

TOTAL FINISHED AREA = 1,703 S.F.
GARAGE AREA = 470 S.F.

TENANTS TO HOMEOWNERS

3-PLY 1-3/4"x16" LVL
(DOWN)

2-PLY 1-3/4"x16" LVL
(DOWN) (FULL WIDTH)

2018 ANNUAL REPORT

BUILDING FAMILY STABILITY
THROUGH AFFORDABLE HOUSING

13'-6"

4'-2"

8"

3-PLY 2"

MOD TR
7.0.



BOARD OF DIRECTORS

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VP Community Investment, Capitol Federal

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Struct/Restruct

ADDRESSING THE NEED

In 2018 BBC Research and Consulting released the City of Lawrence Housing Market Analysis that underscored the housing story that TTH has known for a long time—many hard working families in our community do not make enough money to afford safe and stable housing. This affects the entire community. In the Executive Summary, BBC outlines that 5,200 households are rent burdened (paying more than 30% of monthly gross income for housing).

Another 2,000 renters want to buy but cannot afford ownership. There are 700 families experiencing homelessness, 500 households with disabilities that need modifications to make their homes livable, and over 3,450 renters and owners who live in units in poor or fair condition. Although it is estimated that 2,500 rent burdened households are college students, there are still many nontraditional students that support families and struggle with housing. So if we take out all possible students, that means we need 2,700 affordable rental units and 2,000 affordable home ownership units to meet the current needs of our community.



We cannot do this alone. We need to continue building strong partnerships, like that with Willow Domestic Violence Center where we were allocated \$90,000 to add an additional 10 units of housing for survivors of domestic violence.

We will continue to work with Family Promise and dedicate more rental units to serving those who are transitioning out of homelessness and are ready for stability. In partnership with the United Way and Central Bank of the Midwest we will continue to provide supportive services to our rental and ownership clients.

With services, we were able to keep 173 of 176 people housed in 2018 with TTH. That is a 98% success rate to providing stability for families. We will continue to work with the city on small housing development and work with builders who want to create affordable options. These are the partnerships that we look forward to in 2019! The community has spoken and understands that affordable housing creates community stability.

We look forward to your partnership!

