



Rhode Island Roost



1110 – 1118 Rhode Island



1120 Rhode Island – Before Renovation



1120 Rhode Island – After Renovation



2123 Rhode Island Infill



1204 Delaware Townhomes

TENANTS TO HOMEOWNERS • ACTIVE SENIOR HOUSING AT CEDARWOOD



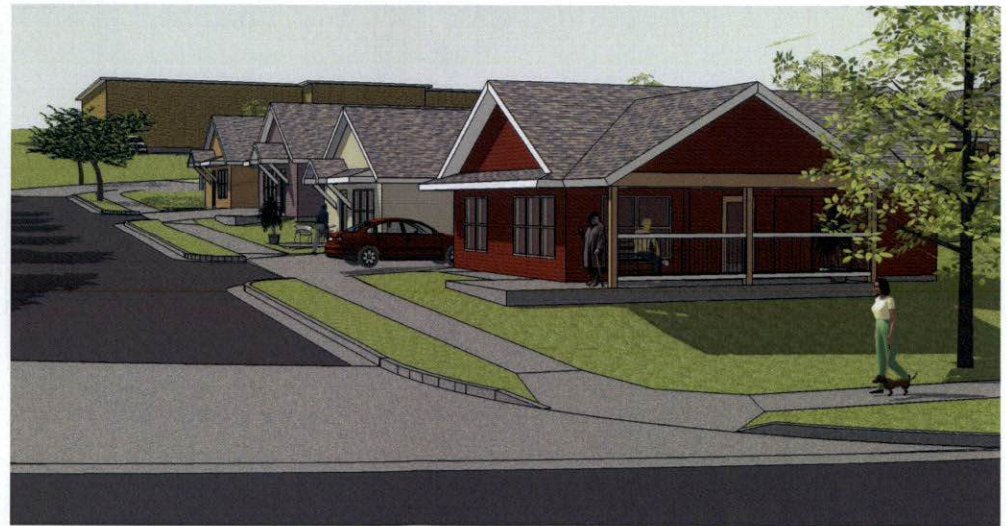
AERIAL VIEW LOOKING NORTHWEST



INTERIOR VIEW LOOKING NORTHEAST

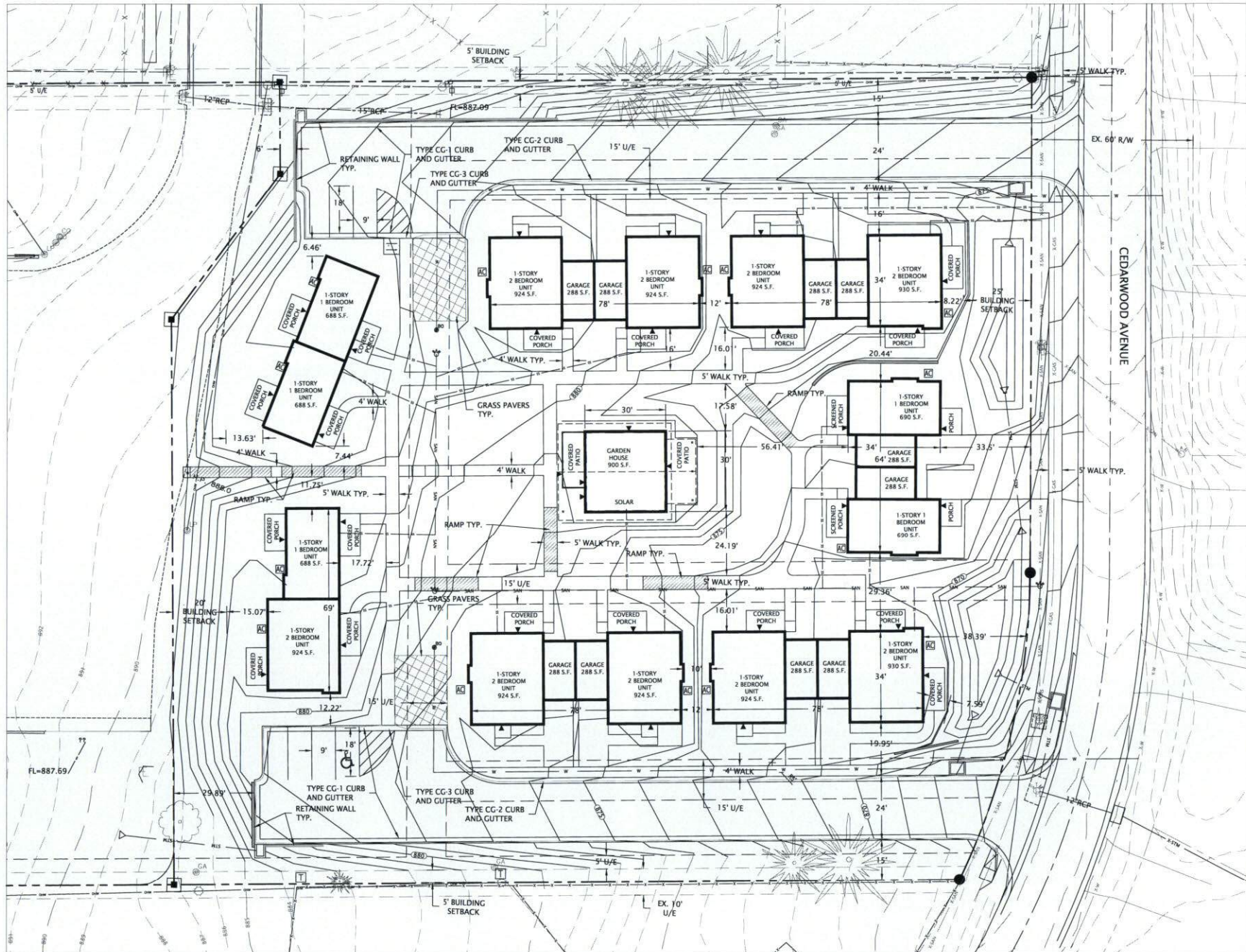


INTERIOR VIEW LOOKING TOWARD GARDEN HOUSE



STREET VIEW LOOKING WEST FROM CEDARWOOD

TENANTS TO HOMEOWNERS • ACTIVE SENIOR HOUSING AT CEDARWOOD



Saturday First Time Homebuyer Workshops

Workshops are free and no pre-registration is required. Workshops are from 9:30 a.m. to 1:30 p.m. at the United Way Center, 2518 Ridge Ct., Lawrence KS, 66046 on the following dates in 2014:

