

Lawrence Board of REALTORS®

Governmental Affairs Committee

Wednesday, September 30, 2025

2024 Governmental Affairs Committee

Bailey Stuart, Chairperson	McG
Ahnya Lewis	SRE
Amy Wilson	SRE
Crystal Swearingen	CCR
Deborah McMullen	McG
Emily Willis Stewart	McG
John Esau	KWI
Mickey Stremel	KWI
Mike McGrew	McG
Susan Parker	Plat
Thomas Howe	McG
Danielle Davey, GAD	Sloan
Rob Hulse, Staff Liaison	LBOR

1. Call to Order

2. Candidate Forum –

- Feedback: location, format, collaboration with LHBA?

3. 2025 City Commission Election Recap

- Candidate Questionnaires – Schumm and Littlejohn have returned their questionnaires. Waiting on Polian and Courtney.
- Candidate Endorsements - \$1,271.40 available in RPAC Rebate Fund.

4. GAD Update – Danielle Davey

- See new construction graph on 25-year history.
- Recent Discussion about pursuing a Text Amendment to Plan 2040?

5. Housing Market Task Force – Lawrence Chamber

6. Committee Member Input/Perspectives

7. Unfinished Business

8. New Business

- Chairperson for 2026 / Vice-Chairperson for 2026

9. Adjourn



LAWRENCE BOARD OF REALTORS®

3838 W. SIXTH STREET / LAWRENCE, KANSAS 66049

785-842-1843 / www.LawrenceRealtor.com

2025 CITY COMMISSION CANDIDATE QUESTIONNAIRE

Name: _____

Mailing Address: _____

Email Address: _____ Telephone Number: _____

Biographical Information

Occupation: _____

Previous Government Experience: _____

Involvement in Community Activities: _____

Positions on Important Issues

Priority Issues:

1. What are your top three (3) public policy priorities if you are elected to the City Commission?

Housing Policy:

2. What does "housing affordability" mean to you?

3. Several studies, local and state-wide, have confirmed that Lawrence has insufficient housing inventory to meet market demand. As a result, Lawrence has seen housing prices rise faster than neighboring communities. How would you suggest Lawrence address this availability and affordability gap?

4. The Lawrence Board of Realtors® believes that everyone in Lawrence should have access to safe, affordable housing and that everyone should be able to experience homeownership within their means. Lawrence issued only 57 single family building permits in 2024 and has seen multi-family development slow. What do you think are the primary barriers to housing development? And how can the City of Lawrence attract more housing development?

5. Tenant rights advocates have advocated for the City requiring more inclusive screening practices for rental properties, including restricting or prohibiting a Landlord's ability to consider eviction history, criminal history, or credit history. What is your position on such restrictions?

6. Lawrence has experienced unprecedented growth in the unhoused population in the last several years. What role do you believe the City should play in addressing this issue?

7. The City recently completed a review and re-write of the Land Development Code, which, among other things, allows for more mixed-use development and permits more development by right. Do you support these changes? What additional changes would you support?

Energy Efficiency

8. In March 2020, the City of Lawrence adopted Ordinance 9744, establishing a goal of 100% clean, renewable energy in all municipal operations by 2025 and city-wide by 2030. The Kansas Legislature pre-empted this ordinance during the 2021 session with the Energy Choice Act. What is your opinion regarding clean energy policies and how should we balance environmentally conscious policies with the rising cost of housing and utilities?
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Economic Development:

9. When appropriate, do you support the use of economic development incentives (such as industrial revenue bonds, tax abatements, rebates, community improvement districts, etc.) to attract or retain jobs and economic development investments in our community? Please explain your answer.
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10. How would you propose to balance the need for economic development and increasing density in our City with preservation of the City's character and historic resources and monuments?
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City Budget Issues and Property Taxes:

11. In terms of your priorities on the City Commission, how highly would you prioritize your commitment to decreasing, or limiting future increases in the mill levy rate?
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Thank you for your valuable time and cooperation in completing this candidate questionnaire. Your response will be greatly appreciated and will be distributed to our membership so they can make an adequate judgment on the merits of the candidates. Please return this questionnaire to our office by _____, 2025.

