

DR 79-10 - Sheridan Park Housing
Project - Urban Renewal Action
Grant Program - Consistency with
the Comprehensive Plan.

ACTION

DATE

COMMITTEE

M.A.P.C. *Certified in Compliance 5-10-79*

R.C.C./B-00.C. *Approved 5-15-79*

9-3-81

Pat Miller, Deputy Director, Housing & Economic
Development

Robert A. Lakin, Director of Planning

Sheridan Park Drainage

I have reviewed our case files and no vacation of Greenfield Street between St. Paul and Richmond or the alleys in URA Block 315 has been initiated. Prior to the letting of bids and construction of the drainage facility (if it proceeds) this particular area should have the appropriate street vacations initiated. Inasmuch as there are abutters whose ownership is not in the hands of the city, they will have to be a party to an application for vacation. Another way to approach the vacation may be the replatting of the land. That still, however, raises the issue of vacation of those portions of land adjacent to the private ownerships. At such time as you are ready to proceed please have someone in your office contact Jack Galbraith and/or Louise Olivarez.

Robert A. Lakin, Director of Planning

cc: Robert W. Finch, Deputy City Manager
Ray Bruggeman, Director, Engineering

RAL:ew

Lakin

THE CITY OF WICHITA

OFFICE OF Housing and Economic
Development

DATE August 25, 1981

TO DISTRIBUTION

FROM Don E. Anderson, Director of Housing and Economic Development

SUBJECT Sheridan Park UDAG
Drainage Problems

5944

The Department of Housing and Economic Development is in the process of preparing a comprehensive report for the Board of City Commissioners identifying alternatives, costs of each, and legal procedures involved if the Sheridan Park UDAG Project is to be completed.

One major problem involves the proposed drainage pond, which reportedly was designed by the Public Works Department at the request of the Urban Renewal Agency several years ago. The latest estimate for construction of said holding pond is \$650,000. Needed, but not yet identified, will be the City's annual maintenance expense of such a pond, if and when one is completed.

In addition, the present configuration of the pond leaves only 10' backyard area and a 20' backyard for the two dwellings which at this point at least the City does not plan to acquire. Assistance is needed in redesigning the proposed pond so that reasonable backyard areas are left for these two property owners.

Another major concern at this juncture is the expenditure of this large projected amount which reportedly will not resolve the major drainage problems affecting abutting Meridian Street areas. In other words, would some other drainage alternative for the area be better than the one requested by URA for the UDAG application purposes? Certainly, what would be most beneficial is for the public-at-large to place monies into a project that would permanently resolve the drainage problems of a larger area. At the present time, it appears that the City must bear at least 50% (approximately \$250,000 to \$300,000) of the cost of the pond.

Because the problems involve plans for future land use, streets, maintenance costs of various departments, drainage construction, etc., it will be greatly appreciated if each recipient of this memo will review the entire drainage problems of the area in general and the Sheridan Park area in particular and be prepared to make recommendations during a meeting which Deputy City Manager Finch has requested be held as follows:

Monday, August 31, 1981
2:30 P.M.

Housing and Economic Development Conference Room

RECEIVED

AUG 26 1981

METROPOLITAN PLANNING
ROUTE *RAZ*

DISTRIBUTION
Sheridan Park UDAG Drainage Problems
August 25, 1981
Page -2-

Attached please find a map which identifies the present placement of the proposed pond for the project.

If additional information is needed, please contact Pat Miller at extension 4631.

Your attendance at the meeting and your assistance through specific recommendations/costs will be most helpful in finalizing this matter.



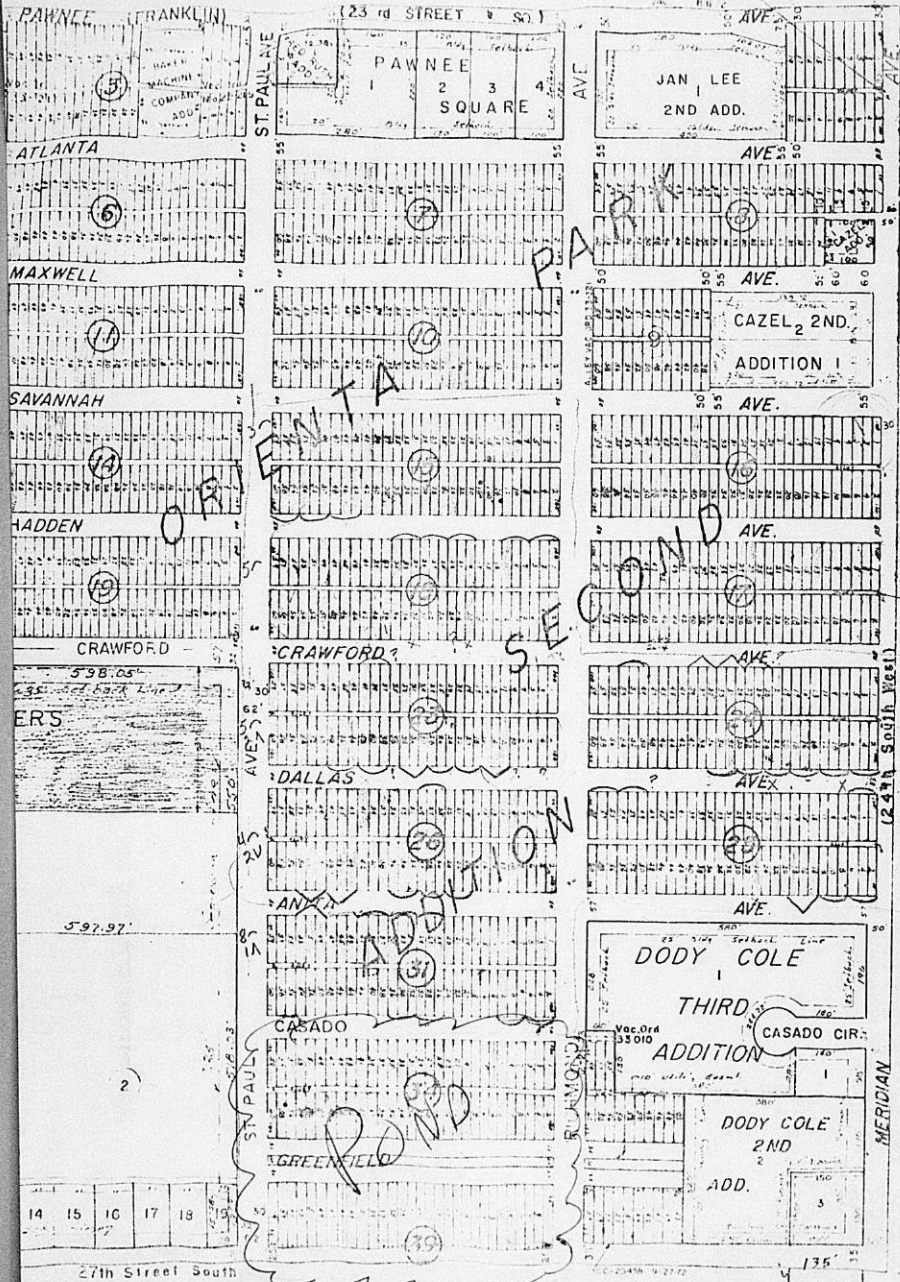
Don E. Anderson, Director
Housing and Economic Development

DEA/st
Attachment
cc: Robert Finch
Pat Miller

DISTRIBUTION:

John Dekker
Robert Lakin
Russell Brenner
Ray Bruggeman
David Stowe
Paul Graves
Wayne Isaac

EC. 1, TWP. 28 S. R. 1 W.



14 15 16 17 18
27th Street South

THIS BUILT REPAIRED UNDER SUPERVISION OF
DOROTHY K. WHITE SEDGWICK CO.

12.4th South West
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March 21, 1980

Robert G. Finch, Deputy City Manager

Robert A. Lakin, Director of Planning

Sheridan Park UDAG

In response to your memo of March 17, 1980, we have reviewed Miss Johns' remarks pertaining to zoning by the Planning Commission. The following response is the result of our review of case files considered in this area since 1966.

There are a number of inaccuracies in Miss Johns' letter where she mentions zoning by the Metropolitan Area Planning Commission. First, Mr. Barte has never been denied commercial zoning on his property as he has never filed an application for a change in zoning. His commercial business is a nonconforming use in a single family district. Second, although the Planning Commission recommended the approval of a change of zoning for a proposed skating rink, zoning was not granted as she states for such a use nor for office parks on properties being reported by Urban Renewal as residential. That property is still zoned an "R-6" classification which is a medium density district. Finally, from reviewing the policies and zoning cases that have occurred in the area of Sheridan Park, there appears to be no arbitrary actions on the part of either the Planning Commission or Board of City Commissioners.

It should be pointed out that in 1973, both the Planning Commission and City Commission adopted the following zoning policies on Meridian from Pawnee south to 31st Street South.

1. The Planning Commission will not look with favor on additional light commercial zoning in the area, except on the west side of Meridian from Savannah north to Pawnee.
2. The Planning Commission will encourage the retaining of the single family residential classification on the east side of Meridian.
3. The Planning Commission will look with favor on the low to medium density classifications ("A" through "R-6") on the west side of Meridian from Savannah south.

The City Commission reapproved the above policies in 1975. Prior to the adoption of these policies, the Planning Commission and City Commission adopted a general policy for the full length of Meridian in 1966-67 of not looking with favor on

Robert G. Finch, Deputy City Manager
3-21-80
Page 2

additional commercial zoning. Our files reflect that there was only one request filed for light commercial zoning in this area between the adoption of 1966-67 policy and the policy revision of 1973 and that was in 1970 at the northwest corner of 27th and Meridian (Z-1205). The staff pointed out the adopted policy and recommended that the request not be approved. The minutes reflect that two people spoke in opposition. The Planning Commission recommended by a vote of 5-3, the approval of the request, but for a lesser area, stating as their reason that the land had been vacant for years and the majority felt the proposed use would be beneficial to the area. Those voting in opposition to the motion felt that apartments were more appropriate for the area. The City Commission concurred with the recommendation of the MAPC and approved the request for LC. This did not conform to the 1966 policy statement.

In January of 1973, the same applicant that received "LC" in 1970, filed an application requesting "R-6", a general residential district permitting apartments at a density of 29 dwelling units per acre. That zoning request was recommended unanimously by the Planning Commission with no opposition from the area. The City Commission approved the request and the property has remained undeveloped since. That case was just north of the area previously approved for light commercial and was located south of Anita between Meridian and Richmond.

Since the zoning policy was adopted in this area in 1973, there have been two other requests for medium density residential classifications in the area west of Meridian. One was in June of 1973 at the northwest corner of Crawford and Meridian (Case Z-1509 and filed by M. W. Rennolet. The other was in 1977 on the south side of Crawford between St. Paul and Richmond (Case Z-1942) filed by William C. Pinkston. Both cases were approved, in accordance with adopted policy but both were later closed without effectuating the zoning as neither of the applicants completed the required conditions of replatting.

Two cases were considered for light commercial zoning in the area north of Savannah where the policy is to favor light commercial. Both were approved, one in 1974 (Case Z-1601) and in 1973 (Case Z-1554). No opposition from the neighborhood is reflected in the minutes.

As to the skating rink case being approved, such was not the case. In July of 1979, an application was filed for additional light commercial and an office district on Casado Circle (Case Z-2145). Although the Planning Commission recommended approval, the staff was not in support, protest petitions were filed, the Urban Renewal Agency was not in support, the City Commission returned the case to the Planning Commission for reconsideration stating reasons why they were not in support. The case was then withdrawn as the applicants learned of another skating rink being proposed one-half mile to the south.

Robert G. Finch, Deputy City Manager
March 21, 1980
Page 2

Concerning the reference of Mr. Barte being denied commercial zoning, it should be pointed out that any owner can file an application for a zone change. Should any person inquire of zoning policies or history of other similar requests in an area, the staff provides them with any available information. No one is denied the right to file an application. It is, however, highly likely that if Mr. Barte or others did inquire about "LC", our staff not only provided the information on the policy, but indicated based on past City Commission action, that the probability of getting "LC" was small.

Please advise if additional information is desired.

Robert A. Lakin
Director of Planning

RAL:JHG:LS:bh

cc: Kenneth H. Kitchen, Urban Renewal Executive Director
R. W. Bruggeman, Director of Public Works

THE CITY OF MOBILE
OFFICE OF Director of Public Works

DATE March 24, 1980

*Young
File*

TO Robert G. Finch, Deputy City Manager

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Sheridan Park UDAG

Ms. Diane May, of the Urban Renewal Agency, called this date advising that the Urban Renewal Agency had discussed an alternate plan regarding the construction of a detention basin for the above project. Ms. May advised that in the event of the construction of a detention basin, that the basin would be fenced.

A detention basin could be constructed by excavating into the groundwater so that there would be a permanent pool of water in lieu of a dry retention basin.

RWB Bruggeman
R. W. Bruggeman
Director of Public Works

RWB:gr

cc: Kenneth Kitchen, Executive Director, Urban Renewal Agency
Robert A. Lakin, Director of Planning ✓
Dean Sellers, Acting City Engineer

RECEIVED

MAR 25 1980

METROPOLITAN PLANNING

ROUTE _____

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION

DATE March 24, 1980

TO Diane May, Senior Planner - Urban Renewal Agency

FROM Sam L. Mobley, Building Code Administrator

SUBJECT Sheridan Park Evaluation

The purpose of this memo is to categorically refute the outlandish charges made in a letter from Ava Johns, dated February 1, 1980 and addressed to Mr. Thomas Kilbride, regarding subject area better known to us who have been involved with it for thirty years as Orienta Park.

I was introduced to the conditions early in the 1950's when requested to design a school for the children of the district. The prime request of the administration for the building was that it be fitted with a shower and delousing room. It is a known fact that these were the only sanitary facilities available to many of the children.

In regard to the charges in the letter, I offer the following:

1. The area has been a slum for fifty years or more; it was only redesignated in 1979 to accomplish the final upgrading of the area
2. Mr. Catron of Catron Construction Company, a very reputable licensed contractor, has endeavored to build a group of homes in a price bracket acceptable to moderate income people
3. The houses built by Mr. Catron were placed on two - twenty-five foot lots each and are in full conformance with the Zoning Ordinance which requires a minimum twenty-five foot front yard, six foot side yards, and a twenty foot rear yard
4. All buildings in the area are now provided with utilities - sewer, gass, water and electricity - in conformance with the building standards of the city
5. All new construction performed by Mr. Catron received four to five building inspections, two plumbing inspections, two mechanical inspections and two electrical inspections as a minimum; and all received an unqualified certificate of occupancy.

If, as the writer of the letter indicates, this area again becomes a slum, it

March 24, 1980

Re: Sheridan Park Evaluation

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will not be due to the efforts of the Urban Renewal Agency; but to the individuals living in the area. Again, I, as the Building Code Administrator for the City of Wichita, state that my records indicate that all work performed by Mr. Catron was done per code which includes the foundations and roofs.

If there are any questions regarding the foregoing, please call me at 268-4461.

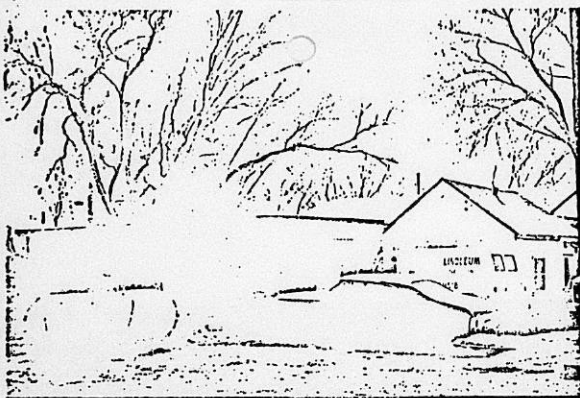
Sam L. Mobley
Sam L. Mobley
Building Code Administrator

SLM:mm1

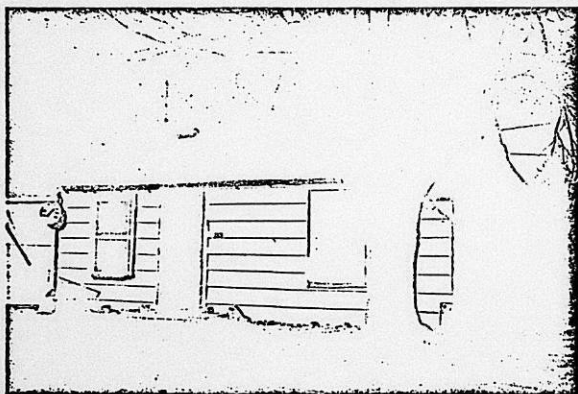
Meeting Schedule

Invitations for redevelopment proposals advertised in the Wichita Eagle	January 20, 1979 January 29, 1979
Neighborhood Meeting-owners and residents notified	January 24, 1979
Public hearing on needs for UDAG	January 30, 1979
Staff interviews with residents & property owners	January 30-March 1, 1979
City Commission authorization to prepare UDAG for Sheridan Park- property owners and residents notified.	March 6, 1979
Urban Renewal Board selection of developer for Sheridan Park (Proposals accepted thru March 2nd)	March 8, 1979
Neighborhood meeting-property owners and residents notified. URA commissioners were present.	March 26, 1979
Presentation of redevelopment proposal to CPO "B" - property owners and residents notified.	April 3, 1979
Status report on redevelopment proposal & UDAG application to URA Board. Owners and residents notified.	April 12, 1979
Informal luncheon presentation of redevelopment proposal to Metropolitan Area Planning Commission. No action taken. URA Commissioners were present.	April 12, 1979
Urban Renewal Board approval of Sheridan Park redevelopment plan and UDAG application. Property owners and residents notified.	April 26, 1979
Presentation of redevelopment proposal to Environmental Resources Advisory Board for environmental review. Proposal referred back to sub-committee. Property owners and residents notified.	April 30, 1979
CPO "B" took action on Sheridan Park proposal. URA was not notified of this meeting and was not in attendance.	May 1, 1979
Metropolitan Area Planning Commission found Sheridan Park redevelopment plan in conformance with the General Comprehensive Plan. Property owners and residents notified.	May 10, 1979
Final public hearing and City Commission approval of redevelopment plan and UDAG application for Sheridan Park. Property owners and residents notified.	May 15, 1979

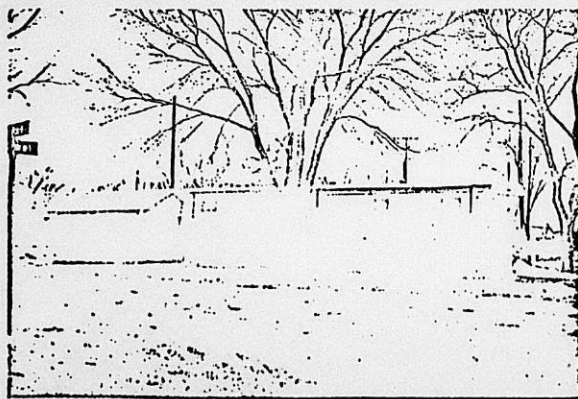
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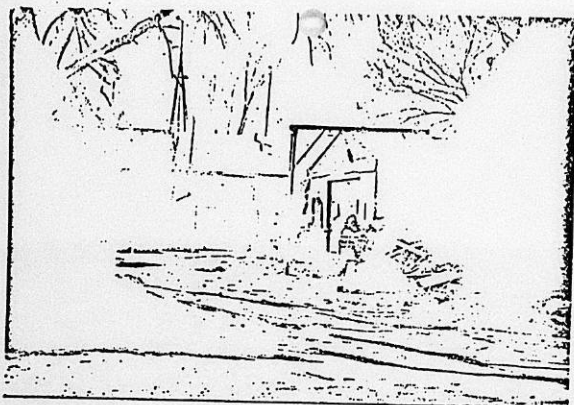


