

District IV Advisory Board
Meeting Minutes
February 4, 2009
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The **District IV Advisory Board Meeting** was held at the 6:30 p.m. at the Lionel Alford Branch Library, 3447 S Meridian.

Members Present

Doug Leeper
Michael Ackermann
Nancy Wilhite
Jim Benton
Gerald Marsh
Ed Koon
Hestel Sewell
Joshua Blick
Tom Engelmann
Peggy Benett

Staff Present

Officer Gomes, Police
Mark Stanberry, Community and Housing Services
Kelli Glassman, City Manager's Office
Officer Baker, Police
Captain Ast, Fire

Order of Business

Call To Order

The meeting was called to order at 6:30 p.m.

The February 4, 2009 agenda was approved 10-0 (Wilhite/Sewell)

The January 7, 2009 minutes were approved 8-0 (Marsh/Blick)

Public Agenda

The public agenda allows members of the public to present issues not on the agenda to the District Advisory Board. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items were scheduled

2. Off-Agenda Items

No items were scheduled

Staff Presentations

3. Public Safety Reports

Community Police Report

Officers present reported the following:

- 28 beat
 - crime has decreased,
 - larcenies at the Dillons at Seneca and Broadway
 - Graffiti surveillance at night
- 13 beat
 - Increase in incidences at the Ice Center of vehicle break-ins
 - Traffic congestion at McCormick School – handing out parking flyers
 - Working with OCI to remove abandoned vehicles and reduce blight to decrease crime
 - Increase in auto thefts at Central and West
 - No construction date set yet for the new Graham’s station at Towne West
- 17 beat
 - Speeding at S Hoover and S Meridian
 - New management at Windridge Apartments are working with police to resolve issues

Action Taken: Received and filed.

4. Fire Report

Staff present stated that in December, 539 alarms and rescue calls were responded to. Reminded everyone to check their smoke detectors.

New Business

- 5. Request for Resolution of Support for Application for Housing Tax Credits (Starkey Lighthouse)** Mark Stanberry, Community and Housing Services, presented information on this item along with the CEO and staff from Starkey.

The Housing Tax Credit (HTC) Program is administered by the Kansas Housing Resources Corporation. Enacted in the Tax Reform Act of 1986, the HTC Program is designed to secure private equity capital for the development of affordable rental housing. The Program can provide as much as 55%-60% of the total development cost which reduces the amount of debt financing in affordable rental housing developments. This allows lower rents and greater affordability. The State receives a tax credit allocation from the Federal government, and requires developers/owners to obtain a resolution of support from the local government, when submitting applications for financing through the Program.

The City has received a request from Starkey, Inc., for a City Council resolution of support for an application for Housing Tax Credits in connection with the development of the Starkey Lighthouse, to be located at the corner of West Douglas and North Clara.

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 policy also requires a review by the City's Development Coordinating Committee (DCC). The Planning Department and the Office of Central Inspection (OCI) also review the project for zoning and design appropriateness and provide comment regarding consistency with neighborhood plans, if applicable. Once the project is reviewed by the DAB, DCC, Planning and OCI, it is forwarded to the City Council for a public hearing, with a staff recommendation regarding the resolution of support for the HTC application.

The project proposed by Starkey, Inc. (Starkey) involves construction of three five-bedroom, single-family homes at the corner of West Douglas and North Clara, specifically, 118 N. Clara, 4950 W. Douglas, and 4930 W. Douglas. The homes will be designed so that each of them will house five low-income residents with intellectual disabilities. Starkey will provide non-medical community based services to the residents, under its license with the Kansas Department of Social and Rehabilitation Services. The facility will not be licensed by the state. Each home will be staffed with one Community Living Trainer (CLT) during the first shift time frame, three CLTs during the second shift, and two CLTs during the 3rd shift. Preliminary tax credit rent amounts are estimated to be \$320 per resident, including utilities.

Amenities will include landscaping around each structure, walking paths, benches, and a gazebo. As reflected in the site plan, a shared driveway system will connect the three structures, and parking will be made available.

The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. Starkey is seeking a waiver of this requirement, as the three homes will serve only those individuals with disabilities, a special needs population. The City's policy provides for a waiver of the market-rate unit requirement when HTC apartment projects will only serve special needs populations. Thus, the project is eligible for the waiver.

The City's Office of Central Inspection (OCI) has reviewed the proposed project. OCI staff members have indicated that the site is appropriately zoned (SF-5) for the proposed project, which falls under "Family" use, and if licensed, as a "Group Home, Limited" use. These uses are allowed "by right" if the property lies within a SF-5 zoning area. It will be necessary for Starkey to complete a boundary line shift in order to fully comply with SF-5 zoning requirements. Although the City's landscape ordinance does not apply to this project, OCI recommends that Starkey follow through on its proposal to save as many existing trees as possible, to provide landscaping as planned, and to add landscape buffers along lot boundary lines abutting other existing residential houses. Elevation drawings reflect the use of appropriate materials and proper roof pitch.

Planning Department staff members have indicated that the project is consistent with the Wichita-Sedgwick County Comprehensive Plan Functional Land Use Map, and that the

project would complement the existing land use and development pattern in the immediate area.

Starkey representatives presented the proposed project to a meeting of adjacent property owners on October 29, 2008. The primary concern expressed during the meeting involved saving a tree that provides shade for a neighboring property.

Housing and Community Services (HCS) believes that the proposed project will provide safe, clean affordable rental housing for citizens with disabilities. HCS recommends approval of a recommendation for the adoption of a resolution of support by the City Council, with waiver of the 20% market-rate unit requirement.

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. These reviews will include compliance with the City of Wichita's Housing Tax Credit Policy design guidelines. Further, the developer must comply with any additional reviews that may be requested by the City Council member in whose district the proposed project is planned.

The total project is estimated to be \$1,998,275. New construction hard costs are estimated to be \$1,329,529. Financing includes proceeds from the sale of the HTC's, and private contributions and cash.

Starkey staff assured the Board that they have done many similar projects that have succeeded very well with few issues and that they hope to begin renting these properties by May 2010.

Action Taken: The Board moved to 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 and in accordance with the City of Wichita's Housing Tax Credit Policy. Motion passed 10-0 (Engelmann/Sewell)

OLD BUSINESS

- 6. No items were submitted**

BOARD AGENDA

- 7. Board Updates and Issues**

No updates were given

- 8. Adjournment**

With no further business, the meeting adjourned at 7:00 p.m.