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Danielle Davey
Governmental Affairs Director
Email to: ddavey@sloanlawfirm.com

Lawrence Board of Realtors 2025 City Commission Candidate Questionnaire

Name: Bob Schumm

Mailing Address: 1720 Saint Andrews Dr.

Email Address: schummfoods@gmail.com.

Telephone Number: 785-766-0888

Biographical Information: Married to Sandra, four children, seven grandchildren. KU graduate in journalism. Commissioned Officer in the US Air Force. Restaurant owner and operator in Lawrence for 45 years.

Occupation: Manage Schumm Properties LLC - Commercial Property Portfolio

Previous Government Experience: Served 12 years as a City Commissioner and 3 terms as mayor.

Involvement in Community Activities: Currently serve on Board of Directors of Downtown Lawrence Inc., serve on the Board of The Old Fashioned Christmas Parade, and serve as the chair of the Friends of The Sacred City of Messolonghi, Greece for Lawrence Sister Cities. Involvement in other organizations include past Chair of Saint Johns School Board and a board member of The Chamber of Commerce.

Questions:

1. My first priority is to address the budget issue so that we have a balanced, stable format to proceed from year to year and our citizens don't have to fear unexpected property-tax increases. My next priority is to continue to secure the homeless population, with an eventual goal of shelter for all individuals. My next priority is to produce more housing of all types to fill the need of the community with special emphasis on affordability.
2. Affordability to me means the ability for individuals entering the housing market to be able to have a choice of houses of which they can successfully qualify for a loan and be relatively assured in being able to make their payments consistently.
3. I would want to look at the building regulations to see if we have too many restrictive rules on the books and try to make improvements in this area. Creating more density is another method of reducing the unit cost of development. If we are short of buildable lots then we should look at annexation.
4. The price of housing is a key issue here. I refer you to many of the same ideas as in #3 above: more density, a sufficient number of buildable lots, use of modular housing units. The City should proactively recruit builders to Lawrence. We need a "Business Friendly" campaign.
5. A lot of landlords are small business people trying to earn a living by renting their safe and secure properties to individuals for use as living quarters. I feel that landlords should have the option of knowing as much information about a prospective tenant as possible in order to make a good business decision.
6. The City was very late to the table to take care of the exploding homeless population and it proved to be a disaster. The City should continue to find shelter for all. Individuals should be returned to their home counties whenever possible.

7. I support the new Land Development Code. I support more density. I want to see how all this will play out and if necessary, I would work to adjust the code as necessary.
8. I support clean, renewable energy as long as it sufficient and cost affordable.
9. Yes, I support using economic development incentives. The key here is where appropriate. Each package should require a minimum investment from the applicant. Additionally a guaranteed number of new jobs paying a wage of market or above for that industry, and a clawback provision if the applicant fails to live up to the agreement.
10. I would want to be sure not to negatively impact our historic buildings and monuments. That being said, I think at times we are too cautious when considering new development in Lawrence relative to our Historic Resource Ordinance.
11. I would not want to increase the city's mill-rate levy but for an absolute emergency and, In fact, I would hope to lower the rate!

Bob Johnson



their family, or build personal equity. We added over 400 affordable units last year and over 400 the year before as well as providing services through AHAB to keep folks in their homes. But, as I said before, we need more of those starter/lower cost home units._

Economic development has been a key component of the work that I have pursued while on the commission. I work to support local company/job creators like Peaslee Tech, The Chamber, CORE, KUIP, EDC, and KU Small Business Development. I have been a proponent of multiple commercial projects to start to reduce property tax burdens on residents. Ultimately, our continued work on the new land development code will be crucial. It will allow us to build more units, encourage more businesses, and disperse our resources more efficiently._

Last, we have started to address our deferred maintenance for our infrastructure through actions like our Asset Management Plan. The process to establish it allowed us to scan all of infrastructure, discover what state it is in, and develop a plan/timeline to repair or replace it. The goal is to enact these improvements before there is a failure to ultimately give us the lowest cost of ownership.

