

**District VI Advisory Board
Agenda
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**Monday
January 4, 2016
6:30 p.m.**

**Evergreen Recreation Center
2700 N. Woodland, Wichita KS 67204
Lounge Clubroom**

ORDER OF BUSINESS

- Call to Order
- Approval of Minutes for November 2, 2015

PUBLIC AGENDA

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

1. Scheduled items: None

Recommended Action: Provide comments/take appropriate action.

2. Off-agenda items:

Recommended Action: Provide comments/take appropriate action.

STAFF PRESENTATIONS

3. Fire Department Report

Community Fire Officers will give a brief report on District VI issues, problems and events

Recommended Action: Receive and file

4. Community Police Report

Community Police Officers will give a brief report on District VI issues, problems and events.

Recommended Action: Receive and file

NEW BUSINESS

5. Housing and Community Services Department _____ Mark Stanberry

On February 10, 2015, the City Council adopted a resolution of support for a HTC application to be submitted by Zimmerman Properties, LLC (Zimmerman Properties), in connection with site acquisition and development of the Sunnydale Pointe Apartments, to be located on a tract of land with the approximate address of 600 W. 33rd Street North. The resolution of support was adopted following successful completion of all reviews required under the City's Housing Tax Credit policy, and recommendation for adoption of the resolution of support by DAB VI. Zimmerman Properties proceeded to submit the application, but did not receive an allocation of HTCs for the project.

Analysis: Representatives of Zimmerman Properties recently contacted the Housing and Community Services Department (HCS) and advised staff of the intent to re-apply for HTCs for the Sunnydale Pointe Apartments project, in February, 2016. Staff was further advised that a co-developer will become part of the development entity. Representatives requested an opportunity to appear before DAB VI, in order to provide an update on the project.

November 2, 2015

HCS believes that the proposed project will provide safe, clean affordable rental housing, and recommends approval of a recommendation for the adoption of a resolution of support by the City Council, with partial waiver of the market-rate unit requirement. HCS staff considers the applicant's request for partial waiver of the market-rate unit requirement to be reasonable, based on review of the pro forma financials and cash flow projections, and an informal survey of apartment rent amounts within the surrounding area.

The resolution of support will not constitute final plan or design approval. If the project is awarded Housing Tax Credits, the applicant 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.

Legal Considerations: An updated resolution will be drafted and approved as to form by the City Law Department, for adoption by the City Council.

Recommendations/Actions: It is recommended that the District Advisory Board receive and file the report.

BOARD AGEND

6. Issues of Concern

DAB members have the opportunity to ask questions regarding City topics and identify issues of concern to be addressed.

Recommended Action: Receive and propose appropriate action.

7. Neighborhood Reports

DAB members may report events/activities from the neighborhood/homeowners groups in their areas.

Recommended Action: Receive and propose appropriate action.

UPDATES FROM COUNCIL MEMBER

The next DAB VI meeting will be held at 6:30 p.m., February 1, 2016, at the Evergreen Rec Center, 2700 N. Woodland, Wichita, KS 67204.

ADJOURN