Rebecca Buford
Rebecca Buford
Executive Director

SUPPORTIVE SERVICES

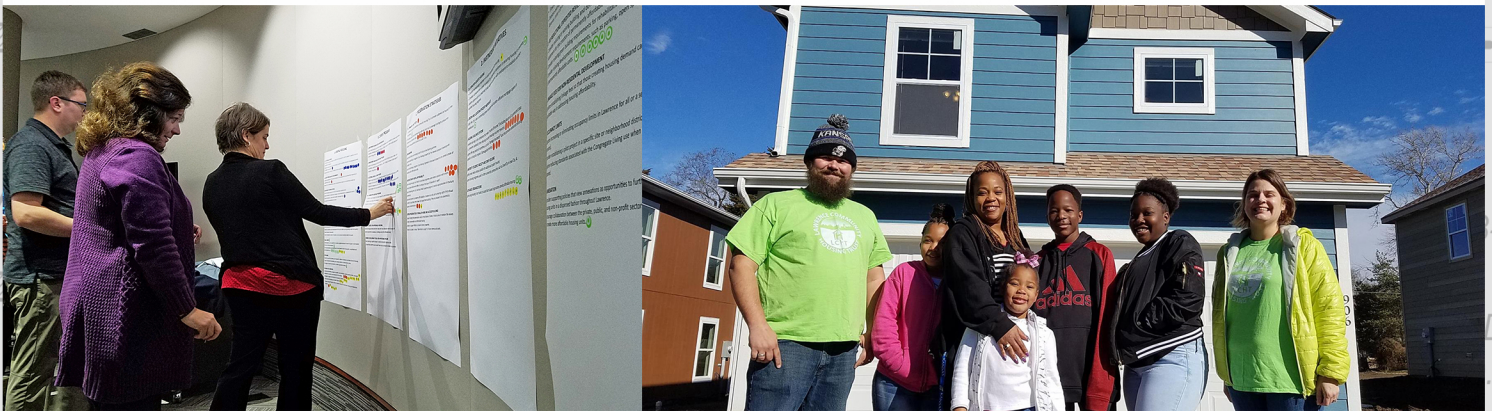


Housing success comes in all shapes and sizes. TTH believes in serving each individual and family based on their own set of unique needs and goals. For some, this means guiding and equipping homebuyers to be successful homeowners. For others, we offer a variety of rental programs with opportunities for tenants to receive special one-on-one support, so that they will be successful in and outside of the home. We serve seniors, those with physical and mental health conditions, and those transitioning out of homelessness or domestic violence. We believe by treating each situation with thoughtful support and empowerment, we are ultimately setting individuals and families up with vital tools to achieve long lasting housing stability.

EDUCATION

TTH's case management program addresses the needs of tenants and homeowners by providing

- Basic financial education and resource development
- Navigation of social services
- Referrals for mental health and medical care needs
- Assistance with educational, vocational and skill building opportunities
- Navigation of neighborly and community relationships
- Assessing skills and sharing resources for household management needs



TTH provides regular community workshops

- Homebuyer Workshops
- Homeowner Maintenance Workshops
- Post-Purchase Counseling and Foreclosure Prevention
- Pre-Qualification and Credit Counseling
- Senior Education for Cedarwood Senior Cottages

NEW HOME CONSTRUCTION

BUILDING A MO

COLLABORATION

TTH continues to develop partnerships with local vendors, financial institutions, support agencies, community members, and city leaders. Each year we work to strengthen these bonds through our programs, construction projects, and events.

POLICY

TTH is working in collaboration with city leaders on issues of affordable housing policy and advocacy. Along with continual fundraising efforts and our ever growing local partnerships, progressive local policy is proving to be one of our greatest tools for expanding Lawrence's stock of permanently affordable housing.



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GARAGE AREA = 470 S.F.

RE AFFORDABLE TOMORROW, TODAY.



ACCESSIBILITY

Fully accessible homes are a staple of the TTH development model.