Housing Policy:

2. What does “housing affordability” mean to you?

____ Housing affordability will be when we get to the point that we have enough supply/demand in the market that folks will be able to attain any type or size of housing that they want without market constriction. Right now there are so few homes or spots available that it’s extremely difficult for potential renters or homeowners to find a home let alone afford one. Unfortunately, we are not alone in this predicament as it is pervasive nationwide. But, I do see opportunity. If we are able to make progress in this we should have a boon of possibilities because it is a challenge for communities to make headway in this arena. We have a lot going for us. The nature of our community along with our assets like the University of Kansas, Haskell University, and Peaslee Tech are economic magnets. Which are not only for people/businesses here but those elsewhere who are looking for opportunities for housing and prosperity._

3. Several studies, local and state-wide, have confirmed that Lawrence has insufficient housing inventory to meet market demand. As a result, Lawrence has seen housing prices rise faster than neighboring communities. How would you suggest Lawrence address this availability and affordability gap?

____ To address that gap we need more homes and need more jobs. We need to build houses of all types and price points, and we need to incorporate both of the levers of infill and annexation to do that. While infill is the most efficient due to infrastructure, I think that our update to the land development code will help us to capture some of those efficiencies in annexation as well with updated practices and strategies. Along with housing, we need more jobs. I have worked hard to do just that through support of job creating entities like the Chamber, CORE, KUIP, EDC, Peaslee Tech, and the KU Small Business Development Center as well as supporting commercial projects like KU Gateway, the Crossing, and US Engineering along with countless others as examples.

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4. The Lawrence Board of Realtors® believes that everyone in Lawrence should have access to safe, affordable housing and that everyone should be able to experience homeownership within their means. Lawrence issued only 57 single family building permits in 2024 and has seen multi-family development slow. What do you think are the primary barriers to housing development? And how can the City of Lawrence attract more housing development?

___ Before, I would have said some aspects of our previous land development code as well as not embracing our potential as a housing market; but I think with the new updates to the code as well as renewed perspectives we have an opportunity to see how it's working out and to course correct. The code is not meant to be static and we will readily have the opportunity for changes/updates to be incorporated in it if the need arises. Additionally, we have potential additions like the Affordable Housing Incentives policy (it currently being formulated and will come before the commission later this year) which hopefully will encourage more partnership in this space. Components of that can help us build more housing for the missing middle which we direly need. In fact, we just direly need housing in general; and it will continue to take many different parts of our community coming together to address it.

5. Tenant rights advocates have advocated for the City requiring more inclusive screening practices for rental properties, including restricting or prohibiting a Landlord's ability to consider eviction history, criminal history, or credit history. What is your position on such restrictions?

___ I believe that aspect was just a part of the overall plan to reduce homelessness, and that a counterpart action is going through the county currently. A lot of the work that we pursue and success that we have had in homelessness has been due in part to our partnership with the county and our work on the plan: A Place for Everyone. I believe that the thinking behind these strategies is the prevention of folks becoming houseless. It is noted that keeping people in homes is a lot more cost effective than having them fall into homelessness, which I am sure that no one wants.

6. Lawrence has experienced unprecedented growth in the unhoused population in the last several years. What role do you believe the City should play in addressing this issue?

___ I think that the city has done an admirable job in addressing this. We were put in a very difficult situation coming out of the pandemic and managed to put together a plan and system in conjunction with community partners and the county that gives us the opportunity to make some headway and point folks towards resources. As I've mentioned before, we have managed to match people in 5 camps so far with those resources due to our expanded capacity for emergency and median shelter. In fact, our exceptional success is being recognized nationally and other municipalities are taking notice for ways they can work with their houseless populations. It is tangible progress and will provide a stepping stone to getting those folks back into a situation where they can be the version of themselves that they want to be.

7. The City recently completed a review and re-write of the Land Development Code, which, among other things, allows for more mixed-use development and permits more development by right. Do you support these changes? What additional changes would you support?

___ I was a part of the commission that approved the new land development code and I think that it gives us a bit more clarity and flexibility to build more different kinds of housing and commercial development. It will give us the opportunity to pursue more developments of mixed use, expanding our housing and commercial options while of course helping us to plan our next steps for our city's growth in an intentional and intelligent development perspective. I think my support of the varying commercial and housing projects before the new code and during the rollout of new code is hopefully encouraging to folks to show our positive direction moving forward. I want to make sure that we are checking in with how the implementation of the code is going. Right now we are in a curing period where we are running projects through the code to see where there are successes and potential improvements.