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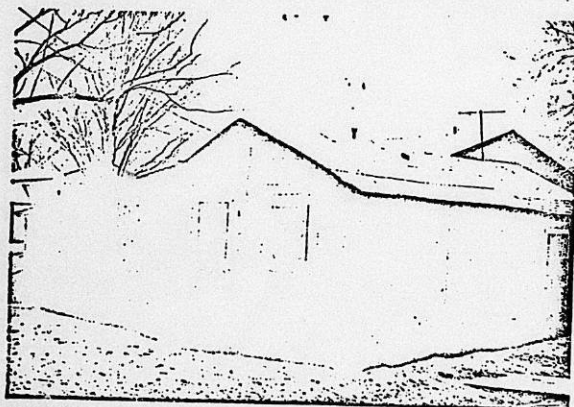


2901 Maxwell

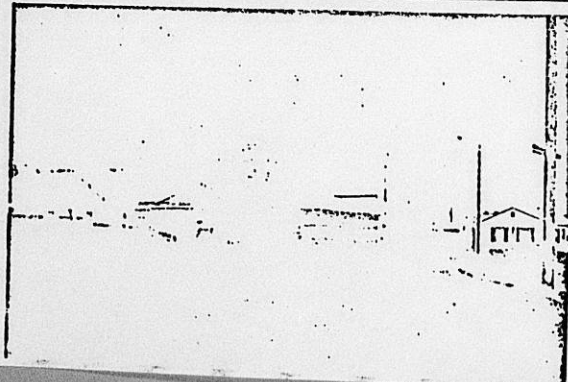
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2706 W. 27th St. So.
(Detention pond location)

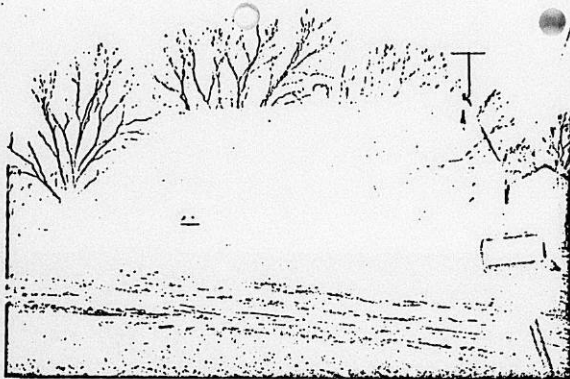


2717 Souanna R

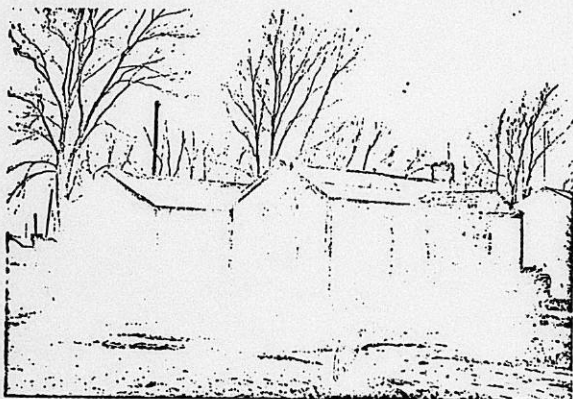


Commercial - Bicycle Shop
N.W. corner Dallas &
Meridian

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2601 Crawford



2607 Crawford



2814 Crawford

RESOLUTION NO. 07-101

RESOLUTION APPROVING UNDERTAKING OF SURVEYS AND PLANS FOR AN URBAN RENEWAL PROJECT AND FILING OF AN APPLICATION IN CONNECTION WITH SHERIDAN PARK PROJECT

WHEREAS, this Board has previously considered a similar Resolution in connection with the filing of an application for the identical area as described herein, and said Resolution was duly passed and adopted by this Board, and thereafter the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area did undertake said surveys and planning and subsequently recommended that the project be abandoned for lack of a feasible re-use of the land; and

WHEREAS, it now appears that the land area in said Project could readily be sold in the present market; and

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Agency effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949 as amended; and

WHEREAS, it is desirable and in the public interest that the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area make surveys and prepare plans, presently estimated to cost approximately ONE HUNDRED FOUR THOUSAND FOUR HUNDRED NINETY-THREE DOLLARS (\$104,493.00), in order to undertake and carry out an urban renewal project of the character contemplated by Section 110(c) of Title I, in that area proposed as an Urban Renewal Area situated in the City of Wichita, County of Sedgewick, and State of Kansas, which is described as follows:

BEGINNING at the intersection of Pawnee and Meridian Avenues;

THENCE south along Meridian Avenue to Wildwood Lane;

THENCE west on Wildwood Lane to a point opposite of the west boundary of the John W. Martin School;

THENCE north to Crawford Avenue.

THENCE west along Crawford Avenue to Hager Boulevard;

THENCE north on Hager Boulevard to Pawnee Avenue;

THENCE east on Pawnee Avenue to the point of beginning.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Commissioners of the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area:

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorated, or deteriorating area appropriate for an urban renewal project, and that the undertaking by the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.
2. That the financial assistance available under Title I is needed to enable the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area to finance the planning and undertaking of the proposed project.
3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to (a) the relocation of site occupants, (b) the provision of local grants-in-aid, and (c) the requirement that the locality present to the Housing and Home Finance Administrator, as a prerequisite to approval of the application described below, a workable program for community improvement, as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blights.
4. That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area with regulations of the Housing and Home Finance Agency effectuating Title VI of the Civil Rights Act of 1964.
5. That it is the sense of this body (a) that a feasible method for the relocation of individuals and families displaced from the Urban Renewal Area, in conformity with the requirements of Title I, can be prepared, and (b) that local grants-in-aid can and will be provided in an amount which will be not less than one-third of the Net Project Cost of the Project and which, together with the Federal Capital Grant, will be generally equal to the difference between Gross Project Cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.
6. That the filing of an application by the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area for an advance of funds from the United States of America in an amount not to exceed ONE HUNDRED FOUR THOUSAND FOUR HUNDRED NINETY-THREE DOLLARS (\$104,493.00) for surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved, and that the Secretary is hereby authorized and directed to execute and file such application with the Housing and Home Finance Administrator to provide such additional information and to furnish such documents as may be required by the Administrator, and to act as the authorized representative of the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area.

ADOPTED at Wichita, Kansas this 8th day of June, 1967.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) That he is the duly qualified and acting Secretary of the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area, herein called the "Local Public Agency", and the keeper of the records of the Local Public Agency, including the journal of proceedings of the Board of Commissioners herein called the "Governing Body";

(2) That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 8th day of June, 19 67, and duly recorded in his office;

(3) That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;

(4) That the impression of the seal affixed below constitutes the official seal of the Local Public Agency and this certificate is hereby executed under such official seal;

(5) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 13th day of July, 19 67.


Kenneth H. Kitchen
Secretary

RESOLUTION OF THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF WICHITA, KANSAS, APPROVING UNDER-
TAKING OF SURVEYS AND PLANS FOR AN URBAN RENEWAL
PROJECT AND FILING OF AN APPLICATION

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Secretary of the Department of Housing and Urban Development is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects;

WHEREAS, the Board considered a Resolution in connection with the filing of an application for the identical area as is described herein. Said Resolution being entitled "A Resolution Approving Undertaking of Surveys and Plans for an Urban Renewal Project and Filing of an Application in Connection with the Proposed Project 'Sheridan Park' Project". And said Resolution was duly passed and adopted by this Board on the 18th day of July, 1961; and

WHEREAS, the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area did undertake said surveys and planning and subsequently recommended that the project be abandoned for lack of a feasible re-use of the land; and

WHEREAS, it now appears that the land in said project area could readily be sold in the present market; and

WHEREAS, it is desirable and in the public interest that the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area make surveys and prepare plans presently estimated to cost approximately ONE HUNDRED FOUR THOUSAND FOUR HUNDRED NINETY-THREE DOLLARS (\$104,493.00), in order to undertake and carry out an Urban Renewal Project of the character contemplated by Section 110(c) of Title I in that area proposed as an Urban Renewal Area

situated in the City of Wichita, County of Sedgwick, State of Kansas,
which is described as follows:

BEGINNING at the intersection of Pawnee and Meridian Avenues;

THENCE south along Meridian Avenue to Wildwood Lane;

THENCE west on Wildwood Lane to a point opposite of the west boundary of the John W. Martin School;

THENCE north to Crawford Avenue;

THENCE west along Crawford Avenue to Hager Boulevard;

THENCE north on Hager Boulevard to Pawnee Avenue;

THENCE east on Pawnee Avenue to the point of beginning.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA, KANSAS:

1. That the proposed urban renewal area described above is a slum, blighted, deteriorated or deteriorating area appropriate for an urban renewal project, and that the undertaking by the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area of Surveys and Plans for an urban renewal project of the character contemplated by Section 110 (c) of Title I of the proposed urban renewal area is hereby approved.
2. That financial assistance available under Title I is needed to enable the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area to finance the planning and undertaking of the proposed project.
3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of an urban renewal project within the federal financial assistance under Title I, including those related to (a) relocation of site occupants, (b) the provision of the local grants-in-aid, (c) the prohibition of discrimination because of race, color, creed or national origin, and (d) the requirement that the locality present to the Secretary of the Department of Housing and Urban Development as a prerequisite to approval of the Application

described below, a Workable Program for Community Improvement as set forth in section 101 (c) of Title I for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight.

4. That it is the sense of this Body, (a) that a feasible method for the relocation of individuals and families displaced from the Urban Renewal Area in conformity with Title I can be prepared and (b) that the local grants-in-aid can and will be provided in an amount which will be not less than one-third of the net project cost of the project, and which, together with the Federal Capital Grant will be generally equal to the difference to the gross project cost and the proceeds or the value of the project land sold, leased, or retained for use in accordance with the Urban Renewal Plan.
5. That the filing of an application by the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area for an advance of funds from the United States of America to enable it to defray the cost of surveys and plans for an Urban Renewal Project in the proposed Urban Renewal Area described is hereby approved.

ADOPTED at Wichita, Kansas this 6th day of June, 1967.

William D. Anderson, Jr.
 WILLIAM D. ANDERSON, JR.
 President of the Board of Commissioners

ATTEST:

Donald C. Glotek
 Donald C. Glotek Deputy CITY CLERK

RESOLUTION OF THE BOARD OF CITY COMMISSIONERS OF THE
CITY OF WICHITA, KANSAS, APPROVING THE GENERAL URBAN
RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR THE
WICHITA ORIGINAL TOWN URBAN RENEWAL AREA

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Neighborhood Development Programs; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective urban renewal areas comprising the Neighborhood Development Program be approved by the governing body of the locality in which the areas are situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal areas by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan; and

WHEREAS, it is desirable and in the public interest that the Urban Renewal Agency of the Wichita, Kansas, Metropolitan Area (herein called the "Local Public Agency") undertake and carry out the Neighborhood Development Program (herein called the "Program") identified as Wichita Original Town Urban Renewal Area and encompassing the area or areas bounded generally by 37th Street on the north, Little Arkansas River and Exposition Street on the west, Osie Street on the south, Platt, Grove, Hillside and Hydraulic Streets on the east, and in addition an area bounded generally by Pawnee Avenue on the north, Bennett Street on the west, 27th Street south on the south, and Glenn Avenue on the east, and in addition an area bounded generally by Pawnee Avenue on the north, Hagar and St. Paul Streets on the west, Wildwood Lane on the south and Meridian Avenue on the east, in the City of Wichita, State of Kansas (herein called the "Locality"); and

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the urban renewal area or areas comprising the Program and has determined that the areas are slum or blighted areas and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of the existence of buildings or improvements, both residential and non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare; and the presence of a substantial number of slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper

subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Board of City Commissioners of the City of Wichita, Kansas (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the urban renewal areas dated November 14, 1968, and consisting of nineteen pages and Exhibit "A" consisting of seventeen pages and seven supplements consisting of forty-seven pages and a set of conditions under which relocation payments will be made; and

WHEREAS, the Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Urban Renewal Plan which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Planning Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan for the urban renewal areas comprising the Program and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Program in accordance with the Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the areas comprising the program and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the urban renewal areas and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced by the Program and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Program, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal activities and undertaking with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS:

1. That it is hereby found and determined that the urban renewal areas comprising the Program are slum and blighted areas and qualify as eligible areas under K.S.A. 17-4747, et. seq.
2. That the Urban Renewal Plan for the Program, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that where clearance is proposed that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of portions of the urban renewal areas comprising the program.
4. That it is hereby found and determined that the Urban Renewal Plan for the Program conforms to the general plan of the Locality.
5. That it is hereby found and determined that the financial aid to be provided pursuant to the contract for Federal financial assistance pertaining to the Program is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plan for the areas comprising the Program.
6. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal areas comprising the Program will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the renewal of the areas by private enterprise.
7. That it is hereby found and determined that the Urban Renewal Plan for the urban renewal areas gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.
8. That it is hereby found and determined that the Program for the proper relocation of individuals and families displaced in carrying out the Urban Renewal Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the areas comprising the Program, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.
9. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate

to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

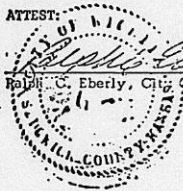
10. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the areas comprising the Program to be renewed in accordance with the Urban Renewal Plan for the Program, and accordingly, the proposed Program and the annual increment are approved and the Local Public Agency is authorized to file an application for financial assistance under Title I.

ADOPTED on this 31st day of December, 1968.

William D. Anderson
William D. Anderson, Mayor

ATTEST:

Ralph C. Eberly
Ralph C. Eberly, City Clerk



RESOLUTION OF THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF WICHITA, KANSAS, APPROVING AN
AMENDED URBAN RENEWAL PLAN AND THE FEASIBILITY
OF RELOCATION FOR THE SHERIDAN PARK URBAN
RENEWAL AREA

WHEREAS, under the provisions of Title J of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Urban Development Action Grant Programs; and

WHEREAS, it is provided in such Acts that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective urban renewal area comprising the Urban Development Action Grant Program be approved by the governing body of the locality in which the areas are situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal areas by private enterprises; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan; and

WHEREAS, it is desirable and in the public interest that the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area (herein called the "Local Public Agency") undertake and carry out the Urban Development Action Grant Program (herein called the "Program") in the Sheridan Park area generally bounded by Atlanta, Meridian, Twenty-Seventh Street South and Custer; and

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the urban renewal area or areas comprising the Program and has determined that the areas are slum or blighted areas and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because the existence of buildings or improvements, both residential and non-residential which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare; and the presence of a substantial number of slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Board of City Commissioners of the City of Wichita, Kansas (herein called the "Governing Body") for review and approval an amended general urban renewal plan for the Sheridan Park Urban Renewal Area, consisting of a land use plan, a land disposition supplement, property rehabilitation standards, and a set of conditions under which the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area will make relocation payments; and

WHEREAS, the Amended General Urban Renewal Plan has been approved by the Board of Commissioners of the Local Public Agency, as evidenced by the copy of said Board's duly certified resolution approving the Amended General Urban Renewal Plan which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, THE Wichita-Sedgwick County Metropolitan Planning Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Amended General Urban Renewal Plan for the urban renewal area comprising the Program and has certified that the Amended General Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Program in accordance with the Amended General Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the areas comprising the program and the assembling and analysis of the data and information obtained from such studies, surveys and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the urban renewal area and of the availability of proper housing in the locality for the relocation of individuals and families that may be displaced by the Program and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Amended General Urban Renewal Plan for the Program, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal activities and undertaking with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS:

1. That it is hereby found and determined that the urban renewal areas comprising the Program are slum and blighted areas and qualify as eligible areas under K.S.A. 17-4747 et seq.
2. That the Amended General Urban Renewal Plan for the Program, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Amended General Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that where clearance is proposed that the objectives of the Amended General Urban Renewal Plan cannot be achieved through more extensive rehabilitation of portions of the urban renewal areas comprising the Program.

4. That it is hereby found and determined that the Amended General Urban Renewal Plan for the Program conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid to be provided pursuant to the contract for Federal financial assistance pertaining to the Program is necessary to enable the Program to be undertaken in accordance with the Amended General Urban Renewal Plan for the areas comprising the Program.

6. That it is hereby found and determined that the Amended General Urban Renewal Plan for the urban renewal area comprising the Program will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the renewal of the areas by private enterprise.

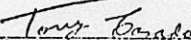
7. That it is hereby found and determined that the Amended General Urban Renewal Plan for the urban renewal area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvements, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.

8. That it is hereby found and determined that the Program for the proper relocation of individuals and families displaced in carrying out the Amended General Urban Renewal Plan is decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the areas comprising the Program, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That, in order to implement and facilitate the effectuation of the Amended General Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things to changes in zoning, the vacating and removal of streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Amended General Urban Renewal Plan, (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Amended General Urban Renewal Plan, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Amended General Urban Renewal Plan.

10. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the areas comprising the Program to be renewed in accordance with the Amended General Urban Renewal Plan for the program, and accordingly, the Proposed Program is approved and the Local Public Agency is authorized to file an application for financial assistance under Title I.

ADOPTED on the 19TH day of June, 1978.


Tony Casulo, Mayor

ATTEST:


Donald C. Beck, City Clerk

March 28, 1979

Mrs. Anderson
2601 West Crawford
Wichita, Kansas 67217

Dear Mrs. Anderson:

Enclosed is information on the Special Assessment deferral programs available through the City. Two different programs are available for lower income home owners. These programs will be available to residents in Sheridan Park if streets are paved or other utilities are installed.

I am also enclosing an application form for the Voluntary Demolition program. The Agency does have funds available which can be used to remove your vacant structure at 2607 Crawford. If you are still interested in this program, please just fill out the forms and mail to the Urban Renewal Agency, to the attention of Gary Lien. Mr. Lien will contact you to make all necessary arrangements.

Please call Mr. Lien if you have any questions regarding the application form. It is my understanding that this program can be made available to you now even if the Agency would acquire your property at a future date.

Sincerely,

Diane May
Senior Planner

DH/bjb
Enclosures

March 22, 1979

Mrs. Arnold Rogers
2509 West Crawford
Wichita, Kansas 67217

Dear Mrs. Rogers:

Enclosed is the information on deferrals of special assessments. The City has two different programs for this purpose. Please call me if you have any questions.

Sincerely,

Diane Hay
Senior Planner

DH/jm
Enclosure

March 26, 1979

Mrs. Mehnert
2635 West Crawford
Wichita, Kansas 67217

Dear Mrs. Mehnert:

Enclosed is a general information sheet on housing rehabilitation programs available through the Urban Renewal Agency. This sheet provides general information only. If you are interested in additional details please call Larry Headrick at the Urban Renewal Field Office, 683-5692.

Please call if I can be of any further assistance.

Sincerely,

Diane May
Senior Planner

DW/jm
Enclosure

June 18, 1979

Mrs. Eva A. McAllister
2437 South Meridian
Wichita, Kansas 67217

Dear Mrs. McAllister:

Per our discussion of June 18, 1979 with John Dekker, City Attorney, I would like to outline for you the following.

The Agency has indicated at several meetings the idea that land owners may develop their own land as long as it follows the overall plan for the area. In your particular case, you would have to develop the land as single family housing. As was discussed Monday, the normal time frame an owner would have to develop his land would be one (1) year from the date the UDAG application is approved.

