



New Development & Rehab Projects

Flint Hills Holding Group, LLC

Poehler Lofts

Project Type:

Rehab

Summary:

Poehler Lofts is an existing Low Income Housing Tax Credit (LIHTC)/market rate multifamily development located at 619 E. 8th St., Lawrence. It consists of 49 one and two bedroom apartment that were placed in service in 2012. This mixed income housing complements the affordable housing developed tenants located across Delaware Street at 9 Del Lofts as well as Penn Street Lofts one block to the west.

It is expected that the rehabilitation can be done immediately if funds are awarded. Having served the East Lawrence community for over 13 years, Poehler lofts is seeking funds to replace some existing HVAC Units, replace the sewer line, and perform necessary masonry repairs on the exterior of the building. Developer/ owner commits to contribute 75% of the necessary funds needed to complete all proposed work.

Poehler Lofts, a multi-national award-winning project, has a LURA in place and is currently in the HUD Program. Since its 'in-service' date 12+ years ago, Poehler lofts has been fully stabilized, averaging over 95% occupancy, yet the building is in need of substantial repairs.

2026 Award:

\$20,000



2026 AFFORDABLE HOUSING TRUST FUND PROJECT SUMMARIES

Floret Hill, LP

Floret Hill

Project Type:

New Development

Summary:

Floret Hill is a new construction rental community project targeting seniors and families. Low Income Housing Tax Credits (LIHTC) and Lawrence Housing Trust Funds (LHTF) funds have been approved by Kansas Housing Resource Corporation (KHRC) and the City of Lawrence respectively.

This development would consist of three-story multifamily units, two-story residential townhomes with garages, and two story townhomes. It is currently proposing 121 affordable units with a mix of 1, 2, and 3 bedroom units and targets area median income levels between 30% and 60% AMI. It would be one of the first and largest affordable housing developments on the west side of Lawrence.

The City of Lawrence donated a portion of the land to Tenants to Homeowners who has also donated the land for this specific purpose and use. Since receiving the LHTF award, all zoning changes have been unanimously approved by the City of Lawrence and Douglas County.

2026 Award:

\$500,000



2026 AFFORDABLE HOUSING TRUST FUND PROJECT SUMMARIES

Lawrence Douglas County Housing Authority **Tiny Homes on Garfield**

Project Type:
Development

Summary:

The LDCHA, in partnership with Peaslee Tech, proposes the development of two fully furnished 240 sq. ft. studio tiny homes at 800 Garfield Street, Lawrence, KS 66044, a vacant lot owned by LDCHA.

These units will be permanently affordable and added to LDCHA's Expanded Housing portfolio, rented on a sliding-scale basis according to household income.

The project will be completed in 2026, with Peaslee Tech constructing and furnishing the homes at a cost of no more than \$90,000 each. Expected outcomes include addressing the very high demand for affordable 0-1 bedroom units (252 households currently on the waitlist), increasing the long-term affordable housing supply, and strengthening LDCHA's ability to provide housing options for low-income individuals.

2026 Award:
\$180,000



2026 AFFORDABLE HOUSING TRUST FUND PROJECT SUMMARIES

Accessibility Modifications & Home Repair Projects

Lawrence Habitat for Humanity Critical Repair for Sustainable Housing

Project Type:

Home Repair

Summary:

Affordable housing is a crisis in nearly every community. Housing quality is just as urgent, as the current affordable stock deteriorates, especially for low-income homeowners lacking the resources to invest in basic maintenance and replace critical systems and equipment. Without completing necessary home repairs, the home can become a threat to the health, safety, security, and financial well-being of low-income residents.

According to the Joint Center for Housing Studies of Harvard University, researchers link substandard housing to health problems, as well as to financial hardship, energy insecurity, disaster vulnerability, social isolation, and neighborhood instability. Lawrence Habitat for Humanity's critical repair program is vitally important, addressing housing inadequacy among homeowners with limited resources and/or physical limitations. Lawrence Habitat partners with homeowners in our community to complete necessary home repairs, like new roofs, ramps, plumbing, and heating and cooling systems, to ensure affordable housing remains affordable and homes are safe, healthy, and decent for years to come.

The need for repair support has far surpassed what we first imagined when developing this program in 2019. In 2025, we served 16 homeowner families with repairs. While we anticipated serving 30+ homeowners in 2025, the need for repairs at each individual home was vast, costing exponentially more per household. Our approach in 2025 has been more holistic and homeowner focused. Instead of making one repair at each household, we are working with local contractors to assess the homeowner's complete needs, evaluating which repairs will make the biggest impact on their housing stability, and connecting with community partners to ensure a long-term solution to the overall housing quality for every homeowner.

2026 Award:

\$100,000



2026 AFFORDABLE HOUSING TRUST FUND PROJECT SUMMARIES

Independence, Inc.