Energy Efficiency

8. In March 2020, the City of Lawrence adopted Ordinance 9744, establishing a goal of 100% clean, renewable energy in all municipal operations by 2025 and city-wide by 2030. The Kansas Legislature pre-empted this ordinance during the 2021 session with the Energy Choice Act. What is your opinion regarding clean energy policies and how should we balance environmentally conscious policies with the rising cost of housing and utilities?

___ I think that clean/renewable energy is something that we should move towards. It is more energy efficient, resilient, and leads to a lower cost of ownership. We try to incorporate it at the city level with our infrastructure, buildings, and equipment while maintaining our fiscal responsibilities; as I am hopeful that other entities outside of municipal operations have the opportunity to do the same relative to their particular circumstances.

Economic Development:

9. When appropriate, do you support the use of economic development incentives (such as industrial revenue bonds, tax abatements, rebates, community improvement districts, etc.) to attract or retain jobs and economic development investments in our community? Please explain your answer.

___ Yes, I do. I have supported local job creators to create an economic ecosystem for entities like the Chamber, CORE, KUIP, EDC, Peeslee Tech, and the KU Small Business Development Center. Those are the type of hometown investments that both help our economic base and provide opportunities from within. They help folks start, maintain and grow their own businesses; especially in the critically overlooked areas of the trades and child care. Additionally, I want to make sure that we are providing that support for small, medium, and large businesses.

Also, I am working and supporting our effort to bring in outside enterprises, potentially using incentives; incorporating them into our community to boost our commercial development tax base and job pool. I think that has been shown in some of the investments that I have approved:

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- o US Engineering Metalworks – Manufacturing (2022)
 - o Cedarhurst Senior Living Center – Affordable senior care (2022)
 - o DCCCA, Inc – Behavioral health/community based services (2022)
 - o Community Children’s Center – Child Care (2022)
 - o Heartland Medical Clinic – Community Health (2023)
 - o The Crossing – Residential/Commercial/Child Care (2023)
 - o New Hampshire St Lofts – Mixed Use/Affordable Senior Living (2023)
 - o Turnhalle project – Commercial/Historic (2024)
 - o Bison Affordable Housing – 250 bedroom affordable housing (2024)
 - o Lawrence Journal World Building (Q39) – Commercial (2025)
 - o The Peaks – Senior Affordable housing (2025)
 - o Gateway – Residential/Commercial (2025)
 - o Lawrence Farmers Market (2025)

Last, I would like to create economic pockets around town like we have started to enact with the North Lawrence corridor study. The goal is to spur economic development using those same practices elsewhere like: Downtown, East Lawrence, West Lawrence, South Lawrence, and in corridors like 6th St, 23rd St, and Iowa St. That kind of economic versatility and flexibility can only serve to benefit us in the future.

10. How would you propose to balance the need for economic development and increasing density in our City with preservation of the City’s character and historic resources and monuments?

____ I think we have made pretty good strides towards doing that with the updates to the Historic Resources Code which widely has been thought to be long overdue. I believe that the last time that it had an update was decades ago. Ultimately, it needed to be reexamined due to changing practices and climates. I think that it hits a nice medium of accounting for our historic assets while providing room for modernization. As I serve on the commission, I believe that I have done a good job striking that balance as well.

City Budget Issues and Property Taxes:

11. In terms of your priorities on the City Commission, how highly would you prioritize your commitment to decreasing, or limiting future increases in the mill levy rate?