The Urban Renewal Agency has requested funds under the UDAG application for a construction loan to a developer. As was discussed at the meeting, if you act as developer for your land and can meet all the qualifications, you would be eligible for construction loan financing. You should be aware that this is only to construct single family homes and permanent financing should be arranged through a lending institution of your choice.

As was also indicated at the meeting, your property would be used to construct single family homes if the Agency acquired the property. If there were any change in the overall plan for the area, you would be immediately notified of such a change.

I am also including for your information the special assessments program set up by the City of Wichita.

I appreciate the opportunity to discuss the Sheridan Park UDAG application with you and if you have any further questions on this project, please advise.

Sincerely,

George E. Heber, Jr.
Planning Coordinator

GEH/jm
Attachment
cc: John Dekker
Kenneth H. Kitchen

June 18, 1979

Mr. Rod Bartoe
3148 South Custer
Wichita, Kansas 67217

Dear Mr. Bartoe:

Per our discussion of June 15, 1979 with Mr. John Dekker, City Attorney, City of Wichita, I would like to outline several items which were discussed.

The Agency has indicated at several meetings that land owners in the area may develop their own land, as long as it follows the overall plan for the area. In your particular case, that would be to develop single family housing on your land. As was discussed Friday, the normal time frame an owner would have to develop his land would be one (1) year from the date the UDAG application is approved.

The Urban Renewal Agency has requested funds under the UDAG application for a construction loan to a developer. As was discussed at the meeting, if you act as developer for your land and can meet all the qualifications you would be eligible for construction loan financing. You should be aware that this is only to construct single family homes and permanent financing should be arranged through a lending institution of your choice.

If you decide that you would rather relocate your business, there are certain relocation benefits you may qualify for. I am enclosing a copy of the business and commercial relocation guide brochure. If you cannot prove you have been in business the required length of time, then you would not be eligible for any relocation benefits.

As was discussed in the meeting, the Agency will not and cannot tell you how you should run your business. Even after approval of the UDAG application and acquisition of your property, we will give you reasonable opportunity to relocate your business to a location of your choosing.

I appreciate the opportunity to discuss the Sheridan Park UDAG application with you and if you have any further questions of this project, please advise.

Sincerely,

George E. Weber, Jr.
Planning Coordinator

GEW:jm
Attachment

cc: John Dekker
Kenneth H. Kitchen

THE CITY OF WICHITA
OFFICE OF Urban Renewal

DATE March 21, 1980

RECEIVED

MAR 26 1980

TO E. H. Denton, City Manager
FROM Kenneth H. Kitchen, Executive Director

METROPOLITAN PLANNING
ROUTE

SUBJECT Sheridan Park UDAG - Response to
Complaint letter dated 2/1/80

The Agency is in receipt of a letter from Gloria Johns opposing UDAG funding for the Sheridan Park project. In response to this letter, the Agency would like to outline the history of the project, addressing the specific issues raised by Ms. Johns. Urban Renewal Board and City Commission resolutions, correspondence and other backup data are attached.

1. The area referred to as Sheridan Park has been found to be "slum and blighted" by appropriate Urban Renewal Board and City Commission resolutions since 1960. In June, 1967, the Urban Renewal Board and City Commission again approved the finding of slum and blight. At that time, the City Commission authorized the Agency to file for funds for surveys and planning of the project area.

The "slum and blight" designation was reaffirmed in December 1968, through City Commission resolution approving the Urban Renewal Plan for the Neighborhood Development Program (NDP), which included Sheridan Park.

Redevelopment of the area was never accomplished in the early 1970s due to adverse economic conditions in the City. In late 1978, the Agency once again started to plan for the redevelopment of the Sheridan Park area. The Sheridan Park area was again found to be "slum and blighted" by City Commission Resolution in June, 1979. This action again reaffirmed the earlier "slum and blight" findings. In June of 1979, almost one-half of the existing older homes were in dilapidated or substandard condition. Environmental conditions were poor due to the large percentage of vacant, unkept lots, poor drainage, junk and trash and unpaved streets.

2. The Agency is proposing to acquire only dilapidated and substandard structures and non-conforming uses, including structures located in the proposed detention pond. Approximately fourteen (14) existing residences in good condition or feasible to rehabilitate will not be acquired. Photographs of housing to be acquired are attached.

3. The Agency and City has met and exceeded the UDAG requirements for citizen input and review of the Sheridan Park project. Several neighborhood meetings were held on the project, as well as hearings with the City Commission, Urban Renewal Board, Planning Commission, Environmental Resources Advisory Board and CPD Council "B". Property owners and residents were notified of all neighborhood meetings and hearings scheduled by the Agency.

E. H. Denton, City Manager

March 21, 1980

Page Two

Subject: Sheridan Park UDAG - Response to Complaint letter dated 2/1/80

In response to a citizen complaint, Agency staff made appointments and interviewed almost all residents and owners of existing buildings in the project area during February 1979. Staff was unable to contact a few individuals by phone or letter. In the interviews, the proposed project was explained, as well as acquisition and relocation benefits and rehabilitation programs where appropriate.

Many property owners were also informed, during the interviews or by later phone calls, of the City's programs for deferring special assessments for low income persons. Copies of the City's programs and guidelines were mailed to interested persons.

4. At various times property owners asked whether they could redevelop their own land. The Agency has stated publicly and via letter to interested parties that the Agency would entertain redevelopment proposals from property owners. The Agency has taken the position that individuals can develop their property for residential use within the time frame of the UDAG program. If the property is not so developed, it will then be acquired by the Agency.

5. The Agency has stated several times that the Sheridan Park area will be developed for residential use only under the UDAG program. Existing commercial uses in the area will be acquired and redeveloped for residential use. The Urban Renewal Commission and staff did not support a request for light commercial zoning in June 1979, for the development of a skating rink in the project area. This zoning change was requested by a Sheridan Park property owner, not the Urban Renewal Agency. The property owner eventually withdrew the application for the zoning change. Staff has informed Mr. Rod Bartee on several occasions that as the Agency doesn't own the property in Sheridan Park, it cannot prevent any owner from seeking a zoning change, nor can it control the decisions of the Planning Commission or City Commission on zoning changes. The Agency's firm position is that it will develop Sheridan Park only for residential use if UDAG funding is awarded.

6. The housing to be developed will be constructed on existing platted lots, with each building site having a minimum of 6,000 square feet. This is in conformance with zoning requirements for single family districts. A memorandum from Central Inspection is attached, which states that the homes constructed by Mr. Catron in Sheridan Park have all the necessary utilities and meet the building codes of the City of Wichita.

7. The project includes the construction of storm sewers and a drainage detention pond system. This system was devised through consultation with the City Engineering Division. This system has been proposed due to the limited

E. H. Denton, City Manager

March 21, 1980

Page Three

Subject: Sheridan Park UDAG - Response to Complaint letter dated 2/1/80

capacity of the downstream drainage system. The plans call for landscaping, and fencing of the detention pond if required by code, and a permanent water level sufficient to minimize insect and bacteria problems.

Please call if you have any questions on this information.


Kenneth H. Kitchen
Executive Director

KHK/DM/jan
Attachments

cc:Bob Lakin, Planning
cc:Ray Bruggeman, Public Works
cc:Bob Feldner, Central Inspection

THE CITY OF WICHITA

OFFICE OF Director of Public Works DATE March 19, 1980

TO Robert G. Finch, Deputy City Manager

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Sheridan Park UDAG

The only part of the information transmitted in your memorandum of March 17, 1980 regarding the above subject that pertains to the Department of Public Works is the "... eight or ten foot deep open holding pond..."

Very preliminary information in the Engineering Division's files indicates that the retention basin would be a dry basin. This means that the basin would be dry except during and for a period of time after each rainfall. The indications are that the overall size of the retention basin would be approximately five acres with a net area at the bottom of the basin of approximately four acres. In all probability, this four acres could be used for recreational purposes.

The retention basin would require maintenance but in my opinion it could be so designed and maintained as to not constitute a health hazard.

RWB

R. W. Bruggeman
Director of Public Works

RWB:gr

cc: Kenneth Kitchen, Executive Director, Urban Renewal Agency
 Robert A. Lakin, Director of Planning ✓
 Dean Sellers, Acting City Engineer

RECEIVED

MAR 20 1980

METROPOLITAN PLANNING
ROUTE 70

THE CITY OF WICHITA

OFFICE OF CITY MANAGER DATE March 17, 1980


TO Kenneth H. Kitchen, URA Executive Director
Robert A. Lakin, Director of Planning
R. W. Bruggeman, Director of Public Works

FROM Robert G. Finch, Deputy City Manager

SUBJECT Sheridan Park UDAG

Attached is a copy of a letter pertaining to the proposed Sheridan Park UDAG application which Miss Gloria Johns has written to Mr. Thomas Kilbride. The letter has been transmitted to the City Manager for response by Jim Haff, Director, HUD Community Planning and Development Division.

Please review the applicable remarks relating to your respective departmental operations and provide appropriate comments to this office by March 27, 1980, in order that we may respond to Mr. Haff's letter.


Robert G. Finch
Deputy City Manager

RGF/hpd
Attachment

*Jb. Review history of zoning along boundaries
Pavane to 31st & is "Sheridan Park".
Write report evaluating Policy -
Staff recommendations, MAPC action
particular of any, officials approval.
& Bill action & reasons if any for
changes that residential zoning.
note response date*

RECEIVED

MAR 19 1980

METROPOLITAN PLANNING
ROUTE _____



U.S. Department of Housing and Urban Development
Region VII

In Reply Refer to: 7.1CMK:jt

Professional Building
1103 Grand
Kansas City, Missouri 64106

March 13, 1980

Office Of The City Manager	
<input type="checkbox"/> EHD	<input type="checkbox"/> MP
<input checked="" type="checkbox"/> [Signature]	<input type="checkbox"/> SH
MAR 14 1980	
<input type="checkbox"/> Copies To	_____
<input type="checkbox"/> Send To	_____
<input type="checkbox"/> File	_____

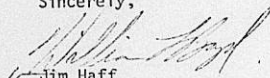
Mr. Eugene H. Denton
City Manager
455 North Main
Wichita, Kansas 67202

Dear Mr. Denton:

Our office is in receipt of a complaint letter dated February 1, 1980, from Gloria Johns concerning the Sheridan Park Urban Development Action Grant being processed in our Headquarters in Washington, D.C.. We ask that the City provide us with a response to the allegations made in the complaint within fifteen (15) days from the date of this letter. A copy of your response should also be mailed to Ms. Johns.

Thank you for your cooperation and timely response.

Sincerely,


Jim Haff
Director
Community Planning and
Development Division

cc:
Mr. Ken Kitchen
Urban Renewal Agency
455 North Main
Wichita, Kansas 67202



U.S. Department of Housing and Urban Development
Region VII

In Reply Refer to: 7.16NK:jt

Professional Building
1103 Grand
Kansas City, Missouri 64106

March 13, 1980

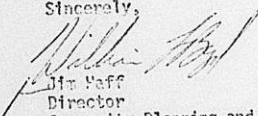
Ms. Gloria Johns
Chairman
Save Our Urban Residences
1026 West 31 St. South
Wichita, Kansas 67217

Dear Ms. Johns:

Our office is in receipt of your letter dated February 1, 1980, concerning the Sheridan Park Urban Development Action Grant now being processed in our Headquarters in Washington, D.C.. We have requested a response within fifteen days from the City for our review. Upon receipt of that information we will review all of the comments and develop a response to your complaint.

If we can be of further assistance, please do not hesitate to contact our office.

Sincerely,


Jim Huff
Director
Community Planning and
Development Division

cc:
Mr. Eugene H. Denton
City Manager
455 North Main
Wichita, Kansas 67202

Mr. Ken Kitchen
Urban Renewal Agency
455 North Main
Wichita, Kansas 67202

SAVE OUR URBAN RESIDENCES
1026 West 31 Street, South
Wichita, Kansas 67217
(316) 522-4571

February 1, 1980

HUD
KANSAS CITY, KA

10/1980

AREA MANAGER
Ref. to _____

Mr. Thomas Kilbride
2 Gateway Center
14th and State Street
Kansas City, KS 66101

Dear Mr. Kilbride:

We are a group of citizens and taxpayers in Wichita, Kansas who are opposed to UDAG funds being granted for the Sheridan Park project, for several reasons. We feel that there is no demonstrable benefit to the poor or disadvantaged residents in the area. In fact, it seems to us that they may be being exploited by the Urban Renewal Agency and the City to benefit certain wealthy money lenders, developers and real estate agents.

A brief history of the area: Long a semi-rural area, there are now only about forty original frame homes in an 86 acre area called Sheridan Park. Although small, the homes are not substandard and most are well kept up. (See photo). The people there are proud and independent, some are descendants of early Wichita pioneers. They do not welcome government help.

An Urban Renewal survey claims that all but one of the residents favor the project, yet we have a petition signed by the majority of the residents that states that they are opposed to the project. Others said they wanted to sign, but feared reprisal.

Officially Sheridan Park was not designated a "slum and blight" until June, 1979. Yet at that precise date there were already 59 new homes built by the Urban Renewal approved developer, John Catron. These were intermingled among the forty older homes. How could the area properly be designated "slum or blight" when over half the homes in Sheridan Park are brand new?

We question the qualifications of the URA-appointed builder, Mr. Catron. According to local newspapers when he first went to Urban Renewal to ask for their help he complained that lots were small and hard to assemble. Yet he did not re-plot the area, we were informed, but used the old 1909 plat in his development. As a result houses seem crowded together, with no open spaces. We were told that Mr. Catron built homes without any sewer or electricity being brought to the edge of the property contrary to local building codes and that homes were hastily built, with the roofing hurriedly stapled on. We were also told that cement foundations were poured in sub-freezing weather, possibly predisposing to structural weakness and that no basement sump pumps were installed even though the water table in the area is high. In short, these homes, viewed by many as shoddily built, could well become the slums of the future in a few short years we are told.

From the beginning, it appears that citizens of Sheridan Park have not been able to get much information or help from the Urban Renewal Agency in Wichita; and at URA and City Commission meetings citizens were often treated condescendingly and their viewpoints largely ignored. (See clipping)

It is our belief that no real effort was made to explain the project to, nor consult with area residents - just more or less an attitude of "take it or leave it". Residents tell us they were not told of federal and city funds available to pay paving and other special taxes for those whose income met the guidelines for aid, until city staff were publicly challenged. Rather the area residents were told that specials would be \$2,500 or more per lot - if they remained in Sheridan Park. No agency member made them aware of the fact that any citizen could rehabilitate or redevelop his own land. In short, citizens told us they felt pressured or intimidated by Mr. Catron, his representatives, by Urban Renewal and the City Commission to sell their properties.

Zoning by the Metropolitan Area Planning Commission has seemed to be arbitrary and capricious. Commercial zoning was approved for a large developer, while denied to small business owners nearby. Mr. Pod Bartee, owner of a small business on Meridian Avenue was denied commercial zoning, (although his property has been used as commercial for many years), while a short distance away a large skating rink and office park were zoned into the middle of what URA reportedly represented in their application to HUD as all residential.

Environmentally the project seems unsound because URA and City engineers plan to dig an eight or ten foot deep open holding pond to collect rain water. The plans do not even call for the pond to be fenced, although it obviously would be a safety hazard for small children in the neighborhood and would also be a potential health hazard from the standpoint of standing water causing odor, scum, bacteria and mosquitoes.

Urban Renewal claims the project will increase jobs in the area, but this we doubt because Wichita already has a very low unemployment rate (2.5), and many of the Sheridan Park people are elderly and on Social Security.

We suggest that Mr. Catron and the City of Wichita do not need UDAG funds to complete Sheridan Park. Let Mr. Catron purchase the lots directly from those owners who are willing to sell. As it is now original homes blend in well with new homes.

We are making these facts known in an effort to influence HUD to withhold approval of and funding for this project.

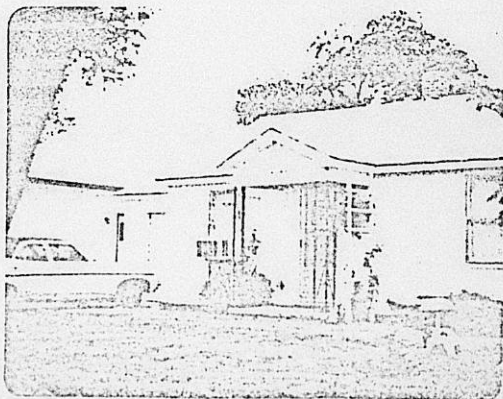
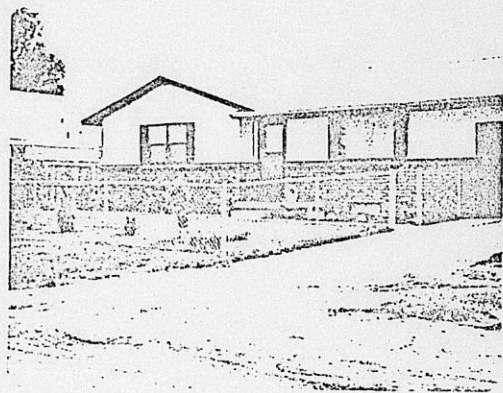
The citizens in Sheridan Park have been endeavoring to get an attorney to represent them in this matter, but most residents in Sheridan Park lack the funds to sustain a lengthy battle. This is the ultimate unfairness of the situation. The poor have few spokesmen nor defenders in Wichita, while Urban Renewal has the backing of local and federal officialdom. It is an undemocratic fact of life that those most affected by Urban Renewal have the least say about or control over what The Urban Renewal Agency does with their lives and homes. The Citizen Participation Organization in Wichita is largely a farce, we understand from close-up observers, stacked with hand-picked people who share and follow the official City viewpoint. The majority of Public Hearings in Wichita are what many term a "charade", held only to fulfill a legal obligation after the fact and the course of human events is planned and set.

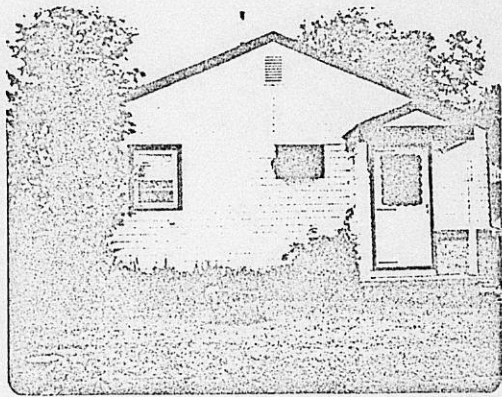
In our opinion, when you have such a manipulative group of officials as Wichita has in the Urban Renewal Agency, who represent and cater to special interest groups as the URA here does, there is little short of closing out the Agency that would suffice.

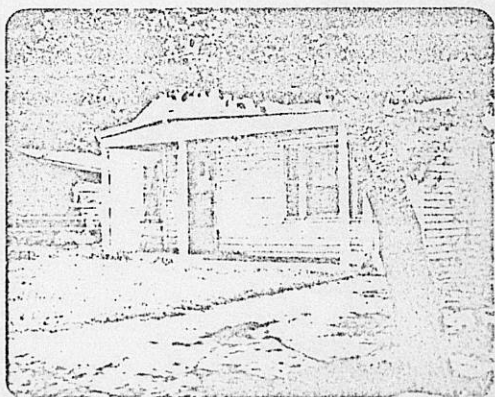
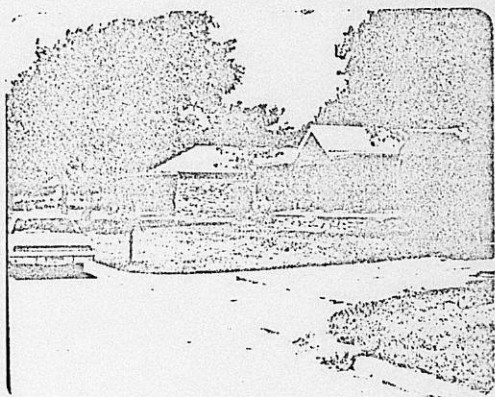
Sincerely,
Save Our Urban Residences

Gloria Johns

(Miss) Gloria Johns
Chairman







1-31-79 Beacon

A win for Sheridan Park residents

By Jack McNeely
Wichita Beacon staff

Sharp protest from most residents of a southwest Wichita neighborhood has scuttled — for the time being — an urban renewal project that would force many of the residents to move from their homes.