- January 11, 2014
- March 8, 2014
- May 10, 2014
- July 12, 2014
- September 13, 2014
- November 8, 2014



Building Communities Together



Tenants to Homeowners, Inc.

Tenants to Homeowners, Inc.

The Lawrence Community Housing Trust

2518 Ridge Court, #103

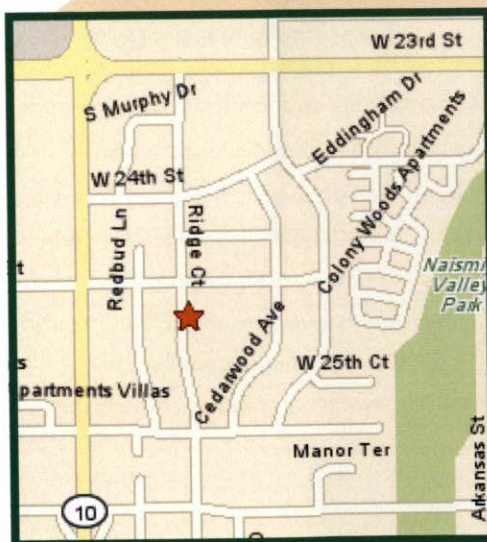
Lawrence, KS 66046

Phone: 785-842-5494

Fax: 785-842-7570

Email: lawrencelandtrust@yahoo.com

Website: www.tenants-to-homeowners.org



Tenants to Homeowners, Inc.

LAWRENCE COMMUNITY HOUSING TRUST (LCHT)

An Affordable Purchase and Rehabilitation Program for Buyers with Low and Moderate Incomes.