Accessible Housing Program

Project Type:

Accessibility Modifications

Summary:

The Independence, Inc. Accessible Housing Program seeks to assist seniors and people with disabilities with qualifying incomes in Lawrence, Kansas to make needed accessibility modifications in order to stay safely and independently in their homes. The program would be available to both homeowners and renters. All modifications would be completed by a qualified and licensed contractor. Common modifications include, but are not limited to: entry ramps, accessible showers, accessible shower heads, grab bars, widening of doorways for walker/wheelchair access, and ADA height toilets.

2026 Award:

\$75,000



2026 AFFORDABLE HOUSING TRUST FUND PROJECT SUMMARIES

Senior Resource Center for Douglas County **Safe, Accessible Housing for Low-Income Seniors**

Project Type:

Accessibility Modifications & Home Repair

Summary:

SRC receives calls from low-income seniors who need assistance with repairs, maintenance, and/or accessibility modifications to keep them aging-in-place safely in their homes. These calls have been fielded for decades, and SRC has used a variety of solutions or resources through the years, as community partners have come and gone. Over the past few years, SRC would refer these projects to Helping Hammer (through Tenants to Homeowners) or Aging in Place (through Habitat for Humanity), in addition to a few smaller, even more specialized opportunities. But sometimes the needed repair or modification is outside the typical scope of assistance from these programs due to limited capacity and resources. Occasionally, these needs require specialty skills with few options for a qualified subcontractor. Or, these situations can include work on mobile homes (which few subcontractors are willing to work on) or bigger projects that require multiple subcontractors for seniors that have very little resources. In the past, there have been programs to assist with projects like these, and those programs come and go. At this time, there are few options to meet this need and a growing demand for help. Since this grant was originally awarded in 2023, SRC has been able to fill this gap, and would like to continue to do so. If awarded, SRC will use these funds for 6-10 projects that are outside the scope of other currently available programs and will allow low-income seniors to remain safely in their home, preventing or delaying more expensive (or unavailable) alternate housing.

2026 Award:

\$25,000



2026 AFFORDABLE HOUSING TRUST FUND PROJECT SUMMARIES

Housing Stabilization Projects

Douglas County

Housing Stabilization Collaborative Rent & Utilities Assistance

Project Type:

Rental & Utilities Assistance

Summary:

The Housing Stabilization Collaborative (HSC) primarily serves very low-income households in Douglas County, with an intentional focus on populations disproportionately affected by housing instability, including single-parent households (often female heads of household), BIPOC renters and immigrant households, LGBTQIA+ households—a focused effort is to serve households without family safety nets, including but not limited to seniors on fixed incomes, individuals with disabilities or significant health conditions, survivors of domestic violence, and families with children at risk of entering homelessness.

The HSC program operates year-round with continuous intake, offering rental and utility assistance to cost-burdened renters who have received eviction notices or who have disconnected utilities, as those applicants are in great danger of eviction and potential homelessness. Applications are accepted online and through partner agencies, and assistance is awarded via a lottery once per month to ensure fair access when demand exceeds available resources.

The anticipated outcomes of this project include preventing homelessness, with at least 85% of households remaining housed for 12 months following assistance. At the systems level, this work will contribute to reduced evictions, fewer emergency shelter intakes, and stronger partnerships with landlords and utility providers—directly supporting the City’s strategic plan goals to decrease both housing stress and homelessness.

2026 Award:

\$150,000



2026 AFFORDABLE HOUSING TRUST FUND PROJECT SUMMARIES

Lawrence Douglas County Housing Authority

New Horizon

Project Type:

Vouchers

Summary:

The New Horizons Transitional Housing Program is a rental assistance and case management initiative serving families experiencing homelessness in Douglas County. The program targets households referred by Lawrence Community Shelter, Family Promise of Lawrence, and the Willow Domestic Violence Center.

Participants receive up to 24 months of rental assistance and comprehensive case management, followed by a permanent Housing Choice Voucher for those who meet program requirements.

Expected outputs include housing 6–7 families in 2026, stabilizing them in safe, affordable housing. Expected outcomes include an 85% transition rate to permanent housing assistance, improved self-sufficiency through required Renter’s Education courses, and increased housing stability for the most vulnerable populations in the county.

2026 Award:

\$75,000



2026 AFFORDABLE HOUSING TRUST FUND PROJECT SUMMARIES

Community Engagement Projects

Lawrence Tenants

An Educator for Everyone

Project Type:

An Educator for Everyone

Summary:

The Educator for All Program, led by Lawrence Tenants, is a tenant rights education initiative designed to serve low-income renters in Lawrence, with focused outreach to populations disproportionately impacted by housing instability, including low-income tenants, seniors, families, people with disabilities, and communities of color. Through direct outreach like doorknocking, workshops, and community events, the program aims to educate over 3,000 tenants on their rights while recruiting and training 25 new volunteers in 2026.

The ultimate goal is to empower tenants to assert their rights to safe and stable housing and to advocate for equitable policies that align with the city's 'A Place for Everyone' Plan.

2026 Award:

\$75,000