Saying they want nothing more than to be left alone, most of the 87 residents of Sheridan Park, southwest of Pawnee and Meridian, opposed a plan by the Urban Renewal Agency to redevelop

the area with middle-income homes and apartments.

About 75 property owners in Sheridan Park turned out for an "informational meeting" last week, when urban renewal officials told the property owners what was in store for Sheridan Park. The size of the crowd and the vehemence of the protest made it one of the liveliest meetings urban renewal has had in some time.

Tuesday, the City Commission cited the residents' opposition to the project and reined in the

Urban Renewal Agency. URA had asked the commission for authority to apply for a \$1.2 million federal grant — an Urban Development Action Grant — to begin buying property.

Commissioner Jack Shanahan noted that URA plans to raze most of the 40 homes in Sheridan Park and rehabilitate the rest. The rehabilitation is to be done with money from Community Development Block Grants, but that money is not yet allotted.

Turn to 6A — Sheridan

1-31-78

Beacon

Sheridan — URA's loss

Continued from Page 1A

Shanahan questioned whether URA should be allowed to proceed with the project before the community development money is allotted next week.

The commission voted unanimously Tuesday to take no action on the Sheridan Park project. URA officials said the request to seek money for buying property will be brought back to the commission after a decision is made on the community development money.

Sheridan Park consists of about 88 acres bounded by Meridian, 27th Street South, St. Paul Avenue, Crawford, Custer and Atlanta. Most of the land is vacant because enforcement of city building codes has caused many of the substandard structures to be removed.

Since 1969, land sales in the area have been handled in a haphazard fashion, leaving titles to many of the lots in such disarray that it is virtually impossible to buy them. That makes it difficult for a developer to assemble enough lots to redevelop the area.

Wichita developer James Catren has bought about half the lots in Sheridan Park, but they are scattered throughout the area.

URA wants to condemn most of the rest of the property, thus clearing the titles, and sell it to a developer for about 300 single-family homes costing \$32,000 to \$45,000 and about 100 apartments that would rent for less than \$200 a month.

Diane May of URA said a developer for the project has not yet been chosen.

City OKs URA bid ³⁻⁷⁻⁷⁵ for Sheridan grant _{Beacon}

By Jack McNeely
Wichita Beacon staff

The Urban Renewal Agency's plans for Sheridan Park moved a step closer to fruition Tuesday.

The City Commission authorized URA to apply for \$1.2 million in federal money to redevelop Sheridan Park, southwest of Pawnee and Meridian.

During a two-hour hearing Tuesday before the City Commission, eight persons who said they owned property in the area spoke against the URA plan. They said they did not want to be forced from their homes or they want to redevelop their property themselves.

Some also criticized URA's tactics, saying officials have not notified them of meetings and appear to be ramrodding the project through the approval process.

"I sold quite a number of lots to the developer in this area, not knowing what was coming up," said Bill McCune, 2706 W. 27th St. South. "I don't know whether he knew it or not."

Wichita developer James Catron has bought about half of the lots in Sheridan Park and is building single-family homes. URA wants to buy most of the rest of the property and sell it to a developer for middle-income, single-family homes and an apartment complex.

URA Director Ken Kitchen told the commission that no developer for the project has been selected. However, the agenda for Thursday's URA board meeting calls for action on a resolution selecting Catron as redeveloper of Sheridan Park.

"When we started buying lots in this area, we knew nothing of Urban Renewal's plans," said a spokesman for Catron.

City commissioners had cited neighborhood opposition Jan. 20 in denying URA permission to seek federal money for the project. After Tuesday's unanimous vote allowing URA to apply for the federal grant, Mayor Connie Peters said residents' objections to the project seemed to have evaporated.

URA officials have said for months that once Sheridan Park residents became aware of the benefits available to people who sell their property to URA, they would support the plan.

Sheridan Park consists of about 66 acres bounded by Meridian, 27th Street South, St. Paul Avenue, Crawford, Custer and Atlanta. Most of the land is vacant. URA officials say there are about 40 homes and 87 residents in the area.

INVITATION FOR PROPOSALS

Wichita's Urban Renewal Agency is offering approximately 86 acres of land in the SHERIDAN PARK URBAN RENEWAL PROJECT for redevelopment with moderately priced, single family dwellings and Garden Apartments, approximately 75.5 acres of single family and 10.5 acres of Garden Apartments.

This redevelopment site, commonly known as the Orienta Park 2nd Addition, is located immediately to the southwest of Pawnee and Meridian Avenues.

While purchase price must be a factor in considering proposals, major emphasis will be placed on quality of design and extent of development. In considering proposals, the Agency may wish to accept a part or a whole of a proposal and may communicate with more than one proposer to ascertain whether he is prepared to redevelop only a portion of the area while another proposer undertakes another part.

Redevelopment proposals must be submitted not later than 12:00 noon, C.S.T., February 19, 1979.

A brochure is available upon request. Interest parties should contact:

Kenneth H. Kitchen, Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 N. Main
Wichita, Kansas 67202
(316) 268-4381

No, the undersigned property owners, residents or business-owners of the Sheridan Park Area of Wichita, Kansas are opposed to having our properties, homes or business-locations acquired and/or relocated as an Urban Renewal Project. (USE PEN PLEASE)

1	SIGNATURE BERT M. NICK	PRINT NAME BERT M. NICK	PHONE 3-74-24
	ADDRESS 2542 Maxwell	CITY WICHITA 67217 ZIP	DATE 3-4-79
2	SIGNATURE Maudie M. Burton	PRINT NAME MAUDIE M. BURTON	PHONE 7431670
	ADDRESS 2811 Atlantic	CITY WICHITA 67217 ZIP	DATE 3/4/79
3	SIGNATURE [Signature]	PRINT NAME	PHONE
	ADDRESS [Address]	CITY ZIP	DATE
4	SIGNATURE Jeff Wolf	PRINT NAME JEFF WOLF 67217	PHONE 943 941
	ADDRESS 2901 SAKAANNAH	CITY WICHITA ZIP	DATE 3-5-79
5	SIGNATURE Charles Burton	PRINT NAME CHARLES F. BURTON	PHONE 7431670
	ADDRESS 2811 Atlantic	CITY WICHITA 67217 ZIP	DATE 3/4/79
6	SIGNATURE Bernice Dehneke	PRINT NAME BERNICE DEHNEKE	PHONE 522-0985
	ADDRESS 2911 Maxwell	CITY WICHITA, Kans 67213 ZIP	DATE 3-3-79
7	SIGNATURE Everett L. Loveland	PRINT NAME EVERETT L. LOVELAND	PHONE 942-6561
	ADDRESS 2823 Pawnee	CITY WICHITA KS 67217 ZIP	DATE 3-2-79
8	SIGNATURE Donald R. Loveland	PRINT NAME L&L Tool Co. Inc.	PHONE 942-6561
	ADDRESS 2801 W. Pawnee	CITY WICHITA KANSAS 67213 ZIP	DATE 3-5-79
9	SIGNATURE Mrs. E.M. Linnis	PRINT NAME W. Linnis	PHONE 9430368
	ADDRESS Wichita, Ks.	CITY ZIP	DATE
10	SIGNATURE [Signature]	PRINT NAME	PHONE
	ADDRESS [Address]	CITY ZIP	DATE
11	SIGNATURE William E. McCune	PRINT NAME William E. McCune	PHONE 943-1968
	ADDRESS 2706 7/27th St	CITY WICHITA 67217 ZIP	DATE 3-5-79
12	SIGNATURE Joanne McCune	PRINT NAME Joanne McCune	PHONE 943-1968
	ADDRESS 2706 W. 27th St	CITY WICHITA 67217 ZIP	DATE 3-5-79

PETITION OPPOING URBAN RENEAL IN SHERIDAN PARK

We, the undersigned property owners, residents or business-owners of the Sheridan Park Area of Wichita, Kansas are opposed to having our properties, homes or business-locations acquired and/or relocated as an Urban Renewal Project. (USE PEN PLEASE)

1	SIGNATURE <i>Mary M. Nite</i>	PRINT NAME MARY M NITE	PHONE 942-6134
	ADDRESS 2736 Anita	CITY WICHITA	DATE 3-6-79
2	SIGNATURE <i>Carra Wolf</i>	PRINT NAME CARA WOLF	PHONE 943-9881
	ADDRESS 290 SAVANNAH	CITY WICHITA	DATE 3-5-79
3	SIGNATURE <i>Raymond H. D.</i>	PRINT NAME Raymond H. D.	PHONE NO PHONE
	ADDRESS 2907 Scott	CITY WICHITA	DATE 3-10-79
4	SIGNATURE <i>Charles F. Buxton</i>	PRINT NAME CHARLES BUXTON	PHONE 743-1620
	ADDRESS 2911 Atlanta	CITY WICHITA	DATE 3-5-79
5	SIGNATURE <i>Joe Wolf</i>	PRINT NAME JOE WOLF	PHONE 442-224
	ADDRESS 2820 Maxwell	CITY WICHITA	DATE 3-5-79
6	SIGNATURE <i>Mary Radcliff</i>	PRINT NAME MARY RADCLIFF	PHONE 442-3858
	ADDRESS 2917 Lawrence	CITY WICHITA	DATE 3-5-79
7	SIGNATURE <i>Mary Radcliff</i>	PRINT NAME MARY RADCLIFF	PHONE 442-3858
	ADDRESS 2212 Lawrence	CITY WICHITA	DATE 3-5-79
8	SIGNATURE <i>Nina Arion</i>	PRINT NAME NINA ARION	PHONE 943-9606
	ADDRESS 2814 W. Crawford	CITY WICHITA	DATE 3-4-79
9	SIGNATURE <i>Frances Stuart</i>	PRINT NAME FRANCES STUART	PHONE 942-4659
	ADDRESS 2701 W. Wallas	CITY WICHITA	DATE 3-6-79
10	SIGNATURE <i>Janita S. Churchill</i>	PRINT NAME Janita S. Churchill	PHONE 942-0962
	ADDRESS 2520 W. D. Ave.	CITY WICHITA	DATE 3-5-79
11	SIGNATURE <i>John S. Churchill</i>	PRINT NAME John S. Churchill	PHONE 942-0462
	ADDRESS 2527 Dallas	CITY WICHITA	DATE 3-5-79
12	SIGNATURE <i>Paul D. Wisdom</i>	PRINT NAME PAUL D. WISDOM	PHONE 942-0710
	ADDRESS 2711 Grand	CITY WICHITA	DATE 3-5-79

PETITION OPPOSING URBAN RENEWAL IN SHERIDAN PARK

We, the undersigned property owners, residents or business-owners of the Sheridan Park Area of Wichita, Kansas are opposed to having our properties, homes or business-locations acquired and/or relocated as an Urban Renewal Project. (USE PEN PLEASE)

1	SIGNATURE <i>Charlotte Roeder</i>	PRINT NAME Betty Beard	PHONE 943-7604
	ADDRESS 2708 1/2 St S	CITY WICHITA KANSAS ZIP 67202	DATE 3-5-79
2	SIGNATURE <i>Charlotte Roeder</i>	PRINT NAME Charlotte Roeder	PHONE 943-7604
	ADDRESS 2708 1/2 St S	CITY WICHITA KANSAS ZIP 67202	DATE 3-5-79
3	SIGNATURE <i>Betty Beard</i>	PRINT NAME Betty Beard	PHONE 943-7604
	ADDRESS 2708 1/2 St S	CITY WICHITA KANSAS ZIP 67202	DATE 3-5-79
4	SIGNATURE <i>Eva A. McAllister</i>	PRINT NAME EVA A. McALLISTER	PHONE 943-7604
	ADDRESS 2437 So. Meridian	CITY WICHITA KS ZIP 67217	DATE 3-5-79
5	SIGNATURE <i>Dottie L. McAllister</i>	PRINT NAME Dottie L. McAllister	PHONE 943-7604
	ADDRESS 2437 S Meridian	CITY WICHITA, KS ZIP 67217	DATE 3-5-79
6	SIGNATURE <i>E. W. McAllister</i>	PRINT NAME E. W. McALLISTER	PHONE 943-7604
	ADDRESS 2137 S. Meridian	CITY WICHITA ZIP 67217	DATE 3-5-79
7	SIGNATURE	PRINT NAME	PHONE
	ADDRESS	CITY ZIP	DATE
8	SIGNATURE	PRINT NAME	PHONE
	ADDRESS	CITY ZIP	DATE
9	SIGNATURE	PRINT NAME	PHONE
	ADDRESS	CITY ZIP	DATE
10	SIGNATURE	PRINT NAME	PHONE
	ADDRESS	CITY ZIP	DATE
11	SIGNATURE	PRINT NAME	PHONE
	ADDRESS	CITY ZIP	DATE
12	SIGNATURE	PRINT NAME	PHONE
	ADDRESS	CITY ZIP	DATE

MAPC 5/10/79

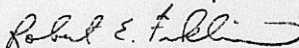
THE CITY OF WICHITA
OFFICE OF THE URBAN RENEWAL AGENCY

DATE April 6, 1979

TO Jack Galbraith, Chief Planner, Current Plans Division
FROM Robert E. Finkbiner, Assistant Director for Planning and Budget
SUBJECT Informal meeting with MAPC and
URA Board - Sheridan Park UDAG,
April 12, 1979

Attached are copies of a preliminary report on the Sheridan Park redevelopment proposal prepared by the Agency. Our staff will make a brief presentation on the project during the noon luncheon and staff and Urban Renewal Commissioners will be present to discuss the project with the Planning Commissioners.

The Sheridan Park plan and UDAG application will be brought back to the Planning Commission for formal consideration on May 10, 1979.


Robert E. Finkbiner
Assistant Director for Planning
and Budget

REF-DM/jm
Attachment

SHERIDAN PARK REDEVELOPMENT PROPOSAL
Urban Development Action Grant Program

HISTORY

In 1909 an enterprising magazine salesman platted Orienta Park, 1st and 2nd Additions, into 20'x100' lots as a promotional scheme to sell Farm Journal magazine subscriptions. For \$3.00, each paid subscriber received the deed to one 10'x100' lot and the opportunity to purchase adjacent lots for \$25.00 each.

The lots were promoted and sold to railroad workers, small investors and speculators on the basis that the area would be a residential development close to the Orienta Shops and new industry expected to develop in the vicinity. However, Orienta Park was two miles from the City limits at that time and no provisions were made for streets, utilities or any public facilities.

When the area was annexed to the City of Wichita in 1956, it had become one of the worst slums in the city with substandard housing, small lots, inadequate drainage, poor sanitation, unpaved streets, and a myriad of title problems making it virtually impossible to assemble and develop land in any reasonable manner.

In 1961 feasibility studies established redevelopment proposals for the area; Orienta Park 1st Addition was to be redeveloped as Glenn Village and Orienta Park 2nd Addition was designated the Sheridan Park Project. Redevelopment of Glenn Village began in 1962, but the Sheridan Park Project was suspended in 1963 due to a poor housing market during one of the aircraft industry lay-offs.

Sheridan Park was included in the Neighborhood Development Program as late as 1972, but funds were never appropriated and the project was never activated. Over the years, Code Enforcement by the Central Inspection Division has resulted in the removal of most of the substandard houses in Sheridan Park, but the problems of utilities and ownerships have stymied new development.

EXISTING CONDITIONS

Location

Sheridan Park is generally bounded by Pawnee, Twenty-seventh Street South, Meridian and Custer. The site covers approximately 86 acres.

Land Use

As indicated on the Existing Land Use Map, the majority of land in the Sheridan Park area is currently vacant due to removal of substandard structures through

the code enforcement process. Approximately 40 residences are located in the area, with almost half of these being in dilapidated condition. Most of the remaining structures are in need of some rehabilitation or removal of obsolete and dilapidated outbuildings. Three commercial structures and two semi-public buildings are also located in the project area.

Population Characteristics

Due to privacy of information regulations governing the Wichita-Sedgwick County Intergovernmental Enumeration, data is not available for those blocks in the project area developed with less than three residences. Information is available for only two-thirds of the households in the project area.

In 1976 total population in Sheridan Park was 87 persons, or 32 households. All households included in the enumeration were of White race; however, Agency relocation surveys indicate at least one minority household in the Sheridan Park area.

Income Characteristics

The 1976 Enumeration provided income data for only 18 of the 32 households in Sheridan Park. The median income for these households was approximately \$8,000, or less than 80 percent of the City median.

Housing Valuation

All housing units included in the Enumeration had a median valuation of \$10,000. Given the deteriorated condition of many housing units, age and type of construction, it is assumed that the majority of housing units approximated this median valuation in 1976.

Infrastructure

One of the primary reasons for slow redevelopment in Sheridan Park is the lack of utilities. Interior streets in the area are unpaved and water and sanitary sewer are available on less than one-half of the lots. An additional deterrant to redevelopment has been poor drainage conditions in Sheridan Park and the general vicinity.

REDEVELOPMENT NEEDS

- Need to improve the housing conditions of residents in Sheridan Park, either through relocation to standard housing or through rehabilitation of existing structures.
- Need to provide for a more efficient utilization of land and strengthen the community's tax base. Current property taxes in Sheridan Park are approximately \$5,000 per year. Redevelopment would increase tax revenues to roughly \$380,000 per year.
- Need to provide moderate priced housing resources as a catalyst for maintaining the existing industrial base in the community, as well as attracting new industries to the community.

GOALS AND OBJECTIVES

The proposed redevelopment of Sheridan Park is based on the following goals and objectives:

Goals

- Strengthen property values and increase the tax base of the community.
- Provide a decent home in a suitable living environment for all families.
- Expand and diversify the community's economic base.
- Create job opportunities related to the disadvantaged.

Objectives

- Develop moderate priced housing to increase housing supply for low and moderate income families.
- Develop housing to serve as a resource for local industries ability to attract new employees to the community.
- Acquire and redevelop land and dilapidated structures to eliminate slum and blight and to increase the community tax base.
- Provide housing rehabilitation programs for residents living in blighted areas.
- Provide for site improvements that meet current community standards.

REDEVELOPMENT PROPOSAL

This proposal involves the redevelopment of Sheridan Park in moderate priced single family and multi-family housing. The housing project will also include street paving, water and sanitary sewer installation, and drainage improvements. The Proposed Land Use map indicates the specific location of each land use activity.

New Housing Development

Approximately 300 single family residences will be constructed in the project area, with sales prices ranging between \$35,000 and \$40,000. All single family units will be constructed on existing platted lots. A zone change will be requested for two parcels currently zoned Light Commercial. These parcels will be redeveloped for single family use.

The project also includes the development of approximately 80 multi-family units--efficiency, one bedroom, and two bedroom units. Monthly rents are projected to range between \$160 and \$260. The majority of land designated for multi-family use is currently zoned R-6, General Residential District. A small portion of the area is zoned Light Commercial. A zone change to R-6 would be requested for this parcel. Densities will be limited to 19 dwelling units per acre in the multi-family development. (See Appendix "A" - Conditions, for further details on development requirements).