Lawrence Community Housing Trust (LCHT)

WHAT IS LCHT?

LCHT is a program in which local lending institutions in Lawrence cooperate with the City of Lawrence and Tenants to Homeowners' Lawrence Community Housing Trust Program to help families with low to moderate incomes become homeowners within the city.

HOW DOES LCHT WORK?

LCHT and the homeowner are partners in ownership. The homeowner owns the home and LCHT maintains title to the land. The homeowner has the right to use the land through a 99-year ground lease. This arrangement keeps the cost of the property down and allows the home to remain affordable for future buyers.

WHO MAKES THE LCHT PROGRAM POSSIBLE?

City of Lawrence Development Services
Capitol Federal Savings
Catholic Campaign for Human Development
Douglas County Bank
Douglas County Community Foundation
Federal Home Loan Bank of Topeka, Inc.
Truity Credit Union
Tenants to Homeowners, Inc.



WHO SPONSORS LCHT?

Tenants to Homeowners, Inc. is a non-profit Community Housing Development Organization (CHDO) with a mission to empower tenants to become homeowners. For more information on TTH's services, see our website at <http://www.tenants-to-homeowners.org>.

WHAT KIND OF HOMES ARE AVAILABLE?

- Homes offered for sale on the program are usually built or rehabilitated by TTH. TTH is committed to building accessible, energy-efficient homes in all new construction projects. Sometimes LCHT houses can be purchased from a seller listing on the market, depending on funding availability for the buyer-initiated program.
- LCHT homes must be in the Lawrence city limits, and cannot be in the FEMA 100-year flood plain.
- Property is generally single-family, although LCHT projects can be multi-family or town home units. Check with TTH to see what properties are currently available or in development.

2014 Maximum Income Guide lines	
Family Size	80% of Median
1	\$37,700
2	\$43,100
3	\$48,500
4	\$53,850
5	\$58,200
6	\$62,500

LCHT LOAN FEATURES

- Pre-approval from a participating lender is required to purchase a LCHT home. Pre-approval still requires a good credit score and 2 years of stable income and payment history.
- Prospective buyers are given a conventional fixed interest rate, with a 30-year non-predatory loan. Often buyers can avoid additional PMI due to the amount of program subsidy.
- Affordable Down Payment Requirement—The LCHT Program requires five percent (5%) of a buyer's annual income but no less than \$500 as a down payment. A gift is acceptable for cash requirements exceeding \$500.
- If you are a first time homebuyer, the LCHT Program will cover closing costs up to \$3,000.

HOMEOWNERSHIP TRAINING

All participants must complete a free first time homebuyer class. Workshops are held in Lawrence on the second Saturday of every odd month. No pre-registration is required. Refer to the schedule on back, or for class details contact: Tenants to Homeowners, Inc., 785-842-5494
E-mail: lawrencelandtrust@yahoo.com.
Website: www.tenants-to-homeowners.org

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Development Incentives for Affordable Housing

WHO'S ELIGIBLE?

In order to encourage the building of affordable housing units, Fort Collins offers a variety of development incentives that are intended to reduce the costs to developers. For complete definitions, see [Section 5.1.2 of the Fort Collins Land Use Code \(http://www.colocode.com/fccollins/landuse/article5.htm\)](#). In order to receive affordable housing development incentives, a project must meet certain criteria as defined in the Land Use Code:

- A housing development is considered affordable if at least 10 % of the total dwelling units are affordable to rent or own by households earning 80% or less of Area Median Income (AMI).
- A unit is considered affordable to rent if a household earning 80% or less of AMI pays no more than 30% of their gross monthly income towards rent, including utilities.
- A unit is considered affordable to own if a household earning 80% or less of AMI pays no more than 38% of their gross monthly income towards their mortgage, including principal, interest, and insurance.

HUD INCOME LIMITS

Each year HUD determines Area Median Income (AMI) for the Fort Collins/Loveland Metropolitan Statistic Area (MSA), broken down by household size and percentage of AMI.