____ I actually look at the problem from the opposite end and ultimately look at it as a revenue problem. The reason that we usually have to adjust the mill is because we have fallen short on revenue expectations on the sales tax revenue (which is inherently volatile and you have to do your best to try to predict from year to year) and property tax (where we are clearly upside down with over 70% coming from residential which contributes much less than commercial). The plan that I have followed and my continuing goal is to bring more commercial development to town; which brings more commercial property tax and more jobs. I think that will put in a better situation long term and short term; and is by far more stable than a higher emphasis on sales

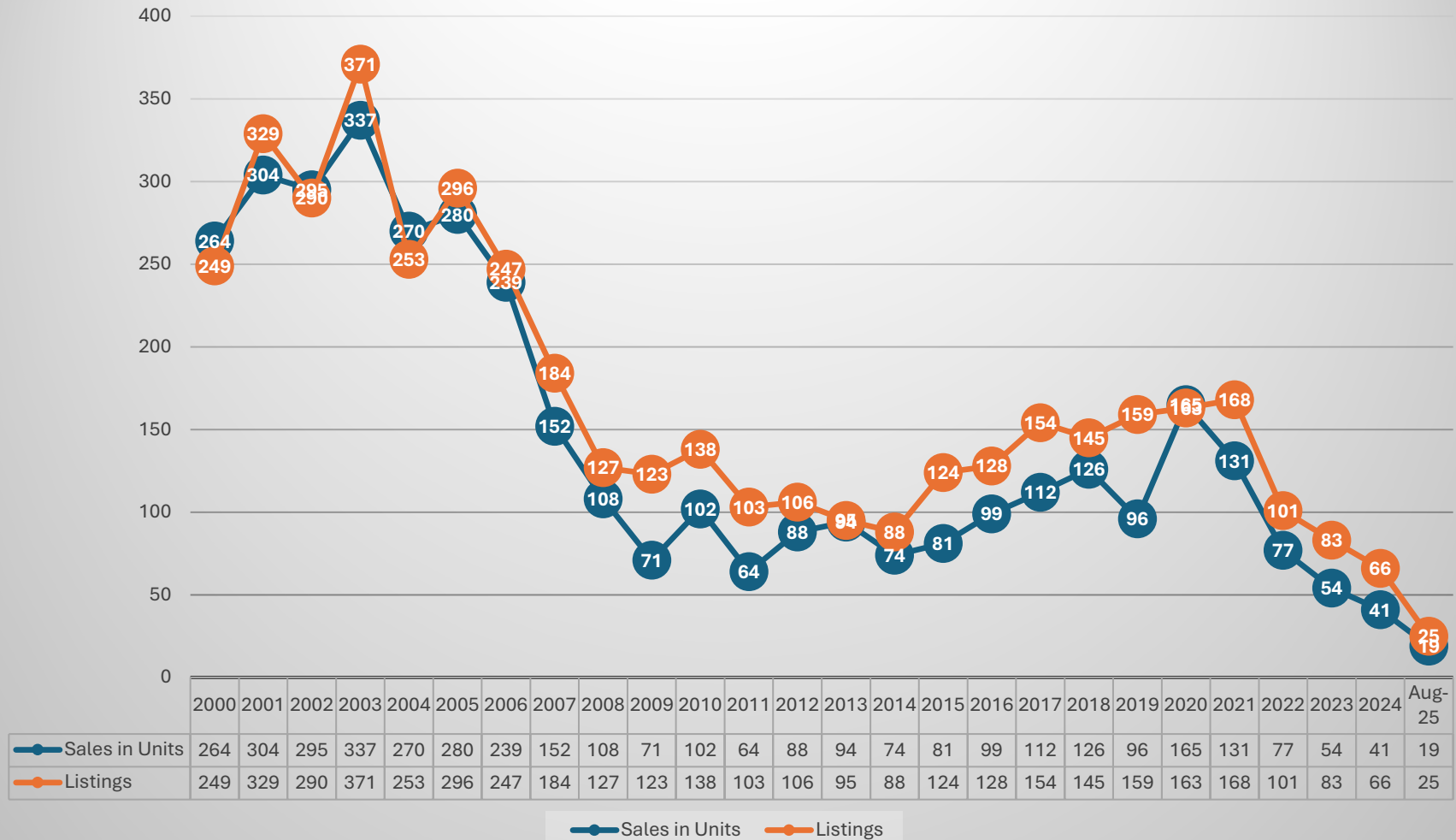
tax. _____

Thank you for your valuable time and cooperation in completing this candidate questionnaire. Your response will be greatly appreciated and will be distributed to our membership so they can make an adequate judgment on the merits of the candidates. Please return this questionnaire to our office by _____, 2025.