Streets, Water and Sanitary Sewer

Street paving, water and sanitary sewer will be petitioned by the developer. Portions of the project area are already served by utilities, and a petition has recently been approved by the City Commission for sanitary sewer in a large section of the project area.

Drainage Improvements

A drainage system is also proposed for Sheridan Park. As shown on the Proposed Land Use map, a five year frequency detention pond will be constructed in the southern portion of the area. Two year frequency storm sewers will be installed to carry surface runoff to the detention pond. Water will be discharged from the pond via an underground pipe, along the south side of Twenty-Seventh Street South, to the Meridian ditch. It is also proposed to dredge the Meridian ditch in order to minimize ponding at Twenty-Seventh Street South.

The detention pond will have a permanent water level of approximately two to three feet, landscaping, and will be fenced if necessary.

Housing Rehabilitation

Urban Renewal Agency housing rehabilitation programs will be made available for existing residences not to be acquired through the project. The City's special assessment deferral programs will also be available for lower income residents assessed for utility and street improvements.

Specific Project Activities

In order to achieve the above outlined redevelopment proposals, the following actions would be taken. The Urban Renewal Agency will acquire 18 dilapidated or non-conforming residential structures and 5 commercial or semi-public structures. Occupants will be relocated into standard housing and the acquired structures will be demolished.

The Agency will sell cleared land to a selected developer who will have responsibility for construction of housing and petitioning for utilities and streets. The Agency will have responsibility for construction of the proposed drainage improvements.

The following table summarized major project activities and the entity responsible for implementation:

<u>Activity</u>	<u>Responsible Entity</u>
Acquisition of land and improvements	Urban Renewal Agency
Relocation of Occupants	Urban Renewal Agency
Demolition of structures	Urban Renewal Agency
Sale of land to developer	Urban Renewal Agency
Housing construction	Developer
Petition streets, water and sewer	Developer
Drainage improvements	Urban Renewal Agency
Housing rehabilitation programs for existing residences	Urban Renewal Agency

PROJECT FUNDING SOURCES

The Agency proposes to partially finance the Sheridan Park project through an Urban Development Action Grant (UDAG) from the Department of Housing and Urban Development. The UDAG program is a competitive grant program intended to promote economic development and reclaim deteriorated neighborhoods. One of the most common characteristics of successful UDAG proposals is the maximum leveraging of UDAG funds. Recycling of UDAG funds as loans or loan guarantees, for example, reduces total project costs and the amount of funds needed at the front end of the project. The following proposed use of UDAG funds is based on this concept. UDAG funds would initially be used for:

- Construction loan to developer at lower than market interest rate.
- One-half cost of drainage improvements.
- Partial administrative costs.
- Partial contingencies.

The Agency will issue temporary bonds at the front end to cover project costs. UDAG funds would be used to make a construction loan to the developer. The cost savings realized by the developer due to a lower interest rate will enable the developer to assume other project costs that would normally be "written down" by the Agency. For example, the developer will assume a portion of relocation costs, bond interest, administration and contingencies.

Disposition proceeds received from the sale of land and returns from the construction loan will be used to pay off the temporary bonds. The net effect of this technique will be to reduce the amount of UDAG funds needed to complete the project.

A very high ratio of private to public financing can be achieved in this project. The new housing development and site improvements will represent a private investment of approximately \$15,000. It is anticipated that the UDAG request will be in the vicinity of \$800,000; this would result in a private to public investment of 18 to 1.

UDAG APPLICATION SCHEDULE

The UDAG application is currently being prepared for review by various citizens groups, agencies and City boards. Final public hearing on the project is tentatively scheduled for mid-May, and the application would be submitted to HUD by the end of June. UDAG awards will be announced in the fall of 1979, so project activities would not commence for several months.

APPENDIX "A"

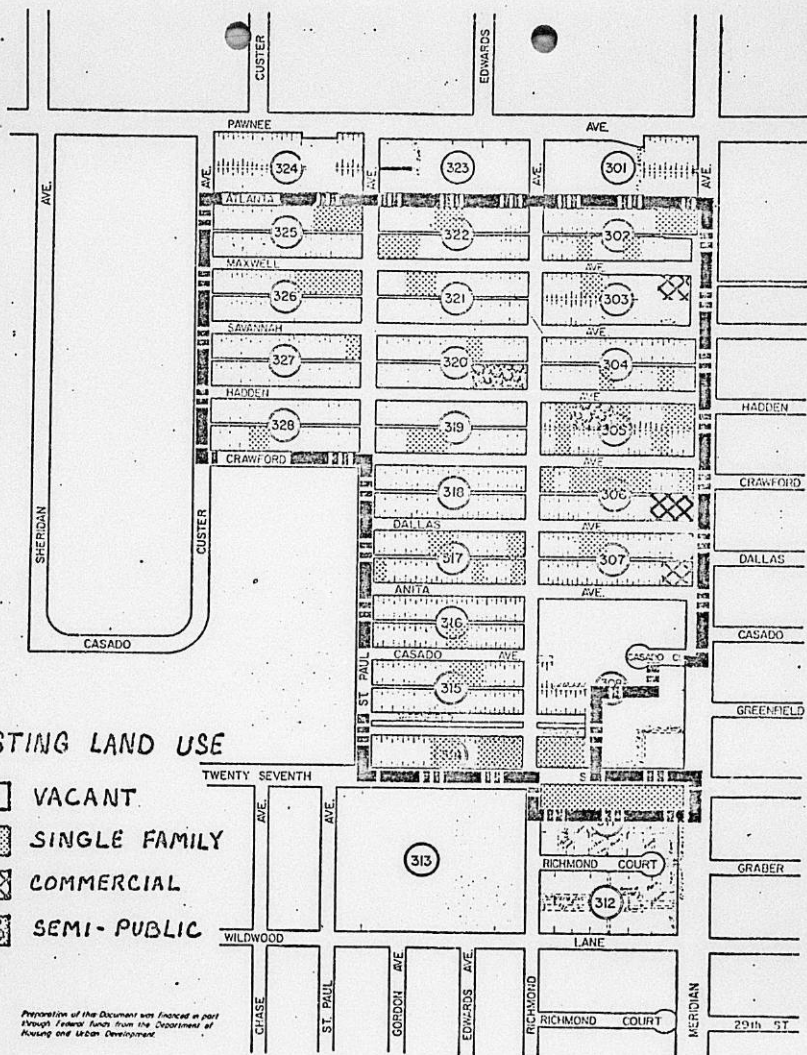
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The Urban Renewal Plan for the project includes various covenants and conditions designed to insure high quality development and to maintain and improve amenities and natural resources. These covenants and conditions will apply in addition to the codes and ordinances of the City of Wichita and include the following:





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5. Minimum Size of Dwelling Unit. All dwelling units with the number of bedrooms specified below shall have no fewer than the indicated square feet of livable floor area, exclusive of open porch and attached garage:

Efficiency Unit	400 square feet
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Two bedroom	720 square feet
Three bedroom	850 square feet
Four bedroom	1,120 square feet
Five bedroom	1,320 square feet
Six bedroom	1,540 square feet

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7. Off-Street Parking. In addition to the livable floor space required hereunder, each single family dwelling shall include either a garage or a carport or a paved parking space, sufficient to accommodate at least two automobiles and a paved driveway access. For two family and multi-family dwelling units, 1 1/2 paved parking spaces shall be provided for each dwelling unit.



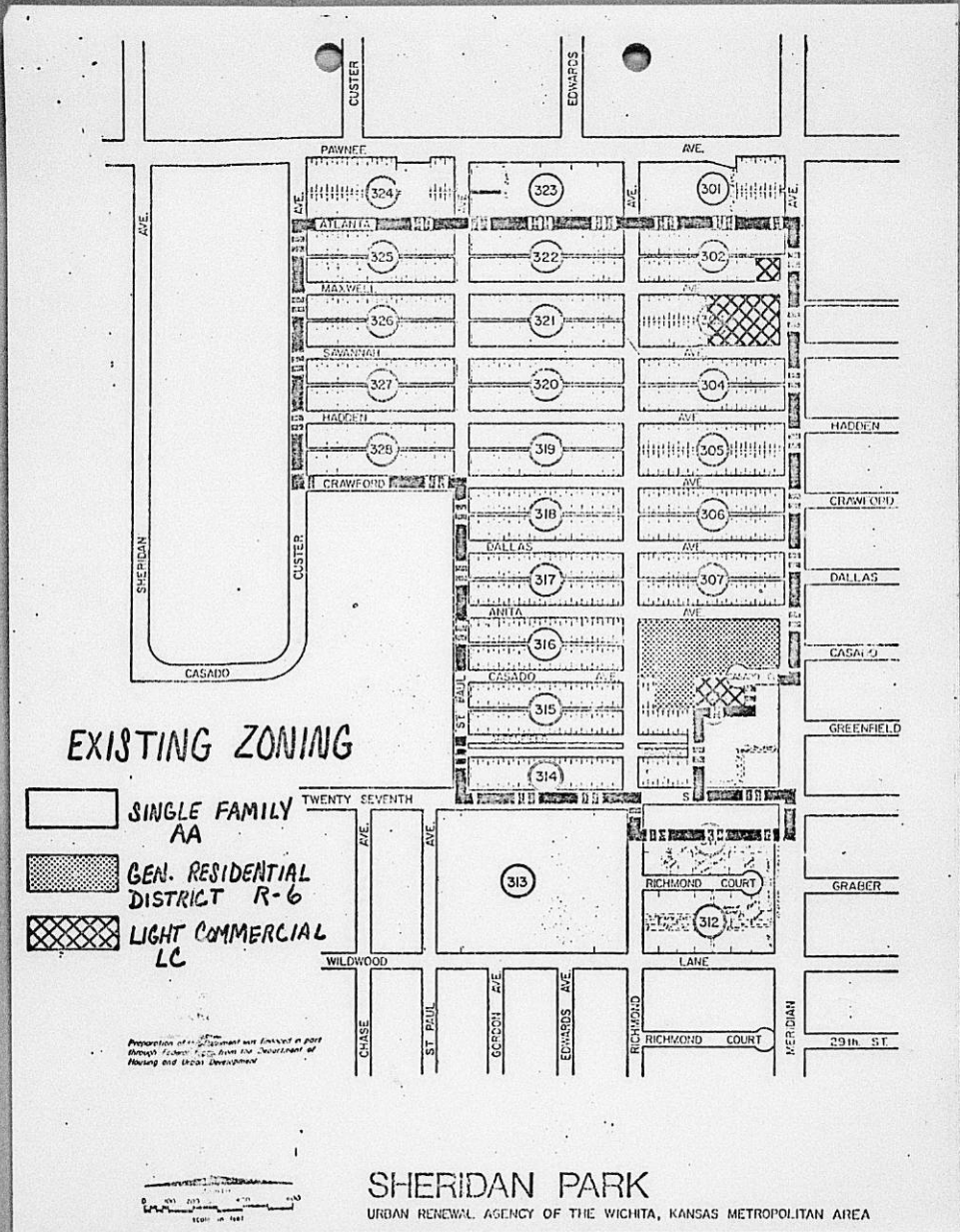
EXISTING LAND USE

-  VACANT.
-  SINGLE FAMILY
-  COMMERCIAL
-  SEMI-PUBLIC

Portions of this document are financed in part through Federal funds from the Department of Housing and Urban Development.



SHERIDAN PARK
 URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA



CUSTER

EDWARDS

PAWNEE AVE.

AVE.

SHERIDAN AVE.

324

323

301

ATLANTA

322

302

325

321

303

MAXWELL

326

320

304

SAGINAW

327

319

305

HADDEN

328

318

306

CRAWFORD

317

307

HADDEN

CRAWFORD

DALLAS

CASADO

GREENFIELD

GRABER

CASADO

TWENTY SEVENTH

313

312

RICHMOND COURT

CHASE AVE.

ST PAUL AVE.

GERSON AVE.

EDWARDS AVE.

RICHMOND

RICHMOND COURT

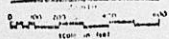
VERDIAN

WILDWOOD



LANE

29th ST.

Preparation of this statement was limited in part through reliance upon the Department of Housing and Local Development.



PROPOSED ZONING

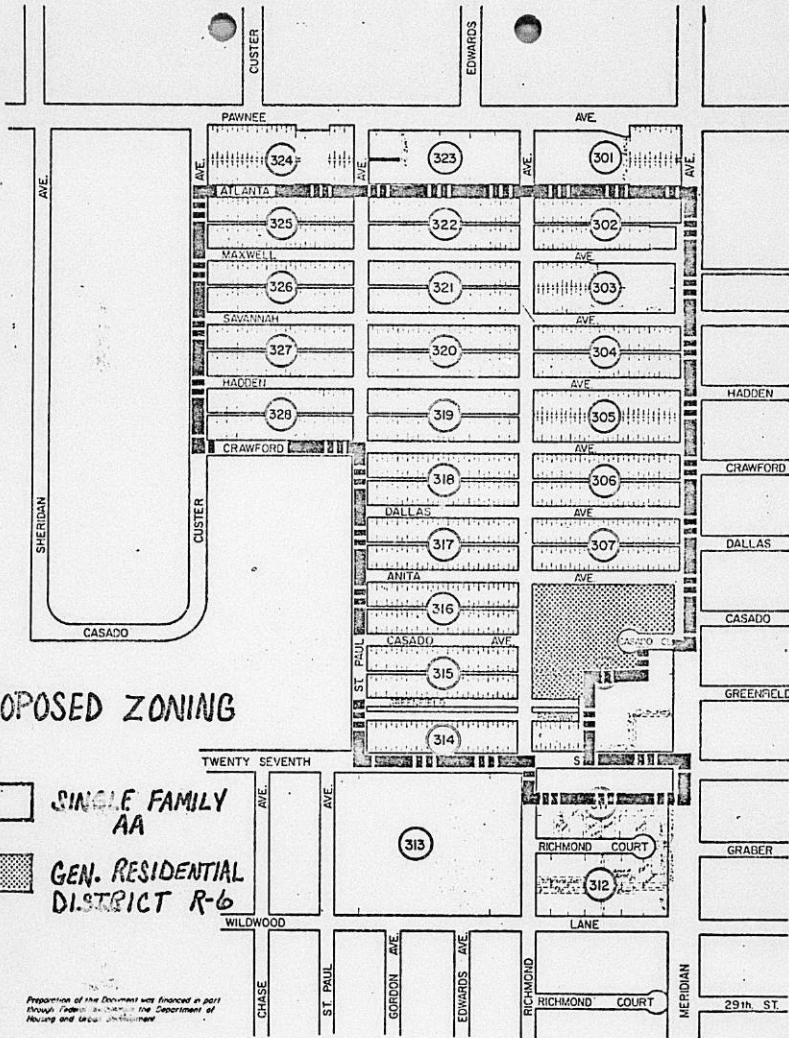
-  SINGLE FAMILY AA
-  GEN. RESIDENTIAL DISTRICT R-6

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SHERIDAN PARK

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA



THE URBAN RENEWAL AGENCY
OF THE
WICHITA, KANSAS METROPOLITAN AREA

CITY HALL • 2ND FLOOR • 455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4381



August 9, 1979

KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

RECEIVED

AUG 10 1979

METROPOLITAN PLANNING

ROUTE ~~101~~
 ~~102~~ - file

Mr. Robert Lakin
Director of Planning
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Lakin:

The Urban Renewal Agency has filed an application with the Department of Housing and Urban Development for Urban Development Action Grant funding for the Sheridan Park Housing Project. An environmental assessment has been conducted for this project as required for UDAG funding.

Please find attached a copy of "Notice of Finding of No Significant Effect on the Environment" for the Sheridan Park Housing Project. This notice will be published in the Wichita Eagle-Beacon on August 13, 1979. Would you please disseminate this information to your staff or other interested individuals or groups.

Sincerely,

Diane May
Diane May
Senior Planner

DM/jm
Attachment

PUBLIC NOTICE

"Notice of Finding of No Significant Effect on the Environment"

The Department of Housing and Urban Development (HUD) requires the City of Wichita to conduct environmental assessments on all projects included in an Urban Development Action Grant Application. The City has developed an environmental review process based on Federal Guidelines and utilizes the Wichita-Sedgwick County Environmental Resource Advisory Board in reviewing the environmental assessment for each Urban Development Action Grant project.

A detailed analysis and environmental assessment was undertaken for the Sheridan Park Housing Project which involves construction, reconstruction and acquisition of land and improvements. This analysis included evaluation of existing conditions in the project area and the environmental impacts of the project on land, water, air, plant and animal life, land use, population, services and utilities, transportation and circulation systems, cultural facilities and aesthetics, health and safety, noise and social-economic factors. Findings were arrived at through the coordinated efforts of City staff and the Environmental Resource Advisory Board.

Based upon this environmental assessment, the Environmental Resource Advisory Board found that the Sheridan Park Housing Project is "not an action which may significantly affect the quality of the human environment."

No further environmental review of the Sheridan Park Housing Project is proposed to be conducted at this time. Following funding approval, the City of Wichita intends to request HUD to release funds for this project.

The City of Wichita has completed an Environmental Review Record which documents the environmental review process and notes the findings for this project. The Environmental Review Record may be examined and/or copied in the Metropolitan Area Planning Department Office, City Hall, 10th Floor, 455 N. Main.

Comments on the environmental assessment and findings may be submitted to the City of Wichita until August 29, 1979. The comments may be submitted to the Public Information Office, City Hall, First Floor, 455 N. Main, Wichita, Kansas 67202.

Applicant: City of Wichita
455 N. Main
Wichita, Kansas 67202

Chief Executive Officer of Applicant: E.H. Denton, City Manager
City Hall, Thirteenth Floor
455 N. Main
Wichita, Kansas 67202

Date of Publication: August 13, 1979

May 14, 1979

Diane May, Urban Renewal Agency Planner

Jack H. Galbraith, Chief Planner

DR 79-10 - Sheridan Park Housing Project -
Urban Development Action Grant Program

At their regular meeting of May 10, 1979, the Metropolitan Area Planning Commission considered the above referenced item. It was their action to certify that the Sheridan Park U.D.A.G. application was in conformance with the adopted elements of the comprehensive plan by a vote of five (Cole, Taylor, Barrier, Bell, Savina) to two (Bayouth, Greider) with Hennessy, Jones, and Sheok absent.

Attached is a copy of the signed resolution attesting such action. Please be advised that the MAPC's formal action shall also constitute the A-95 Review comment on this project.

Please call if you have questions regarding this matter.

Jack H. Galbraith
Chief Planner


JHG:MM:el

Attachment

RESOLUTION FINDING THE SHERIDAN PARK HOUSING
PROGRAM IN CONFORMITY WITH THE GENERAL PLAN
FOR THE MUNICIPALITY AS A WHOLE

WHEREAS, in accordance with provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Urban Renewal Agency of Wichita, Kansas, has referred the Sheridan Park Housing Program to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said program as to its conformity with the General Plan for the development of the municipality as a whole; and WHEREAS, a General Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole. NOW, THEREFORE, BE IT RESOLVED by the Wichita-Sedgwick County Metropolitan Area Planning Commission that the Sheridan Park Housing Program conforms to said General Plan of the locality.

ADOPTED at Wichita, Kansas, this _____ day of May, 1979.