Fort Collins - Loveland MSA Family Median Income, 2012

Source: City of Fort Collins, based on info from U.S. Housing and Urban Development

Number of People/Household	Median (100%)	80% AMI	60% AMI	50% AMI	30% AMI
1	\$54,400	\$43,550	\$32,640	\$27,200	\$16,350
2	\$62,200	\$49,750	\$37,320	\$31,100	\$18,650
3	\$70,000	\$55,950	\$42,000	\$34,550	\$21,000
4	\$77,700	\$62,150	\$46,620	\$35,000	\$23,300
5	\$84,000	\$67,150	\$50,400	\$38,850	\$25,200
6	\$90,200	\$72,100	\$54,120	\$42,000	\$27,050
7	\$96,400	\$77,100	\$57,840	\$48,200	\$28,900
8	\$102,600	\$82,050	\$61,560	\$51,300	\$30,800

IMPACT FEE DELAY

Impact fees are typically paid at the time that building permits are issued. This incentive allows the developer to delay the payment of those impact fees until a certificate of occupancy is issued, or December 1 of that year, whichever happens first. See Section 7.5-26 of the Fort Collins Municipal Code & Charter for full detail.

DEVELOPMENT REVIEW FEE WAIVER

All projects are required to pay fees related to the review of their project. This incentive waives those fees based upon the percentage of affordable units being offered in a project. For example, if a developer plans to make 40% of the dwelling units affordable, 40% of that project's development review fees could be waived.

ADMINISTRATIVE CONSTRUCTION FEE WAIVER

Certain construction fees are exempt for affordable housing projects including construction inspection fees, development construction permit fees, right-of-way construction license fees, and street cut fees. The formula for this fee waiver is the same as the Development Review Fee Waiver; fees are waived based upon the percentage of affordable units being offered in a project. Contact Engineering for more information, 970-221-6605.

PRIORITY PROCESSING

Affordable housing projects are eligible to receive an expedited development review and permitting process.

DENSITY BONUS

Affordable housing projects proposed in the Low-Density Mixed-Use Housing (LMN) zone are eligible to increase the maximum allowed density from 8 to 12 dwelling units per acre. See Section of the Land Use Code for full detail.

Programs

[Competitive Process \(/socialsustainability/competitiveprocess.php\)](#)

[Development Incentives \(/socialsustainability/developmentincentives.php\)](#)

[Homebuyer Assistance \(/socialsustainability/hba.php\)](#)

[HUD Recovery Act of 2009 \(/socialsustainability/cdbgr.php\)](#)

[Human Services \(/socialsustainability/humanservices.php\)](#)

[Land Bank \(/socialsustainability/landbank.php\)](#)

[More Developer Resources \(/socialsustainability/more.php\)](#)

[Social Superstars \(/climatewise/social-superstars.php\)](#)

[Fair Housing \(/socialsustainability/fairhousing.php\)](#)

Projects

[Mobile Home Redevelopment Services \(/socialsustainability/mobilehomeservices.php\)](#)

Public Notices

[Citizen Participation Plan Update Notice of Public Review Period \(pdf/cpp_public_review_period.pdf\)](#)

[Public Comment Solicited on City Funding Recommendations for Affordable Housing and Human Services \(pdf/public-comment-period-open.pdf\)](#)

Our Team

[Advisory Groups \(/socialsustainability/contact.php\)](#)

[Awards \(/socialsustainability/awards.php\)](#)

[About Us/Contact Us \(/socialsustainability/contact.php\)](#)

Resources

[Applications \(/socialsustainability/competitiveprocess.php\)](#)

[Document Download \(/socialsustainability/documents.php\)](#)

[FAQ \(/socialsustainability/faq.php\)](#)

[Funding \(/socialsustainability/funding.php\)](#)

[Funding History \(/socialsustainability/funding.php\)](#)

[Sample Projects \(/socialsustainability/sampleprojects.php\)](#)

[Looking for Housing or Help? \(/socialsustainability/housinghelp.php\)](#)

[Posters \(/socialsustainability/neighborposters.php\)](#)