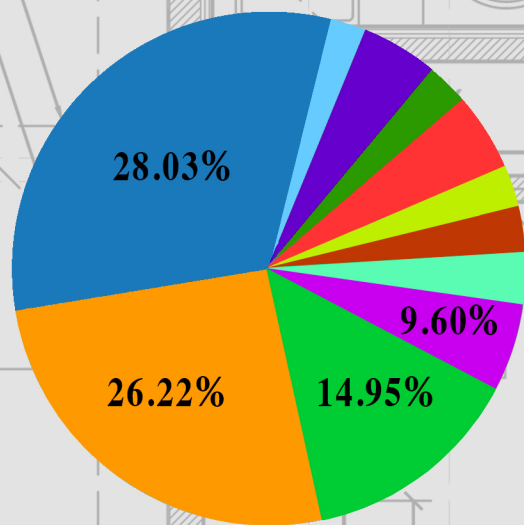
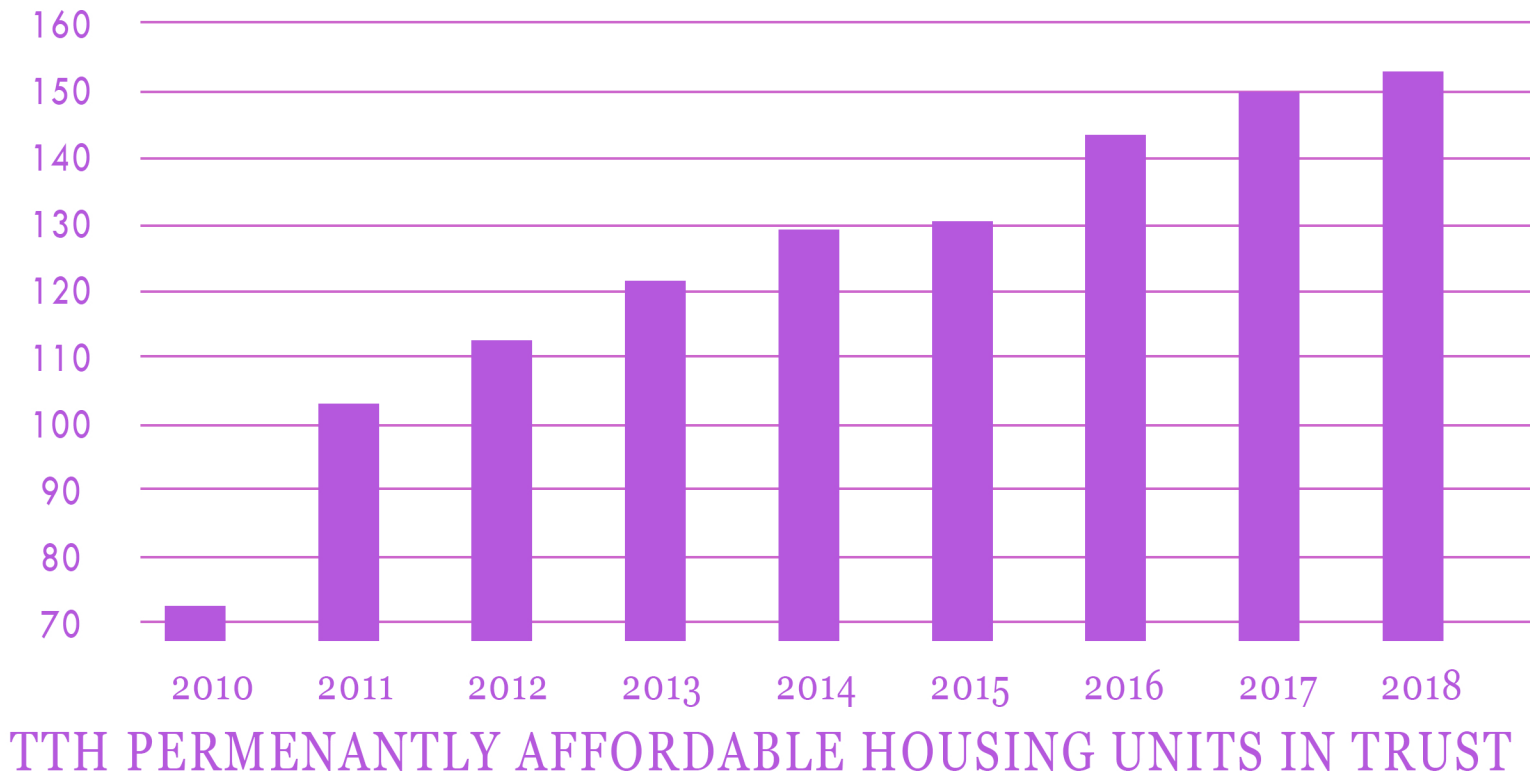
Whenever possible, new construction is built with an accessible entrance and bath, or “visitable.” TTH works with disabled buyers to install features to meet their specific needs.

For rehabilitated housing, TTH makes necessary improvements ensuring that the future of affordable housing is one of accessibility.