Jerry Greider, Chairman
Wichita-Sedgwick County Metropolitan
Area Planning Commission

ATTEST:

Robert A. Lakin, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

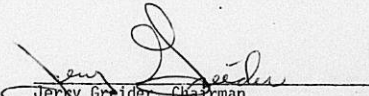
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ADOPTED at Wichita, Kansas, this 10th day of May, 1979.


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Wichita-Sedgwick County Metropolitan
Area Planning Commission

ATTEST:


Robert A. Lakin, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

RE: AGENDA ITEM NO. 28

THE CITY OF WICHITA

OFFICE OF Urban Renewal

DATE May 3, 1979

TO Robert Lakin, Director of Planning

FROM Kenneth H. Kitchen, Executive Director

SUBJECT Sheridan Park Housing Project-
Urban Development Action Grant
Program

On April 26, 1979, the Urban Renewal Agency Board of Commissioners approved the Sheridan Park Housing Project and Urban Development Action Grant application.

Would you please place the Sheridan Park project on the Planning Commission agenda for May 10, 1979. Attached are copies of the UDAG application, which includes the redevelopment proposal and maps of the project area. The Planning Commission is requested to make a determination on the conformity of this project to the City's Comprehensive Plan.

Also attached is a resolution to be included in the UDAG application if the project is found in conformance with the Comprehensive Plan.

All residents and property owners in Sheridan Park have been notified of the Planning Commission meeting. We do not anticipate a large turnout however.

[Handwritten signature]
Kenneth H. Kitchen
Executive Director

KHK/DM/mjs
enclosure

*Need to get
originals signed
I don't have them.*

*Taylor - Cole
Approve motion*

mt 5-1
Taylor
Samms
Bell
Cole
Barnes
Bayouth
Grindler

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE May 3, 1979

TO E. H. Denton, City Manager

FROM Dennis Bishop, CPO Administrative Aide

SUBJECT URA Proposed Sheridan Park Plan

On May 1, 1979, CPO Council B considered the captioned subject and passed the following recommendation in the form of a resolution by an 8-0 vote.

Whereas the CPO Neighborhood Council B considers the URA Plan invalid due to inadequate planning and improper procedures used in the development of the plan, the members of Council B consider the proposed pond inadequately planned and constituting a public health hazard, that the URA staff demonstrated a lack of consideration for residents in the Sheridan Park area, that there has been some questionability of the choice of contractor, that the proposed drainage plan for the area is inadequate, and that the URA staff apparently ignored the rejection by the City Commission of the URA original request to develop a Sheridan Park Plan, therefore, the members of CPO Neighborhood Council B recommend that the City Commission reject the proposed URA Sheridan Park Plan.

Please provide this information to the City Commission when they consider this item.

Dennis L. Bishop

Dennis L. Bishop
CPO Administrative Aide

DLB:al

Noted *Evelyn Pittman*
Evelyn Pittman
Assistant CPO Coordinator

cc: Jack Calbraith, MAPC ✓



THE CITY OF WICHITA

OFFICE OF Urban Renewal

DATE May 3, 1979

TO Robert Lakin, Director of Planning
FROM Kenneth H. Kitchen, Executive Director

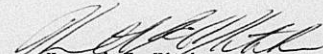
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Kenneth H. Kitchen
Executive Director

KHK/DM/mjs
enclosure

THE CITY OF WICHITA

OFFICE OF THE URBAN RENEWAL AGENCY

DATE April 6, 1979

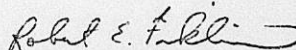
TO Jack Galbraith, Chief Planner, Current Plans Division

FROM Robert E. Finkbiner, Assistant Director for Planning and Budget

SUBJECT Informal meeting with MAPC and
URA Board - Sheridan Park UDAG,
April 12, 1979

Attached are copies of a preliminary report on the Sheridan Park redevelopment proposal being prepared by the Agency. Our staff will make a brief presentation on the project during the noon luncheon and staff and Urban Renewal Commissioners will be present to discuss the project with the Planning Commissioners.

The Sheridan Park plan and UDAG application will be brought back to the Planning Commission for formal consideration on May 10, 1979.


Robert E. Finkbiner
Assistant Director for Planning
and Budget

REF-DM/jm
Attachment

SHERIDAN PARK REDEVELOPMENT PROPOSAL

Urban Development Action Grant Program

HISTORY

In 1909 an enterprising magazine salesman platted Orienta Park, 1st and 2nd Additions, into 20'x100' lots as a promotional scheme to sell Farm Journal magazine subscriptions. For \$3.00, each paid subscriber received the deed to one 10'x100' lot and the opportunity to purchase adjacent lots for \$25.00 each.

The lots were promoted and sold to railroad workers, small investors and speculators on the basis that the area would be a residential development close to the Orienta Shops and new industry expected to develop in the vicinity. However, Orienta Park was two miles from the City limits at that time and no provisions were made for streets, utilities or any public facilities.

When the area was annexed to the City of Wichita in 1956, it had become one of the worst slums in the city with substandard housing, small lots, inadequate drainage, poor sanitation, unpaved streets, and a myriad of title problems making it virtually impossible to assemble and develop land in any reasonable manner.

In 1961 feasibility studies established redevelopment proposals for the area; Orienta Park 1st Addition was to be redeveloped as Glenn Village and Orienta Park 2nd Addition was designated the Sheridan Park Project. Redevelopment of Glenn Village began in 1962, but the Sheridan Park Project was suspended in 1963 due to a poor housing market during one of the aircraft industry lay-offs.

Sheridan Park was included in the Neighborhood Development Program as late as 1972, but funds were never appropriated and the project was never activated. Over the years, Code Enforcement by the Central Inspection Division has resulted in the removal of most of the substandard houses in Sheridan Park, but the problems of utilities and ownerships have stymied new development.

EXISTING CONDITIONS

Location

Sheridan Park is generally bounded by Pawnee, Twenty-seventh Street South, Meridian and Custer. The site covers approximately 86 acres.

Land Use

As indicated on the Existing Land Use Map, the majority of land in the Sheridan Park area is currently vacant due to removal of substandard structures through

the code enforcement process. Approximately 40 residences are located in the area, with almost half of these being in dilapidated condition. Most of the remaining structures are in need of some rehabilitation or removal of obsolete and dilapidated outbuildings. Three commercial structures and two semi-public buildings are also located in the project area.

Population Characteristics

Due to privacy of information regulations governing the Wichita-Sedgwick County Intergovernmental Enumeration, data is not available for those blocks in the project area developed with less than three residences. Information is available for only two-thirds of the households in the project area.

In 1976 total population in Sheridan Park was 87 persons, or 32 households. All households included in the enumeration were of White race; however, Agency relocation surveys indicate at least one minority household in the Sheridan Park area.

Income Characteristics

The 1976 Enumeration provided income data for only 18 of the 32 households in Sheridan Park. The median income for these households was approximately \$8,000, or less than 80 percent of the City median.

Housing Valuation

All housing units included in the Enumeration had a median valuation of \$10,000. Given the deteriorated condition of many housing units, age and type of construction, it is assumed that the majority of housing units approximated this median valuation in 1976.

Infrastructure

One of the primary reasons for slow redevelopment in Sheridan Park is the lack of utilities. Interior streets in the area are unpaved and water and sanitary sewer are available on less than one-half of the lots. An additional deterrent to redevelopment has been poor drainage conditions in Sheridan Park and the general vicinity.

REDEVELOPMENT NEEDS

- Need to improve the housing conditions of residents in Sheridan Park, either through relocation to standard housing or through rehabilitation of existing structures.
- Need to provide for a more efficient utilization of land and strengthen the community's tax base. Current property taxes in Sheridan Park are approximately \$5,000 per year. Redevelopment would increase tax revenues to roughly \$380,000 per year.
- Need to provide moderate priced housing resources as a catalyst for maintaining the existing industrial base in the community, as well as attracting new industries to the community.

GOALS AND OBJECTIVES

The proposed redevelopment of Sheridan Park is based on the following goals and objectives:

Goals

- Strengthen property values and increase the tax base of the community.
- Provide a decent home in a suitable living environment for all families.
- Expand and diversify the community's economic base.
- Create job opportunities related to the disadvantaged.

Objectives

- Develop moderate priced housing to increase housing supply for low and moderate income families.
- Develop housing to serve as a resource for local industries ability to attract new employees to the community.
- Acquire and redevelop land and dilapidated structures to eliminate slum and blight and to increase the community tax base.
- Provide housing rehabilitation programs for residents living in blighted areas.
- Provide for site improvements that meet current community standards.

REDEVELOPMENT PROPOSAL

This proposal involves the redevelopment of Sheridan Park in moderate priced single family and multi-family housing. The housing project will also include street paving, water and sanitary sewer installation, and drainage improvements. The Proposed Land Use map indicates the specific location of each land use activity.

New Housing Development

Approximately 300 single family residences will be constructed in the project area, with sales prices ranging between \$35,000 and \$40,000. All single family units will be constructed on existing platted lots. A zone change will be requested for two parcels currently zoned Light Commercial. These parcels will be redeveloped for single family use.

The project also includes the development of approximately 80 multi-family units--efficiency, one bedroom, and two bedroom units. Monthly rents are projected to range between \$160 and \$260. The majority of land designated for multi-family use is currently zoned R-6, General Residential District. A small portion of the area is zoned Light Commercial. A zone change to R-6 would be requested for this parcel. Densities will be limited to 19 dwelling units per acre in the multi-family development. (See Appendix "A" - Conditions, for further details on development requirements).

Streets, Water and Sanitary Sewer

Street paving, water and sanitary sewer will be petitioned by the developer. Portions of the project area are already served by utilities, and a petition has recently been approved by the City Commission for sanitary sewer in a large section of the project area.

Drainage Improvements

A drainage system is also proposed for Sheridan Park. As shown on the Proposed Land Use map, a five year frequency detention pond will be constructed in the southern portion of the area. Two year frequency storm sewers will be installed to carry surface runoff to the detention pond. Water will be discharged from the pond via an underground pipe, along the south side of Twenty-Seventh Street South, to the Meridian ditch. It is also proposed to dredge the Meridian ditch in order to minimize ponding at Twenty-Seventh Street South.

The detention pond will have a permanent water level of approximately two to three feet, landscaping, and will be fenced if necessary.

Housing Rehabilitation

Urban Renewal Agency housing rehabilitation programs will be made available for existing residences not to be acquired through the project. The City's special assessment deferral programs will also be available for lower income residents assessed for utility and street improvements.

Specific Project Activities

In order to achieve the above outlined redevelopment proposals, the following actions would be taken. The Urban Renewal Agency will acquire 18 dilapidated or non-conforming residential structures and 5 commercial or semi-public structures. Occupants will be relocated into standard housing and the acquired structures will be demolished.

The Agency will sell cleared land to a selected developer who will have responsibility for construction of housing and petitioning for utilities and streets. The Agency will have responsibility for construction of the proposed drainage improvements.

The following table summarized major project activities and the entity responsible for implementation:

<u>Activity</u>	<u>Responsible Entity</u>
Acquisition of land and improvements	Urban Renewal Agency
Relocation of Occupants	Urban Renewal Agency
Demolition of structures	Urban Renewal Agency
Sale of land to developer	Urban Renewal Agency
Housing construction	Developer
Petition streets, water and sewer	Developer
Drainage improvements	Urban Renewal Agency
Housing rehabilitation programs for existing residences	Urban Renewal Agency

PROJECT FUNDING SOURCES

The Agency proposes to partially finance the Sheridan Park project through an Urban Development Action Grant (UDAG) from the Department of Housing and Urban Development. The UDAG program is a competitive grant program intended to promote economic development and reclaim deteriorated neighborhoods. One of the most common characteristics of successful UDAG proposals is the maximum leveraging of UDAG funds. Recycling of UDAG funds as loans or loan guarantees, for example, reduces total project costs and the amount of funds needed at the front end of the project. The following proposed use of UDAG funds is based on this concept. UDAG funds would initially be used for:

- Construction loan to developer at lower than market interest rate.
- One-half cost of drainage improvements.
- Partial administrative costs.
- Partial contingencies.

The Agency will issue temporary bonds at the front end to cover project costs. UDAG funds would be used to make a construction loan to the developer. The cost savings realized by the developer due to a lower interest rate will enable the developer to assume other project costs that would normally be "written down" by the Agency. For example, the developer will assume a portion of relocation costs, bond interest, administration and contingencies.

Disposition proceeds received from the sale of land and returns from the construction loan will be used to pay off the temporary bonds. The net effect of this technique will be to reduce the amount of UDAG funds needed to complete the project.

A very high ratio of private to public financing can be achieved in this project. The new housing development and site improvements will represent a private investment of approximately \$15,000. It is anticipated that the UDAG request will be in the vicinity of \$800,000; this would result in a private to public investment of 18 to 1.

UDAG APPLICATION SCHEDULE

The UDAG application is currently being prepared for review by various citizens groups, agencies and City boards. Final public hearing on the project is tentatively scheduled for mid-May, and the application would be submitted to HUD by the end of June. UDAG awards will be announced in the fall of 1979, so project activities would not commence for several months.

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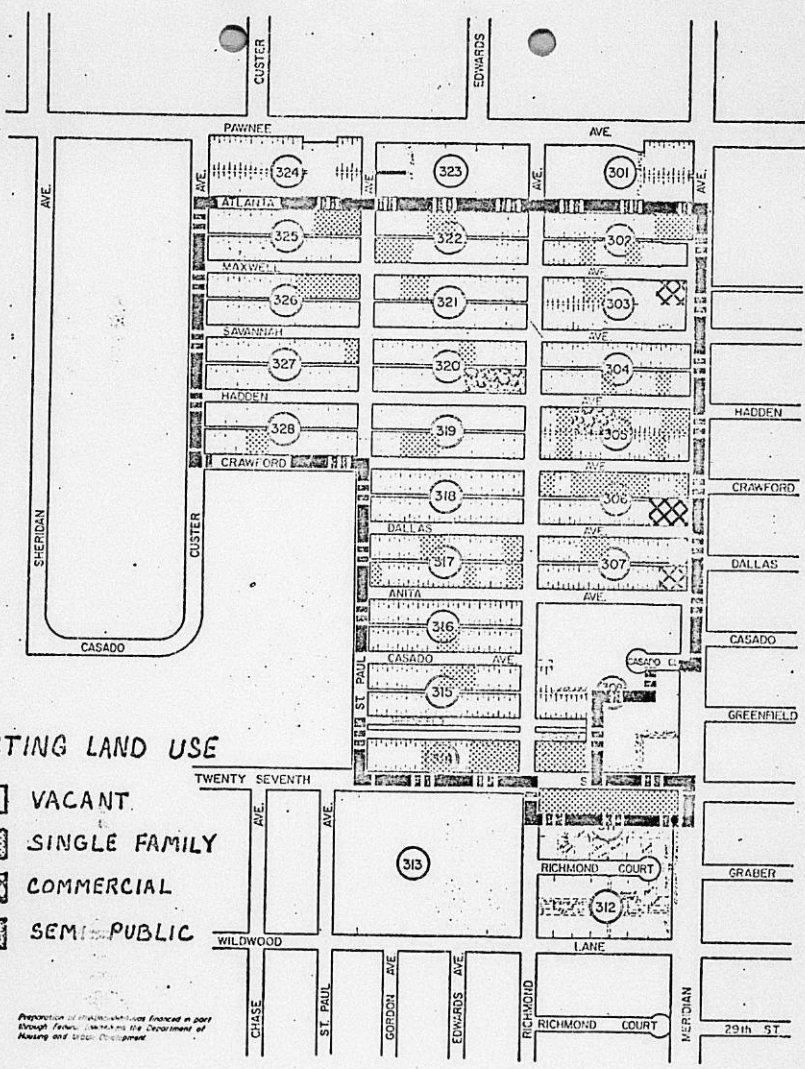
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



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3. Maximum height of any structure shall be 35 feet above street grade.
4. Minimum Building Site. No dwelling shall be erected or placed on any lot having a width of less than sixty (60) feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet. Two-family dwellings shall have a lot area not less than 5,000 square feet per dwelling unit. Multi-family dwelling units shall have a lot area of not less than 1,500 square feet per dwelling unit; however, in no event shall maximum density exceed nineteen (19) dwelling units per acre.
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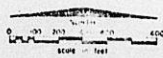
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EXISTING LAND USE

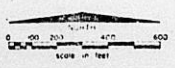
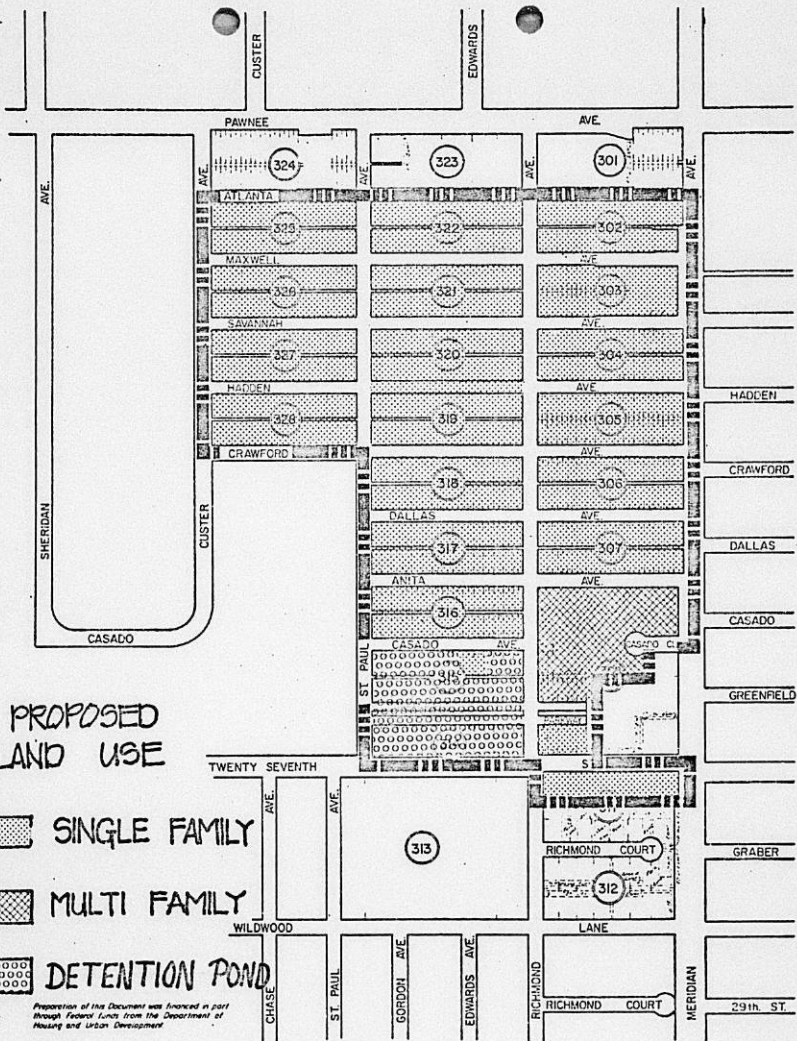
-  VACANT
-  SINGLE FAMILY
-  COMMERCIAL
-  SEMI-PUBLIC

Preparation of this map was financed in part through Federal assistance from the Department of Housing and Urban Development.