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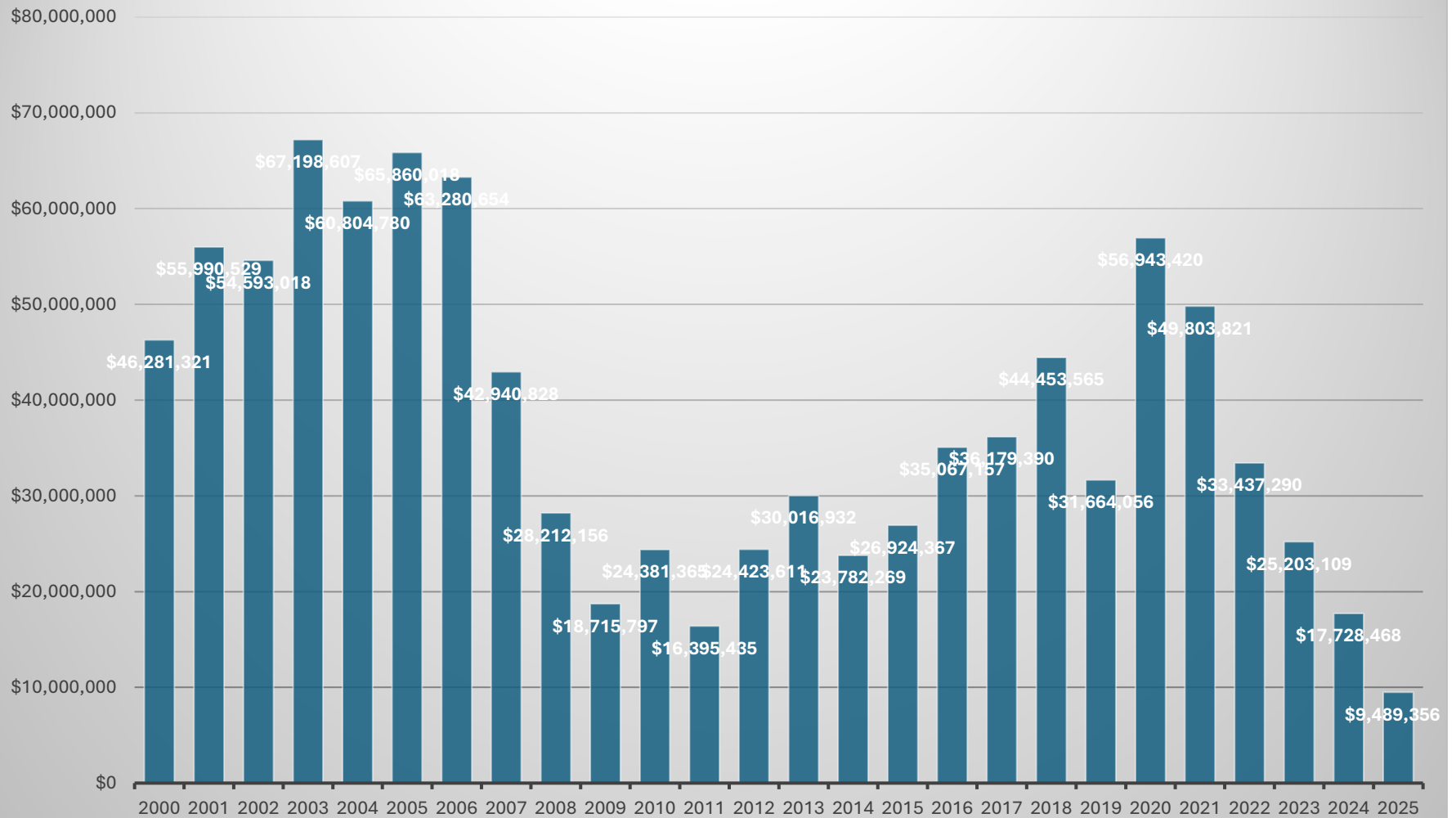
City of Lawrence New Construction Units Sold vs Listings



LAWRENCE
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Lawrence Multiple Listing Service – Prepared 2025.09.17

City of Lawrence New Construction Sales Volume



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Lawrence Multiple Listing Service – Prepared 2025.09.17