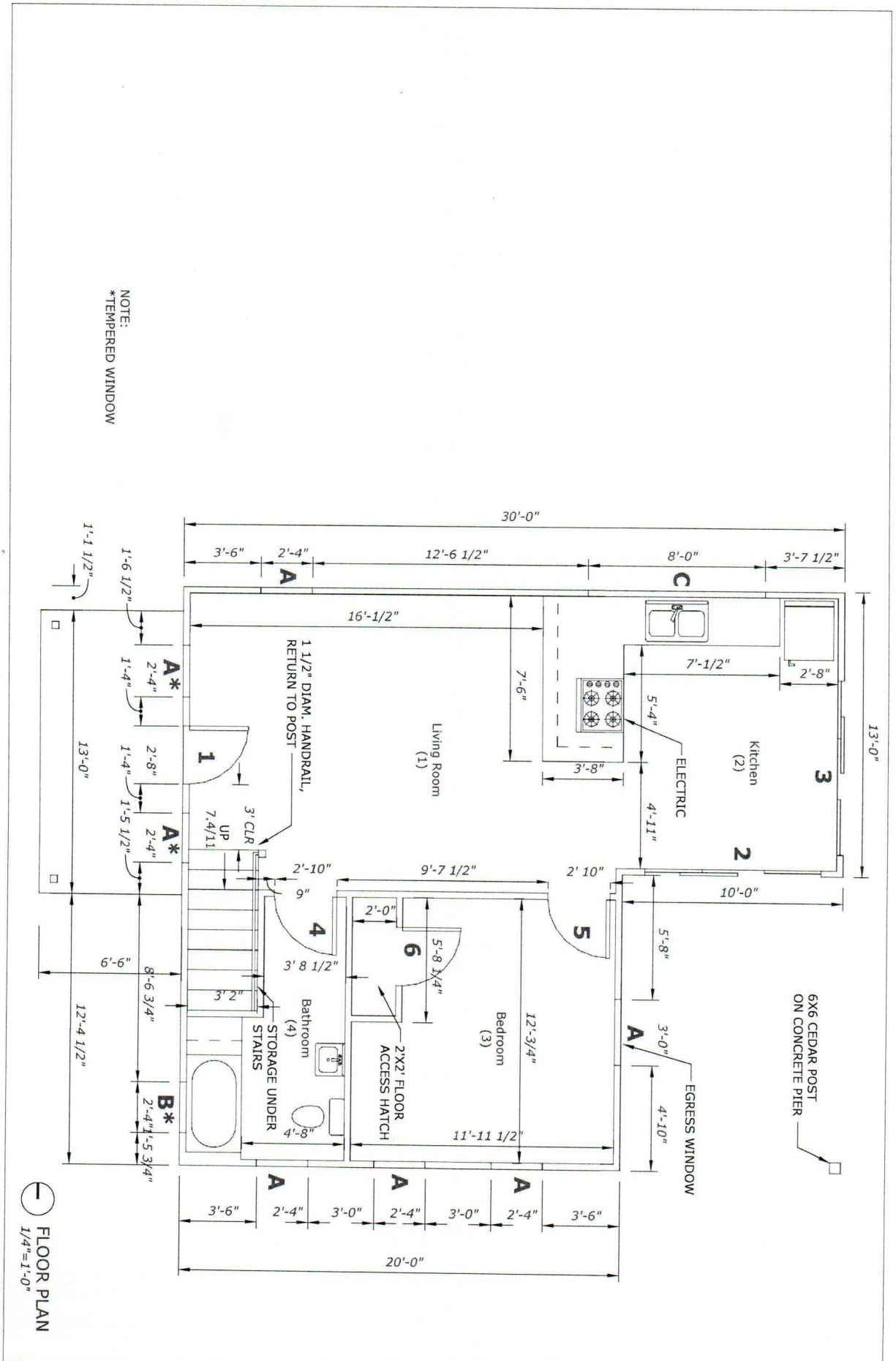


N-E CORNER



S-E CORNER

TH S411 Determining Best Plan



NOTE:
*TEMPERED WINDOW

FLOOR PLAN
1/4"=1'-0"



6/20/2017

Affordable Housing Advisory Board (AHAB)

Re: Tenants to Homeowners, Affordable Housing Trust Fund request

To whom it may concern,

This is a letter of support for the Tenants to Homeowners request to the Affordable Housing Trust Fund to build six, affordably priced homes in mixed income neighborhoods of Lawrence. This proposal aligns with the mission of the Affordable Housing Advisory Board to increase affordable options in the Lawrence community and Tenants to Homeowners has a proven record of accomplishment. Because all of the proposed homes are intended for households earning less than 40% of median family income, our clientele will benefit immensely from these homes being built.

At the Resident Services Office of the Lawrence-Douglas County Housing Authority, we serve low income Section 8 and public housing tenants interested in purchasing their own home through our Homeownership Program. Our Homeownership Program focuses on education and skill building through one-on-one, individualized support and monthly workshops led by our community partners, including Tenants to Homeowners, Housing and Credit Counseling, Habitat for Humanity, and banking partners including Capital Federal. Upon purchase of their new home, our graduates are eligible for a savings match grant of up to \$3000 through the program.

Increasing affordable homeownership options in Lawrence will benefit our community as a whole and Tenants to Homeowners continues to be a leader in this area. Please let me know if you have any additional questions.

Thank you,

A handwritten signature in blue ink, appearing to read "Heather Odell".

~~Heather Odell~~

Lawrence-Douglas County Housing Authority (LDCHA)

Director of Resident Services

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Lawrence, KS 66044

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hodell@ldcha.org