

# DISTRICT III ADVISORY BOARD AGENDA

April 2, 2014  
6:30 p.m.

Downtown Development Corp  
507 E. Douglas

## ORDER OF BUSINESS

Call to Order  
Approval of Agenda for April 2, 2014  
Approval of Minutes for March 5, 2014

## PUBLIC AGENDA

### 1. Scheduled items

None

### 2. Off-agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

**Recommended Action:** Provide comments/take appropriate action.

## NEW BUSINESS

### 3. **Extension of Sanitary Sewer to the 3700-3800 Blocks of S. Broadway**

**Gary Janzen, City Engineer with Public Works**, will present on the proposed extension of sewer to ten properties on the 3700-3800 block of South Broadway. It has come to the City's attention that at least one septic system is failing within the 3700-3800 blocks of S. Broadway. In total ten abutting properties have septic systems within the same age range and potentially similar failure situations. Per City Code 16.12.010, which requires connection to sewer if within 150 feet and does not allow repair of existing septic systems, staff recommends that the City Council order in construction of the sanitary sewer on the basis of a public health emergency. Existing sewer is available on the east side of Broadway, within 150' of the subject properties and will be extended to and along the west side. The construction budget is estimated at \$210,000, with the full cost to be assessed to the improvement district.

**Recommended Action:** Public Works staff recommends that the project be **APPROVED**.

**4. ~~MOVED TO MAY DAB MEETING – Request for Resolution of Support for Application for Housing Tax Credits (Stepstone Apartments)~~**

~~Mark Stanberry, Housing and Community Services, will present on the potential application for the Housing Tax Credit Program. The City has received a request from Kansas Affordable Housing Corporation, for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with the acquisition of sites and development of the Stepstone Apartments, to be located at 1340 S. Bluffview. Under the City's adopted Housing Tax Credit (HTC) Policy, developers/owners must present proposed HTC projects to the applicable District Advisory Board (DAB). The proposed project involves acquisition of sites on the west side of Bluffview, including 1326, 1330, 1334, 1340, 1342, 1346, and 1350 S. Bluffview, as well as a vacant tract of land immediately adjacent/northeast of these sites. Existing housing structures on these sites would be demolished, with three new two-story, four-plex style buildings and a clubhouse to be constructed.~~

~~The City's HTC Policy requires a set aside of 20% of the units for market rate tenants. Waiver of this requirement is requested, as the project will serve victims of domestic violence, considered to be homeless. The HTC Policy provides for a waiver of the 20% market rate unit requirement when special needs populations are exclusively served. The resolution of support will not constitute final plan or design approval. If the project is awarded Housing Tax Credits, the project developer must comply with all requirements associated with appropriate plan reviews required for issuance of a City building permit.~~

~~**Recommended Action:** Approve a recommendation for adoption of the resolution of support for the Housing Tax Credit Application, with waiver of the 20% market rate unit requirement, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy.~~

## **BOARD AGENDA**

**5. Updates, Issues, and Reports**

Opportunity is provided for the Council Member and District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or Council District.

**Recommended Action:** Provide comments/take appropriate action.

**6. Adjournment**

The next District III Advisory Board meeting will be May 7, 2013 at The Wichita Water Center, 101 E. Pawnee.