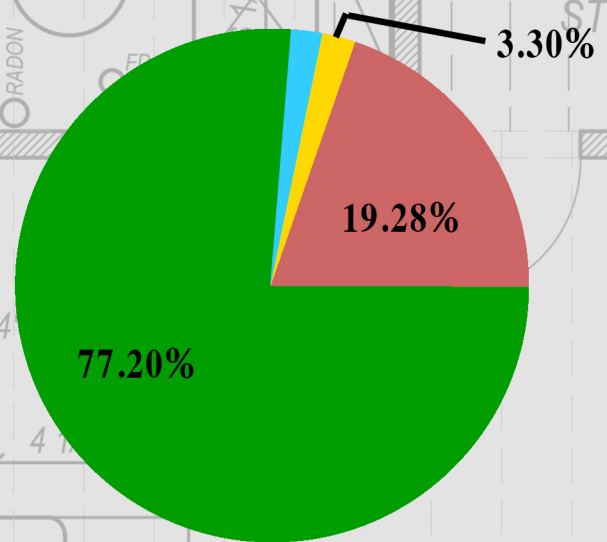
SUSTAINABILITY

Being an Energy Star partner means that newly built TTH homes pass rigorous tests by a certified energy auditor. The payoff? The majority of TTH homeowners enjoy heating and cooling costs of less than \$125 per month! TTH is paving the way by making sure that sustainability and energy efficiency are standard features of affordable housing.

CLOSING THE GAP



TOP 4 EXPENSE SUMMARY



TOP 4 INCOME SUMMARY



FINANCIALS

Statement of Financial Position December 31, 2018

Assets

Cash assets	209,569
Real Estate Under Development	337,330
Fixed Assets/Rental Property	4,399,817
Land held in trust	2,189,305
Notes Receivable	693,913
Prepaid Insurance	30,630
LCHT Accessible Housing Equity	66,622
Other Current Assets	6,972
Accounts Receivable	15,282
Total Assets	\$7,949,440

Liabilities & Net Assets

Security Deposits	47,766
Accounts Payable	95
Accrued Payroll	9,659
Mortgages/Deferred Income	1,924,098
Unrestricted Net Assets	5,967,822
Total Liabilities and Net Asset	\$7,949,440

Statement of Activities for the year ended December 31, 2018

Revenues and Other Support

Grants	209,101
Contributions	35,829
Project Income	839,856
Total Revenue	\$1,084,786

Expenditures

Program	815,340
Administrative	341,350
Total Expenditures	\$1,156,690

Change in Net Assets from December 31, 2017—

December 31, 2018 **(71,903)***

*All information based on 2018 financial statements by TTH which will be audited by S.S. & C. Loss in net income represents subsidy added in trust that will be recycled in resale.

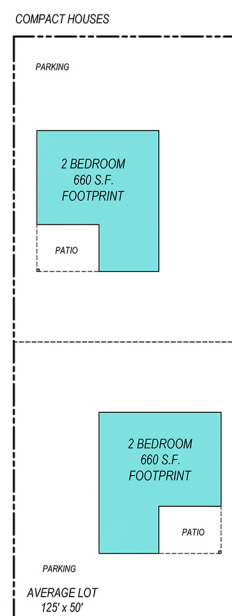
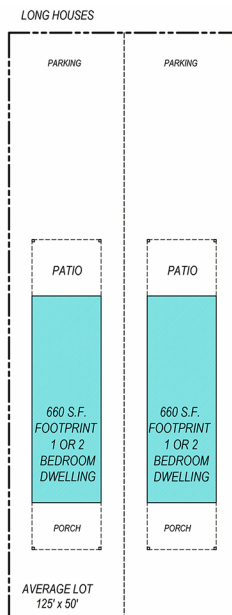
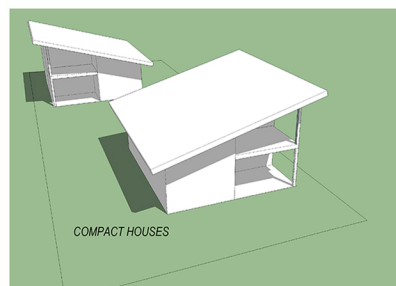
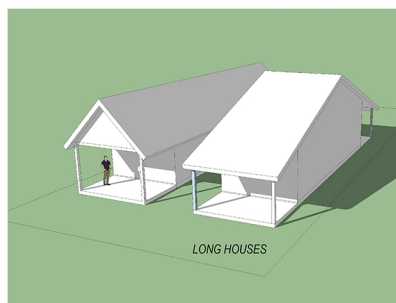
SMART DENSITY BONUS

POLICY
INITIATIVE

SMART DENSITY BONUS

Tenants to Homeowners is working together with Lawrence city staff and the Affordable Housing Advisory Board to develop a text amendment that will incentivize and allow for greater density for permanently affordable housing projects.

