

**District IV Advisory Board**  
**Meeting Minutes**  
**March 5, 2008**  
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The **District IV Advisory Board Meeting** was held at the 6:30 p.m. at the Lionel Alford Branch Library. In attendance were nine (9) District Advisory Board members, seven (7) staff and approximately three citizens (3) citizens with three (3) signing in.

**Members Present**

Nancy Wilhite  
Joshua Blick  
Mary Cockburn  
Hestel Sewell  
Jim Benton  
Ed Koon  
Gerald Marsh  
Tom Engelmann  
Peggy Bennett

**Staff Present**

Officer Gomes, Police  
Officer Woodrow, Police  
Kelli Glassman, City Manager's Office  
Mark Stanberry, Community and Housing Services  
Officer Jeffries, Police  
Officer Price, Police  
Mike Vinson, Transit

**Order of Business**

**Call To Order**

The meeting was called to order at 7:00 p.m.

**Gisick (Marsh)** moved to approve the agenda for the March 5, 2008 meeting. Motion passed 9-0.

**Marsh (Cockburn)** moved to approve the minutes from the February 6, 2008 meeting. Motion passed 9-0.

**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**

**Karen Lippoldt** spoke about an exciting breakthrough program Youthville has implemented for over a year now working with the at risk teen population.

**George Walta**, addressed the Board regarding about a blocked intersection on Pawnee west from 199<sup>th</sup> St. Staff stated that this will be closed for about six months.

## **2. Off-Agenda Items**

No items were submitted.

## **Staff Presentations**

## **3. Community Police Report**

Officers present reported the following:

- There has been an increase in auto thefts due to keys being left in running cars in parking lots and apartment complexes
- There is a new addition out west and there is a special assignment to catch burglars in targeting this area
- Continuing to observe Meridian and Esthner for car racing
- There is a proposed Graham's Central Station going in at Towne West and a new ballroom at Kellogg and West, so police are making contact with the owners in order to a partnership to assist each other
- The truancy program at West is still running. To date, there have been 82 truant kids caught, 12 of them repeat offenders
- There was a rape at Huntington Place and a robbery at Afterdark Bookstore
- Continuing to monitor Big Chubb's, as there is anticipated gang activity there

**Action Taken:** Received and filed.

## **New Business**

## **4. Transit**

**Mike Vinson, Interim Director of Transit**, presented the item. TranSystems has been selected to develop a Transit Development Plan (TDP) to guide Wichita Transit in providing public transportation services for Wichita.

Wichita Transit is in the process of developing a TDP to provide a five-year guide to the development of the community's fixed-route services, as well as to guide its marketing and financial activities. Members of the study team will be meeting with the District Advisory Boards for 10 to 15 minutes to answer questions regarding the TDP and to get input on service changes or improvements needed in the community.

The following tasks comprise the scope of services for the TDP:

- Review and analysis of previous planning efforts, system goals and objectives, land use information, and socioeconomic data,
- A marketing research campaign,
- Recommendations for new or restructured fixed-route service,
- Review and analyze available financial resources and costs,
- Identification of alternative transit services for outlying areas and reactive strategies for Wichita Transit should Wichita's air quality reach nonattainment status, and
- Development of possible implementation procedures, actions, and improvements that are in line with Wichita Transit's current and anticipated future budgets.

**Benton** suggested smaller buses on some routes that are less patronized to cut operation costs.

**Cockburn** asked if there are special fares for children during the summer.

**Blick** asked if there are buses to Lawrence Dumont and the new arena. **Mr. Vinson** stated that this is being looked at further; as well as, the current traffic patterns and routes in these areas are also being reviewed.

**Marsh** suggested making the bus stop benches covered to shield people from inclement weather while waiting for the bus.

**Bennett** asked how far west the bus routes go. **Mr. Vinson** replied that the bus routes extend to Maize and Tyler and in some cases the city limits.

**Blick** suggested message boards at each stop tracking the location and arrival time of the buses.

The Board also asked about method of promotion of the bus services in Wichita and suggested more be done in the future.

**Action Taken:** Provided input and feedback to assist in development of the TDP.

##### **5. Request for Resolution of Support for Application for Housing Tax Credits (Harrison Apartments)**

Mark Stanberry, Community and Housing Services, presented the item. The City has received a request from Inner City Development Company (ICDC) for a City Council resolution of support for an application for Housing Tax Credits in connection with the acquisition and renovation of the Harrison Apartments, located at 125 S. Seneca. The State of Kansas requires developers/owners to obtain a Resolution of Support from the local government, when submitting applications for financing through the Housing Tax Credit Program.

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 ICDC involves acquisition/rehabilitation of the Harrison Apartments, located at 125 S. Seneca, by H.O.P.E., Inc. (HOPE), a local non-profit organization. ICDC will serve as the project developer. HOPE will serve as the applicant/sponsor, and will eventually become the owner of the apartment project. HOPE will refer potential clients for housing and will provide services to apartment residents on an "as needed" basis. The project will involve renovation of the existing apartment building in order to provide for 18 studio apartments of approximately 500 square feet in size. Amenities will include an exercise room and an on-site laundry facility. Preliminary rent amounts are expected to be \$325.00 per month, net of utility allowances. The proposed renovations will be carried out in such a manner so as to retain the historic character of the building.

The City's Housing Tax Credit Policy requires a set-aside of 20% of the units for market-rate tenants. ICDC is seeking a waiver of this requirement, due to extenuating circumstances, as the project will only offer studio apartments, and will not offer amenities or other features typically found in market-rate apartment complexes. Staff is supportive of the waiver request, for the reasons listed.

Comments by the City's Planning Department reflect that the project lies within the Delano Neighborhood Overlay district, and that the Delano Neighborhood Design Guidelines would govern any proposed exterior modifications.

The developer is aware that on-site parking will ultimately fall short of current City requirements, which call for 1.25 spaces per one-bedroom or studio apartment. The developer plans to request a variance or zoning adjustment for parking, as the building will offer only six on-site parking spaces. Provided the variance/adjustment is approved, it will be necessary for most of the tenants to park vehicles on the street just south of the building.

In consideration of the comments provided by the Planning Department, Housing and Community Services believes that the project will improve the existing site involved, and will provide safe, clean affordable rental housing. Housing and Community Services is therefore recommending 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, provided that the developer can obtain any waivers and variances that will be required to complete the project.

The project cost for the HTC portion of the project is estimated to be \$2,307,084. Financing includes proceeds from the sale of the HTC's in the amount of \$1,354,575, proceeds from the sale of State Historic Tax Credits in the amount of \$430,377, proceeds from the sale of Federal Historic Tax Credits in the amount of \$360,132, and a grant from the Federal Home Loan Bank's Affordable Housing Program in the amount of \$162,000.

The Board asked for clarification regarding determination of market value of these apartments; as well as, if it is on the bus route if parking and other problems are anticipated since it is next to Allison Middle School and if there is security lighting around the premise. Staff and the applicant responded that there is some on street parking available and that some occupants will probably bike and walk to their destinations and that the apartments will be rented out for \$325 and the maximum occupancy for a studio apartment is two people.

**Action Taken: Benton (Cockburn)** motioned to Recommend approval 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 7-1-1.

## **OLD BUSINESS**

6. No items were submitted

## **BOARD AGENDA**

7. **Board Updates and Issues**

- **Marsh** announced that they discussed putting house numbers of their curbs and that the St. Patrick's Day parade in Delano went well.

8. **Adjournment**

With no further business, the meeting adjourned at 7:45 p.m.