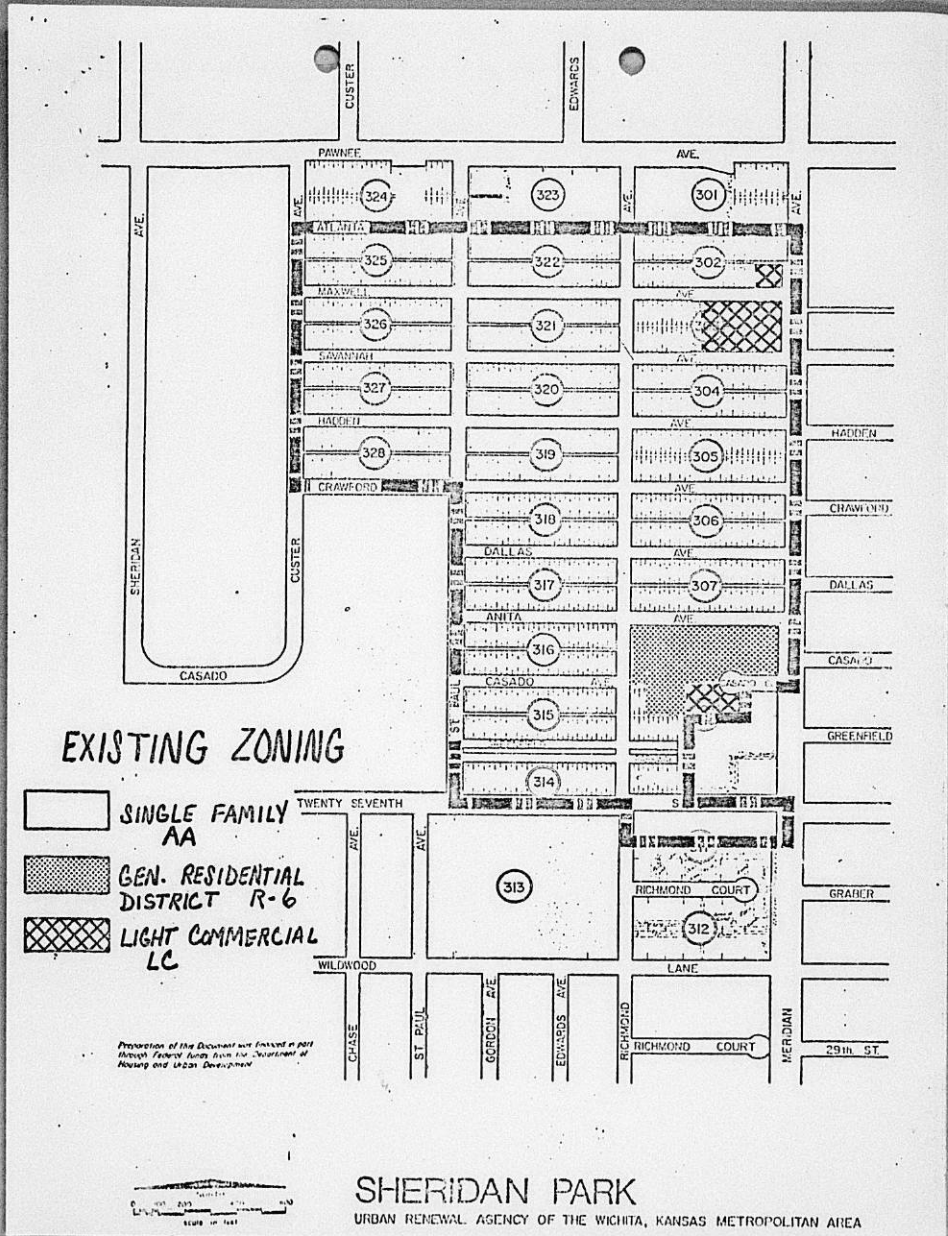


SHERIDAN PARK

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA



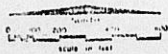
SHERIDAN PARK
 URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA



EXISTING ZONING

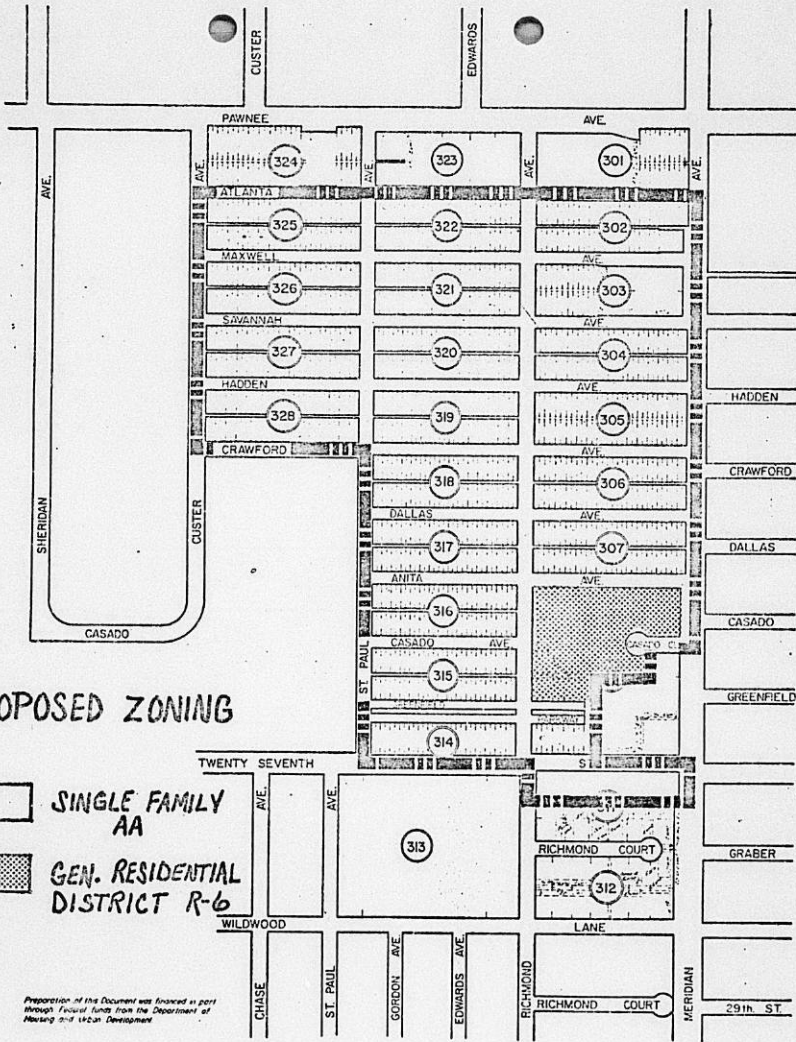
- SINGLE FAMILY AA
- GEN. RESIDENTIAL DISTRICT R-6
- LIGHT COMMERCIAL LC

Portion of the Document was prepared in part through Federal funds from the Department of Housing and Urban Development



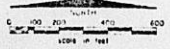
SHERIDAN PARK

URBAN RENOVATION AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA



SHERIDAN PARK

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA





URBAN DEVELOPMENT ACTION GRANT
APPLICATION

SHERIDAN PARK HOUSING PROJECT

PREPARED BY THE URBAN RENEWAL AGENCY
for the City of Wichita, Kansas

April 23, 1979

CONTENTS

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PART V: Evidence of Private and Public Commitments

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Housing Needs and Employment Forecasts

Comprehensive Employment Training Act Programs

PART I: SF-424

CLEARINGHOUSE COMMENTS

PART II

PROJECT APPROVAL INFORMATION
SECTION A

Item 1. Does this assistance request require State, local, regional, or other priority rating? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		Name of Governing Body _____ Priority Rating _____
Item 2. Does this assistance request require State, or local, advisory, educational or health clearances? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/> (Attach Documentation)		Name of Agency or Board _____ (Attach Documentation)
Item 3. Does this assistance request require clearinghouse review in accordance with OMB Circular A-95? <u>X</u> <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		(Attach Comments)
Item 4. Does this assistance request require State, local, regional or other planning approval? <u>X</u> <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		Name of Approving Agency _____ Date _____
Item 5. Is the proposed project covered by an approved comprehensive plan? <u>X</u> <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		Check one: State <input type="checkbox"/> Local <input type="checkbox"/> Regional <input type="checkbox"/> Location of Plan _____
Item 6. Will the assistance requested serve a Federal installation? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		Name of Federal Installation _____ Federal Population benefiting from Project _____
Item 7. Will the assistance requested be on Federal land or installation? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		Name of Federal Installation _____ Location of Federal Land _____ Percent of Project _____
Item 8. Will the assistance requested have an impact or effect on the environment? <u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/>		See instructions for additional information to be provided.
Item 9. Will the assistance requested cause the displacement of individuals, families, businesses, or farms? <u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/>		Number of: Individuals _____ Families _____ Businesses _____ Farms _____
Item 10. Is there other related assistance on this project previous, pending, or anticipated? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		See instructions for additional information to be provided.
Item 11. Is the project in a designated flood hazard area? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		See instructions for additional information to be provided.
Item 12. Is the proposed project intended to facilitate the relocation of industrial or commercial plants or facilities from one area to another (excluding moves within a metropolitan area)? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		

3.

PART II

URBAN DEVELOPMENT ACTION PROGRAM

Page 9

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II

URBAN DEVELOPMENT ACTION PROGRAM

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

The City's Urban Development Action Program, as detailed in this application, involves the construction of approximately 300 single family and 80 multi-family moderately priced housing units. Over 190 of the single family units and all of the multi-family units will be constructed under the UDAG program. Site improvements will also be provided in the project area, including paved streets, water, sanitary sewer, drainage improvements, and street lighting. Drainage improvements will consist of a storm sewer and on-site detention pond system.

The City's delegate agency, the Urban Renewal Agency, will acquire vacant land and dilapidated and non-conforming residential, commercial and semi-public structures, relocate occupants, demolish acquired structures, and sell land to a selected developer. The developer will construct the housing units and petition all necessary site improvements, excluding drainage improvements. The Agency will have responsibility for drainage improvements. The Agency will also have responsibility for provision of housing rehabilitation programs to assist lower income homeowners in rehabilitating residences not to be acquired in the project area.

Action Strategy

This program is aimed at developing moderate priced housing for the purpose of meeting present housing demands and providing resources necessary for maintaining the existing employment base and attracting new employees to fill available jobs in local industries.

The program will:

- . Provide housing resources for lower and moderate income families.
- . Strengthen the community's tax base.
- . Eliminate slum and blighted conditions.
- . Provide housing rehabilitation assistance to low and moderate income residents.
- . Assist local employers in attracting employees to fill available and anticipated jobs.

Consistency with other Community Plans and Actions

- . Project is in conformance with Urban Renewal Agency goals and objectives as set forth in the Agency's Statement of Purpose.
- . Project is in conformance with the guidelines of the City's Mortgage Revenue Bond Program for permanent mortgage financing.
- . Project is consistent with the guidelines of the Urban Renewal Agency's proposed Tax Exempt Revenue Financing Loan Program for housing rehabilitation.
- . Project is consistent with the City's Community Development Block Grant Program.

COMMUNITY DEVELOPMENT PLAN SUMMARY
(STATEMENT OF NEEDS)

INSTRUCTIONS: Within the space provided and in the format given below, summarize the applicant's community development needs identified where possible, and indicate the data source on which they are based; i.e. Census, Capital Improvement Program, Special Local Surveys or Plans, etc. The needs shall be numbered consecutively; i.e., A-1, A-2, A-3, A-4, etc. Attach additional pages as necessary. Specifically describe those community development needs having a particular urgency which are referred to in Assurance 10.

A-1

There is a need to improve the viability of neighborhoods, remove blighting influences and protect the integrity of residential areas. Included in this overall need are the following:

- improved neighborhood street paving, curbs and gutters and sidewalks;
- adequate refuse disposal;
- improved drainage conditions;
- adequate water supplies;
- adequate energy sources for future needs;
- improved street lighting;
- improved general appearance of neighborhoods;
- maintain existing neighborhoods which are in good condition;
- remove worse conflicting land uses;
- removal of dilapidated structures;
- adequate public safety;
- provisions for short and long range neighborhood planning.

Additionally, there is a need to provide maintenance of these facilities to serve as an aid in halting blight and reversing deterioration in neighborhoods where these conditions, or the potential for these conditions exist.

Data Source:

A-2

There is a need to increase citizen awareness and obtain citizen input into the planning and policy making process in order to make the local government more responsive to the needs and demands of the population.

Data Source:

COMMUNITY DEVELOPMENT PLAN SUMMARY
(STATEMENT OF NEEDS)

INSTRUCTIONS: Within the space provided and in the format given below, summarize the applicant's community development needs, quantified where possible, and indicate the data source on which they are based; i.e. Census, Capital Improvement Program, Special Local Surveys or Plans, etc. The needs shall be numbered consecutively; i.e., A-1, A-2, A-3, A-4, etc. Attach additional pages as necessary. Specifically describe those community development needs having a particular urgency which are referred to in Assurance 10.

A-3

There is a need for the acquisition, development and maintenance of parks and open space. There is also a need for public recreation programs that will serve the needs of the communities especially in low-moderate income areas.

Data Source:

A-4

There is a need of increasing the level and variety of social services available to families of low and moderate incomes. As categories within this need:

- A. There is a need for increased availability of facilities and services to elderly and handicapped residents. This includes the need for removal of architectural barriers, provision of transportation and provision of meals for the poor or incapacitated.
- B. There is a need for increasing the accessibility for low income residents to community services and employment by establishing and maintaining centers in low-moderate income areas to coordinate existing and new services and by expanding information and referral services.
- C. There is a need to promote, encourage and provide educational and training opportunities for low and moderate income residents to better equip individuals for living in today's urban environment.
- D. There is a need for economic development to provide economic opportunities for the low and moderate income and minority residents. Included is a need for: increasing and upgrading minority employment; the development of minority business enterprises; assuring adequate energy to meet future economic development needs; assuring safe and efficient transportation facilities; establishing incentives to attract industry and encourage existing industrial expansion; assuring adequate land and site improvements for commercial and industrial development.
- E. There is a need to maintain a viable public transit system to meet the needs of families with low and moderate incomes.

Data Source:

**COMMUNITY DEVELOPMENT PLAN SUMMARY
(STATEMENT OF NEEDS)**

INSTRUCTIONS: Within the space provided and in the format given below, summarize the applicant's community development needs, quantified where possible, and indicate the data source on which they are based; i.e. Census, Capital Improvement Program, Special Local Surveys or Plans, etc. The needs shall be numbered consecutively; i.e., A-1, A-2, A-3, A-4, etc. Attach additional pages as necessary. Specifically describe those community development needs having a particular urgency which are referred to in Assurance 10.

A- 5

There is a need for standard housing for all persons throughout the City. The housing should be safe, sanitary and decent, add to the aesthetics of the community, help to stabilize property values and help to promote a healthy environment. There is a need for improving areas of the City that are approaching the threshold of decay and/or obsolescence and spread of blight.

Data Source:

A-6

There is a need to continued revitalization of the Center City area. Included is a need to strengthen the economic base; improve street systems, parking facilities, and utilities; maintain a viable public transit system to, from, and within the Center City area; promote diversity of uses and availability of goods and services, improve environmental and cultural quality and generate residential development in the Center City area.

Data Source:

A- 7

There is a need to encourage the redevelopment, restoration and preservation of architecturally and historically significant sites, structures and neighborhoods in the City of Wichita.

Data Source:

**COMMUNITY DEVELOPMENT PLAN SUMMARY
(LONG-TERM OBJECTIVES)**

INSTRUCTIONS: Within the space provided and in the format given below, state long-term objectives designed, in whole or in part, to address the applicant's identified community development needs. Long term objectives are those requiring more than one year for accomplishment. The long-term objectives shall be numbered consecutively; i.e., B-1, B-2, B-3, B-4, etc. Attach additional pages as necessary.

B-4

Construct and operate community centers providing a comprehensive social services program for low and moderate income persons, including provision of direct services and coordination of services provided by other delivery agents.

Supports Need(s) For

B-5

Maintain a program to provide safe, sanitary and decent housing by:

1. Relocating persons from substandard to standard dwelling units.
2. Removing dilapidated housing unfit for human habitation
3. Rehabilitating deteriorating housing
4. Increasing the total housing supply.

Supports Need(s) For

B-6

Continue revitalization of the Center City area by:

1. Improving street systems, parking facilities, and utilities
2. Eliminating blighting land uses.
3. Providing land and improvements for residential and other redevelopment
4. Maintenance of adequate public transportation to, from, and within the Center City Area.

Support Need(s) For

**COMMUNITY DEVELOPMENT PLAN SUMMARY
(LONG-TERM OBJECTIVES)**

INSTRUCTIONS: Within the space provided and in the format given below, state long-term objectives designed, in whole or in part, to address the applicants' identified community development needs. Long term objectives are those requiring more than 3 years for accomplishment. The long-term objectives shall be numbered consecutively; i.e., B-1, B-2, B-3, B-4, etc. Attach additional pages as necessary.

B-7
Maintain a program to identify and preserve architecturally and historically significant sites, structures and neighborhood through acquisition, renovation and rehabilitation.

Supports Need(s) No:

B-8
Maintain adequate fire protection by acquisition of up-to-date equipment and facilities and construction of new facilities as needed.

Supports Need(s) No:

B-9
Implement programs which will encourage and assist minority and low income residents to take advantage of business and employment opportunities.

Support Need(s) No:

COMMUNITY DEVELOPMENT PLAN SUMMARY
(SHORT-TERM OBJECTIVES)

INSTRUCTIONS: Within the space provided and in the format given below, describe objectives designed to make measurable progress against the identified community development needs, over a period of up to 3 years. Wherever possible the short-term objectives should include measurable factors, such as quantity, quality, or a combination of these, and must describe the general location of activities to be carried out to meet the objective. The short-term objectives shall be numbered consecutively, i.e., C-1, C-2, C-3, C-4, etc. Attach additional pages as necessary.

C-3 Parks & Open Space

Improvements will be made at twelve (12) locations (census tracts 1, 3, 4, 5, 16, 33, 38, 60, 65, 78 and 82) within the target area. These include two children's play areas a picnic shelter, four softball fields, one football field, an irrigation system, two restrooms, acquisition of additional land for park development, and assorted site development. Heritage Square Park will be extended and site improvements made to make the park and surrounding facilities more accessible to handicapped persons. A recreation program for low income youth and elderly will be continued in the target area.

Supports Need(s) No: A-3, A-6

C-4 Provision of Public Services

To help develop a viable urban community by providing decent housing, a suitable living environment, and economic opportunities, physical development activities are being concentrated within a target area. Within that target area reside almost all the city's income population, minorities, and female headed households, whose special social and economic needs, particularly in regard to the living environment and economic opportunities, cannot be addressed by physical development activities alone. The City is therefore establishing a network of neighborhood service centers to directly provide, purchase and coordinate a variety of services. These services provide the low income population, minorities, and female headed households in the target area with expanded economic opportunities and a better living environment, and as a consequence, support physical development activities as a necessary ingredient in the development of a viable urban community.

The services which upgrade and sustain expanded economic opportunities and a more suitable living environment for low income persons, minorities, and female headed households are as follows: Approximately 500 low income elderly persons will receive assistance through continuing the Meals On Wheels Program. A Roving Pantry will supply groceries to elderly low income shut-ins. Approximately 1,000 very low income households will receive continued solid waste collection. A recreation program will be continued through the network of neighborhood service centers for low income youth and elderly. The Perpetual Help Center and Eureka Community Center will continue providing services to low income residents of the neighborhoods. The Big Brothers-Big Sisters program will continue to provide benefits to approximately 190 low income households. The Planned Parenthood program will be expanded to serve approximately 1300 additional low income clients. A drug information and referral service will be continued for low income persons. Day Care services will be continued for a minimum of 260 low income predominantly single female headed households. Funds will be provided as a match to continue the services of the Midtown Alcoholic Rehabilitation program (census tract 5) low income, predominantly minority clients. A program will provide counseling and other services to low income offenders soon to be released from incarceration. Continue providing assistance to minority contractors. A women's center will continue to assist low income females in crisis situations. Protective services for neglected/abused children will be expanded. Funds will be provided to assist a neighborhood learning center provide business-related job training & experience to approximately

COMMUNITY DEVELOPMENT PLAN SUMMARY
(SHORT-TERM OBJECTIVES)

INSTRUCTIONS: Within the space provided and in the format given below, describe objectives designed to make measurable progress against the identified community development needs, over a period of up to 3 years. Wherever possible the short-term objectives should include measurable factors, such as quantity, quality, or a combination of these, and must describe the general location of activities to be carried out to meet the objective. The short-term objectives shall be numbered consecutively; i.e., C-1, C-2, C-3, C-4, etc. Attach additional pages as necessary.