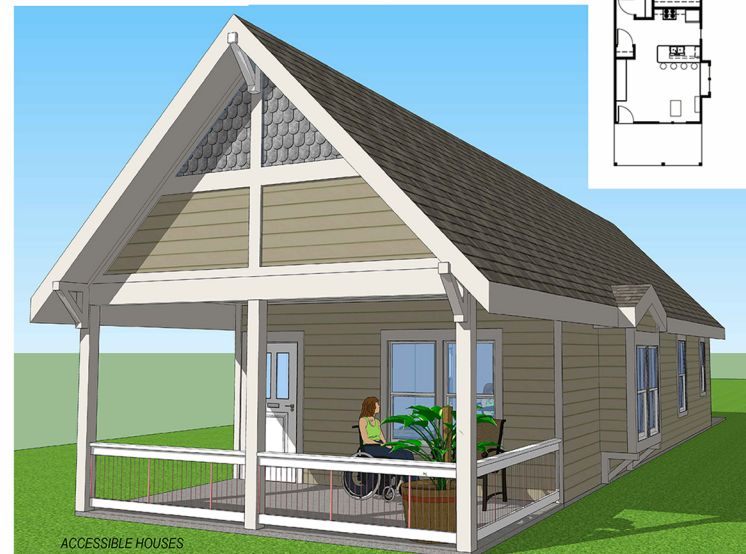
A smart density bonus is a win-win for the community, it supports development of affordable housing without overtaxing subsidy dollars or city infrastructure. Smart Density allows for a greater number of people to be housed. Small, green, owner-occupied, permanently affordable homes make sense for Lawrence.



GOALS:

1. Relax restriction that requires a single lot for every unit.
2. Create a text amendment that would allow permanently affordable housing projects to be built slightly more dense to provide more affordable housing.
3. Reduce lot costs and require affordable housing developers to pass that savings on through reduced purchase prices and rents.
4. Develop intergenerational housing that suits the needs of our aging and millennial populations.

The above goals are supported in the 2018 City of Lawrence Housing Market Analysis recommendations published by BBC Research and Consulting.



GIVE THE GIFT OF HOME

PLANNED
GIVING

WHAT IS PLANNED GIVING AND WHY DOES IT MATTER?

Planned gifts have the power to transform Tenants to Homeowners.

They are contributions, large and small, that donors arrange in the present and allocate at a future date. Most often they are made through a will or trust and given to TTH once the donor has passed away.

BENEFITS OF PLANNED GIVING

Planned gifts can offer substantial tax savings by reducing income tax and avoiding capital gains tax or lowering property tax.

You decide how your money is spent. You can support social services, small home development, green initiatives, senior housing, or a family's first home.

Your tax exempt
donation of a home or land
into trust creates
permanent affordability



THANKS FOR YOUR SUPPORT

TRUITY CREDIT UNION, R.D. JOHNSON EXCAVATING, GEOFF AND CINDY STROLE,
ALPHA ROOFING, MCCRAY LUMBER, BELL'S TURF, CAPITOL FEDERAL, KENNEDY GLASS,
SCOTT TEMPERATURE, CEK INSURANCE, HERNLY ASSOCIATES, FAST SIGNS,
FIRST MANAGEMENT, SCHONBERG TREE SERVICE, SECURITY 1ST TITLE, TOM HARPER,
HMA ARCHITECTS, ALL POINTS SURVEYING, MCGREW REAL ESTATE, FLOOR TRADER,
MOORE VALUATION, POWER SOLUTIONS, HOLMES DRYWALL SUPPLY, PETSMART,
COTTIN'S HARDWARE AND RENTAL, HOME ENERGY SOLUTIONS, HEDGES INSURANCE,
BOWDEN CONSTRUCTION, SUE BEES CLEANING, JOE SMART DRYWALL,
BLACK GOLD INSULATION, JIM WHITTAKER, SS&C SOLUTIONS, EXPRESS PRO

