

Press Release  
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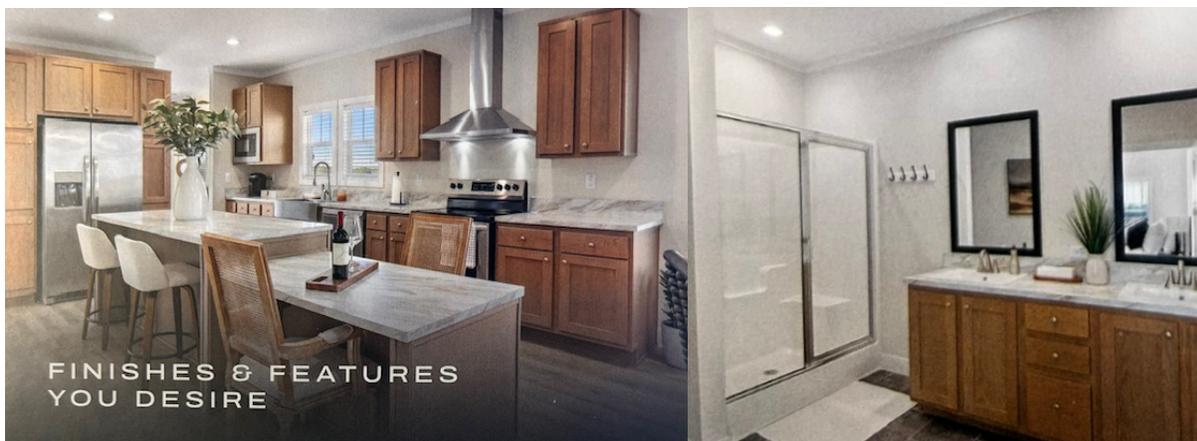
## DEVELOPMENT PROPOSAL FOR MORE THAN 100 AFFORDABLE HOUSES IN LAWRENCE

Mike Courtney, candidate for Lawrence City Commission, announces an exciting development proposal for more than 100 affordable, single-family homes within 3 miles of downtown Lawrence. This proposal would help address our city's critical shortage of affordable housing, especially for families, and provide opportunities for home ownership that are currently unattainable for many in our community.

Courtney has brought together local and regional stakeholders to develop this proposal for a large-scale development of pre-manufactured, modular homes in Lawrence. He has collaborated with local private landowners, regional modular home architects, Clayton Homes, and former executives of Berkshire Hathaway companies. He has been meeting with neighborhood representatives and environmental advocates to include them in the planning and development process. Next steps will include working with the City of Lawrence Planning and Development Department. Courtney is not receiving any financial compensation for this project.

Modular, off-site constructed homes can be built for [30-40% less](#) than on-site, stick-built homes. Standardizations in production processes [can reduce build times by up to 50%](#) and produce even more structurally-sound houses than conventionally-built homes. Property value appreciation for pre-manufactured homes is [comparable to houses built on-site](#).

This development proposal consists of 100+ pre-manufactured, modular homes that are 1,620 square feet with 3 bedrooms, 2 bathrooms, and a 2-car garage on a concrete foundation. The city's most up-to-date [Housing Market Analysis, from 2018](#), showed that first-time homeowners could afford between \$110-\$262K, and these modular homes would be sold within that range. A site plan and build-out is appended.



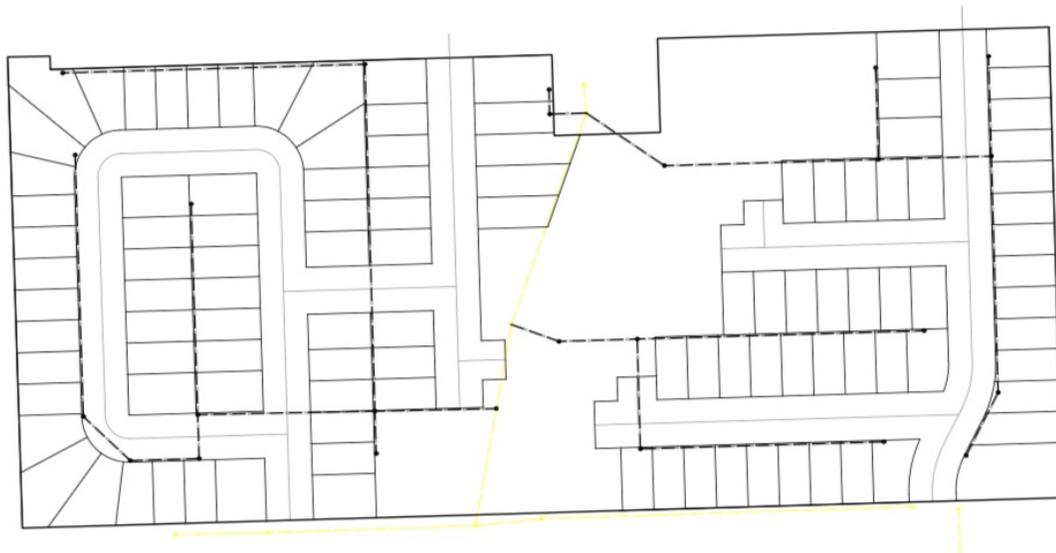


Lawrence, like many communities across the nation, is facing a critical shortage of affordable housing, and communities need creative solutions to address the spectrum of the population's affordable housing needs. Projects to provide affordable rental units have and are being built in Lawrence, but affordable, single-family homes available for purchase are practically nonexistent.

Construction costs have increased substantially in the last five years, making it nearly impossible for local developers to be able to profitably build affordable single-family homes, and increases in home prices have outpaced growth in salaries so that homeownership is becoming unattainable for many. Pre-manufactured homes could fill a vital niche in the market by providing attainable housing for first time homebuyers, while local developers can focus on building new homes for portions of the housing market that remain profitable for on-site developments.

Additionally, the landscape of affordable housing policy in Lawrence is changing. During the 2025 legislative cycle, the Kansas legislature reduced state-supported affordable housing tax credits. In November, the City Commission will be discussing a proposal for an Affordable Housing Incentives Policy. This policy would codify incentive tools that the City currently uses and add new incentive options as well. The current policy proposal would make these incentives available to large-scale developments, which usually create rental apartments, and changes in eligibility requirements could make these incentives available for small-scale projects that provide opportunities for home ownership too.

Home ownership meets vital housing needs, allows residents to build equity in their homes, and can help build generational wealth that can reduce wealth inequality.



## References

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