C-4 Provision of Public Services - continued

seventy (70) youths and disadvantaged persons.

Supports Need(s) No: A-1, A-4

C-5 Housing Rehabilitation

Continue a program in the target area providing loans and grants for rehabilitation of privately owned property, including historical property for which there will be public access. Continue a program of providing insulation loans to homeowners in the target area. Expand painting grants into neighborhoods in census tracts 65 and 82. Implement a program in a selected area to provide technical assistance to homeowners to enable them to undertake their own rehabilitation activities.

Supports Need(s) No: A-1, A-5

C-6 Economic Development

Continue a program which will provide technical assistance to minority contractors. Implement commercial loan program in conjunction with the SBA 502 program which will specifically assist businesses in the West Douglas and McAdams areas. Provide funding for a local development corporation which will provide venture capital and technical assistance to minority business enterprises under Section 301D of the Small Business Administration.

Supports Need(s) No: A-4, A-5

WICHITA
FOURTH YEAR HOUSING ASSISTANCE PLAN

SUMMARY TABLES

February 8, 1978

BASIC DATA TABLES
WICHITA, KANSAS

POPULATION BY RACE

	White		Black	
	1975	1976	1975	1976
Total	228,723	228,131	25,473	26,223
Male	111,286	110,886	11,742	12,085
Female	117,437	117,245	13,731	14,138

	Indian		Spanish		Other	
	1975	1976	1975	1976	1975	1976
Total	657	738	4,056	4,236	1,243	1,652
Male	345	374	2,052	2,164	662	903
Female	312	364	2,004	2,072	581	749

Source: Wichita-Sedgwick County Intergovernmental Enumeration

Note: Race data is derived from the declared ethnic origin of the head of household, which is assigned to all household members.

LOWER INCOME HOUSEHOLDS

	Lower Income Households		Total People		Average Family Size	
	1975	1976	1975	1976	1975	1976
Total	33,837	32,835	74,552	69,720	2.2	2.1
Black	4,200	4,392	12,759	13,098	3.0	3.0
White	28,836	27,445	59,510	54,012	2.1	2.0
Other	801	958	2,253	2,610	2.8	2.7
All Households	98,797	100,507	260,152	260,980	2.6	2.6

Source: Wichita-Sedgwick County Intergovernmental Enumeration.

Note: Lower income for both 1975 and 1977 is defined as less than \$9,999 per year. Total lower income households comprised 34.2% of all City of Wichita households in 1975 and 37.2% in 1977.

(Revised 10-26-77)
(Revised 1-25-78)

TENURE

	1975		1976	
	<u>All Units</u>		<u>All Units</u>	
Own	58.3%		58.9%	
Rent	35.3%		35.5%	
Vacant	6.3%		5.6%	

Source: Wichita-Sedgwick County Intergovernmental Enumeration.

HOUSING BY TYPE

	Total		Substandard	
	<u>1975</u>	<u>1976</u>	<u>1975</u>	<u>1976</u>
Total	105,471	106,432	16,360	14,992
Occupied	98,797	100,507	14,142	13,004
Vacant	6,674	5,925	2,218	1,988
Single Family				
Occupied	70,658	71,623	9,700	8,774
Vacant	4,352	3,913	1,757	1,580
2-4 Family				
Occupied	13,589	13,019	3,130	2,852
Vacant	98	43	5	12
Multiple Family				
Occupied	11,577	12,987	1,109	1,165
Vacant	2,222	2,018	455	396
Mobile Homes				
Occupied	2,973	2,878	203	213
Vacant	2	1	1	0

Source: Wichita-Sedgwick County Intergovernmental Enumeration

(Revised 1-25-78)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN - TABLE I. SURVEY OF HOUSING CONDITIONS

1. NAME OF APPLICANT CITY OF WICHITA, KANSAS		2. APPLICATION/GRANT NUMBER D - - - - -			3. <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT, DATE:	
A. HOUSING STATUS AND CONDITION OF ALL HOUSING UNITS IN THE COMMUNITY				5. DATE OF HOUSING SURVEY(S) USED January, 1976		
		4. PROGRAM YEAR FROM: TO:				

STATUS AND CONDITION OF ALL HOUSING UNITS	YEAR OF ESTIMATE	NUMBER OF HOUSING UNITS					
		ALL UNITS		OWNER		RENTER	
		TOTAL	SUBTOTAL SUITABLE FOR REHABILITATION*	TOTAL	SUBTOTAL SUITABLE FOR REHABILITATION*	TOTAL	SUBTOTAL SUITABLE FOR REHABILITATION*
(a)		(b)	(c)	(d)	(e)	(f)	(g)
1. Occupied Units - Total		100,507		62,727		37,780	
a. Substandard		12,966	11,961	8,092	7,465	4,874	4,496
b. Standard and All Other (line 1 minus line 1a)		87,541		54,635		32,906	
2. Vacant Available Units - Total		5,377		2,931		2,446	
a. Substandard		1,393	1,393	759	759	634	634
b. Standard and All Other (line 2 minus line 2a)		3,984		2,172		1,812	
3. Housing Stock Available - Total (sum of lines 1 and 2)		105,884		65,658		40,226	
4. Vacancy Rate (line 2 ÷ 3)		5.1		4.4		6.1	

*Units "suitable for rehabilitation" must be included as a subtotal if the applicant is proposing a rehabilitation program on Table III, Goals for Lower Income Housing Assistance.

B. DEFINITIONS, DATA SOURCES, AND METHODS (Attach additional pages)

1. Definition of "substandard" used. -----> See definitions below.

2. Definition of "suitable for rehabilitation" used. ----->

3. Data sources and methods used. See Narrative

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN - TABLE II. HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT CITY OF WICHITA, KANSAS	2. APPLICATION/GRANT NUMBER B - - - - -	3. <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT, DATE:
4. PROGRAM YEAR FROM: TO:		5. DATE OF HOUSING SURVEYS USED JANUARY, 1976

STATUS OF HOUSEHOLDS REQUIRING ASSISTANCE	NUMBER OF HOUSEHOLDS											
	ALL HOUSEHOLDS				ALL FEMALE-HEADED HOUSEHOLDS				ALL MINORITY HOUSEHOLDS			
	TOTAL	ELDERLY OR HANDICAPPED (1+2 persons)	FAMILY (3 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1+2 persons)	FAMILY (3 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1+2 persons)	FAMILY (3 or less persons)	LARGE FAMILY (5 or more persons)
(a)	(b-1)	(b-2)	(b-3)	(c-1)	(c-2)	(c-3)	(c-4)	(d-1)	(d-2)	(d-3)	(d-4)	
1 A. OWNER HOUSEHOLDS (Excluding displacers)	3,500	679	2,522	299	1,459	407	1,022	30	556	64	430	62
2 B. RENTER HOUSEHOLDS (Excluding displacers)	5,853	1,128	4,228	497	2,581	677	1,854	50	982	106	772	104
3 C. HOUSEHOLDS EXPECTED TO BE DISPLACED IN PROGRAM YEAR (sum of lines C1 and C2)	235	46	169	20	101	34	53	14	38	6	25	7
C1 1. Dismiss	115	22	83	10	48	16	26	6	18	3	12	3
C2 2. Partial	120	24	86	10	53	18	27	8	20	3	13	4
4 D. ADDITIONAL FAMILIES EXPECTED TO RESIDE IN COMMUNITY (sum of lines D1 and D2)	907	0	812	95	73	0	63	10	54	0	43	11
D1 1. As a result of planned expansion	534	0	478	56	14	0	12	2	28	0	22	6
D2 2. Through vacancies in existing	373	0	334	39	59	0	51	8	26	0	21	5
5 E. TOTAL HOUSING ASSISTANCE NEEDS (sum of lines A, B, C, and D)	10,495	1,853	7,731	911	4,214	1,118	2,992	104	1,630**	176	1,270	184
6 Percent of Total	100%	17.7%	73.7%	8.7%								

F. DATA SOURCES AND METHODS (attach additional pages)

*Includes 2211 low-income households paying in excess of 25 percent of income for rent.

**Includes 54 households expected to reside.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 HOUSING ASSISTANCE PLAN - TABLE II. HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT CITY OF WICHITA, KANSAS				2. APPLICATION/GRANT NUMBER B - - - - -				3. <input type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT, DATE:								
								4. PROGRAM YEAR FROM: TO:								
STATUS OF HOUSEHOLDS REQUIRING ASSISTANCE	PROVIDE DATE FOR EACH CATEGORY OF MINORITY HOUSEHOLD, AS APPROPRIATE															
	<i>(Check appropriate box)</i> 1. <input checked="" type="checkbox"/> BLACK/NEGRO 2. <input type="checkbox"/> SPANISH-AMERICAN 3. <input type="checkbox"/> AMERICAN INDIAN				4. <input type="checkbox"/> ORIENTAL 5. <input type="checkbox"/> ALL OTHER MINORITIES				<i>(Check appropriate box)</i> 1. <input type="checkbox"/> BLACK/NEGRO 2. <input type="checkbox"/> SPANISH-AMERICAN 3. <input type="checkbox"/> AMERICAN INDIAN				4. <input type="checkbox"/> ORIENTAL 5. <input checked="" type="checkbox"/> ALL OTHER MINORITIES			
	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (3 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (3 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (3 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (3 or less persons)	LARGE FAMILY (5 or more persons)
(a)	(a-1)	(a-2)	(a-3)	(b-1)	(b-2)	(b-3)	(b-4)	(c-1)	(c-2)	(c-3)	(c-4)	(d-1)	(d-2)	(d-3)	(d-4)	
1. A. OWNER HOUSEHOLDS <i>(Sum of lines 1 and 2)</i> - Total	454	53	351	50	102	11	79	12								
2. B. RENTER HOUSEHOLDS <i>(Sum of lines 1 and 2)</i> - Total	779	88	606	84	204	18	166	20								
3. C. HOUSEHOLDS EXPECTED TO BE DISPLACED IN PROGRAM YEAR <i>(Sum of lines 1 and 2)</i>	31	5	20	6	7	1	5	1								
4. D. WHITE	15	1	9	3	3	0	1	0								
5. E. OTHER	16	2	11	3	4	1	2	1								
D. TOTAL <i>(Sum of Lines A, B, and C)</i>	1,263	146	977	140	313	30	250	33								

* All other consists of Spanish (4236 persons); Indian (738 persons), and other (1652 persons).

Source: 1976 Wichita-Sedgwick County Intergovernmental Enumeration.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN
TABLE III. GOALS FOR LOWER INCOME HOUSING ASSISTANCE
CURRENT YEAR GOAL

1. NAME OF APPLICANT CITY OF WICHITA, KANSAS		3. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT, DATE:		
2. APPLICATION/GRANT NUMBER B - - - - -		4. PROGRAM YEAR FROM: 7/1/78 TO: 6/30/79		
TYPES AND SOURCES OF ASSISTANCE (a)	NUMBER OF HOUSEHOLDS TO BE ASSISTED			
	ALL HOUSEHOLDS (b)	ELDERLY OR HANDICAPPED (1-2 persons) (c)	FAMILY (3 or less persons) (d)	LARGE FAMILY (5 or more persons) (e)
A. NEW RENTAL UNITS				
1. Section 8-HUD	120	120	0	0
2. State Agency - Total (Sum of lines a and b)				
3. a. Section 8				
b. Other				
3. Other Assisted New Rental Housing (Identify) - Total				
a. LHA Traditional Public Housing	83	50	33	0
b.				
4. Total (Sum of lines 1, 2, and 3)	203	170	33	0
B. REHABILITATION OF RENTAL UNITS				
1. Section 8-HUD	50	0	50	0
2. State Agency - Total (Sum of lines a and b)				
3. a. Section 8				
b. Other				
3. Other Assisted Rehabilitation of Rental Housing (Identify) - Total				
a. LHA Traditional Public Housing	67	17	33	17
b.				
4. Total (Sum of lines 1, 2, and 3)	117	17	83	17
C. EXISTING RENTAL UNITS				
1. Section 8-HUD	355	32	286	37
2. State Agency - Total (Sum of lines a and b)				
3. a. Section 8				
b. Other				
3. Other Assisted Existing Rental Housing (Identify) - Total				
a. LHA Traditional Public Housing	33	0	33	0
b.				
4. Total (Sum of lines 1, 2, and 3)	388	32	319	37
D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS				
1. CD Block Grants	1,263	135	1,011	117
2. Section 225				
3. Other Rehabilitation Assistance to Homeowners or Prospective Homeowners (Identify) - Total				
a. SECTION 312 LOANS	80	9	64	7
b.				
4. Total (Sum of lines 1, 2, and 3)	1,343	144	1,075	124
E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS				
1. Section 225				
2. Other (Identify) - Total				
3. (Sum of lines 1 and 2)				
F. ALL HOUSING ASSISTANCE GOALS (Sum of lines A, B, C, D, E, and E3)				
	2,051	363	1,510	178

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN
TABLE III. GOALS FOR LOWER INCOME HOUSING ASSISTANCE
THREE YEAR GOAL

1. NAME OF APPLICANT CITY OF WICHITA, KANSAS		2. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT, DATE:			
2. APPLICATION/GRANT NUMBER B - - - - -		4. PROGRAM YEAR FROM: 7/1/78 TO: 6/30/79			
TYPES AND SOURCES OF ASSISTANCE		NUMBER OF HOUSEHOLDS TO BE ASSISTED			
		ALL HOUSEHOLDS	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (1 or less persons)	LARGE FAMILY (2 or more persons)
(a)		(b)	(c)	(d)	(e)
A. NEW RENTAL UNITS					
1. Section 8-HUD		361	361	0	0
2. State Agency - Total (Sum of lines a and b)					
a. Section 8					
b. Other					
3. Other Assisted New Rental Housing (Identify) - Total					
a. LHA Traditional Public Housing		250	150	100	0
b. Other					
4. Total (Sum of lines 1, 2, and 3)		611	511	100	0
B. REHABILITATION OF RENTAL UNITS					
1. Section 8-HUD		150	0	150	0
2. State Agency - Total (Sum of lines a and b)					
a. Section 8					
b. Other					
3. Other Assisted Rehabilitation of Rental Housing (Identify) - Total					
a. LHA Traditional Public Housing		200	50	100	50
b. Other					
4. Total (Sum of lines 1, 2, and 3)		350	50	250	50
C. EXISTING RENTAL UNITS:					
1. Section 8-HUD		1,064	95	858	111
2. State Agency - Total (Sum of lines a and b)					
a. Section 8					
b. Other					
3. Other Assisted Existing Rental Housing (Identify) - Total					
a. LHA Traditional Public Housing		100	0	100	0
b. Other					
4. Total (Sum of lines 1, 2, and 3)		1,164	95	958	111
D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS					
1. CD Block Grants		3,603	374	2,894	335
2. Section 235					
3. Other Rehabilitation Assistance to Homeowners or Prospective Homeowners (Identify) - Total					
a. Section 312 Loans		240	25	193	22
b. Other					
4. Total (Sum of lines 1, 2, and 3)		3,843	399	3,087	357
E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS					
1. Section 235					
2. Other (Identify) - Total					
a. Other					
b. Other					
3. Total (Sum of lines 1 and 2)					
4. Total (Sum of lines 1, 2, 3, and 4)					
5. Total (Sum of lines 1, 2, 3, 4, and 5)					
6. Total (Sum of lines 1, 2, 3, 4, 5, and 6)					
7. Total (Sum of lines 1, 2, 3, 4, 5, 6, and 7)					
8. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, and 8)					
9. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, and 9)					
10. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10)					
11. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11)					
12. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12)					
13. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13)					
14. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14)					
15. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15)					
16. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16)					
17. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17)					
18. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18)					
19. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19)					
20. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20)					
21. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21)					
22. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22)					
23. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23)					
24. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24)					
25. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25)					
26. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26)					
27. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27)					
28. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28)					
29. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, and 29)					
30. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30)					
31. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31)					
32. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32)					
33. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33)					
34. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34)					
35. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35)					
36. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36)					
37. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37)					
38. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38)					
39. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39)					
40. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40)					
41. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41)					
42. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, and 42)					
43. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43)					
44. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44)					
45. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45)					
46. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46)					
47. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, and 47)					
48. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48)					
49. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49)					
50. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, and 50)					
51. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51)					
52. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, and 52)					
53. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53)					
54. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54)					
55. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, and 55)					
56. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56)					
57. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57)					
58. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 58)					
59. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, and 59)					
60. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60)					
61. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, and 61)					
62. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62)					
63. Total (Sum of lines 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41,					

TABLE III GOALS FOR LOWER INCOME HOUSING ASSISTANCE

Fourth year housing assistance goals requiring an expenditure of \$1,302,900 of CDBG funds, includes the following:

<u>ACTIVITY</u>	<u>Current Year Goal</u>	<u>Three Year Goal</u>
CDBG Assistance		
Rehabilitation Grants	108 Units	258 Units
Emergency Grants	50	150
Voluntary Demolition	50	150
Jones Park Painting Grant	44	44
Planeview Painting Grants	16	16
Home Insulation Loans	925	2,775
Home Owners Material Expense Subsidy	40	120
Neighborhood Self Help Home Repair	30	90
Subtotal	1,263 Units	3,603 Units
Other Assistance		
Section 312 Loans	80	240
Section 8 Rental Assistance	525	1,575
LHA Traditional Public Housing	183	550
Subtotal	788 Units	2,365 Units
TOTAL ASSISTANCE GOALS	2,051 Units	5,968 Units

TABLE IV GENERAL LOCATIONS OF LOWER INCOME HOUSING

Proposals for low income elderly and non-elderly housing will be considered appropriate in all parts of the City of Wichita. The Wichita-Sedgwick County Area Agency on Aging and other local boards have expressed the strong opinion that the elderly prefer to have a choice of locations and not have their choices limited to one area such as the core. Similarly, the Citizen Participation Central Council has requested that the entire City be considered appropriate for non-elderly low income assisted housing in order to provide maximum choice of location and to promote dispersal of such housing. Sites should instead be evaluated individually in terms of on-site amenities, and access to off-site amenities such as grocery shopping, medical facilities, transportation, etc.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

TABLE IV - GENERAL LOCATIONS FOR PROPOSED LOWER INCOME HOUSING

1. NAME OF APPLICANT CITY OF WICHITA, KANSAS	3. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT, DATE:
2. APPLICATION/GRANT NUMBER D - - - - -	4. PROGRAM YEAR FROM: 7/1/78 TO: 6/30/79

A. IDENTIFY GENERAL LOCATIONS ON HAP IN THIS APPLICATION

1. New Construction: Census Tract Numbers

The entire City of Wichita has been designated as appropriate for both elderly/handicapped and non-elderly proposed low income assisted housing.

2. Rehabilitation: Census Tract Numbers

The entire City of Wichita has been designated as appropriate for both elderly/handicapped and non-elderly proposed low income assisted housing.

B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS

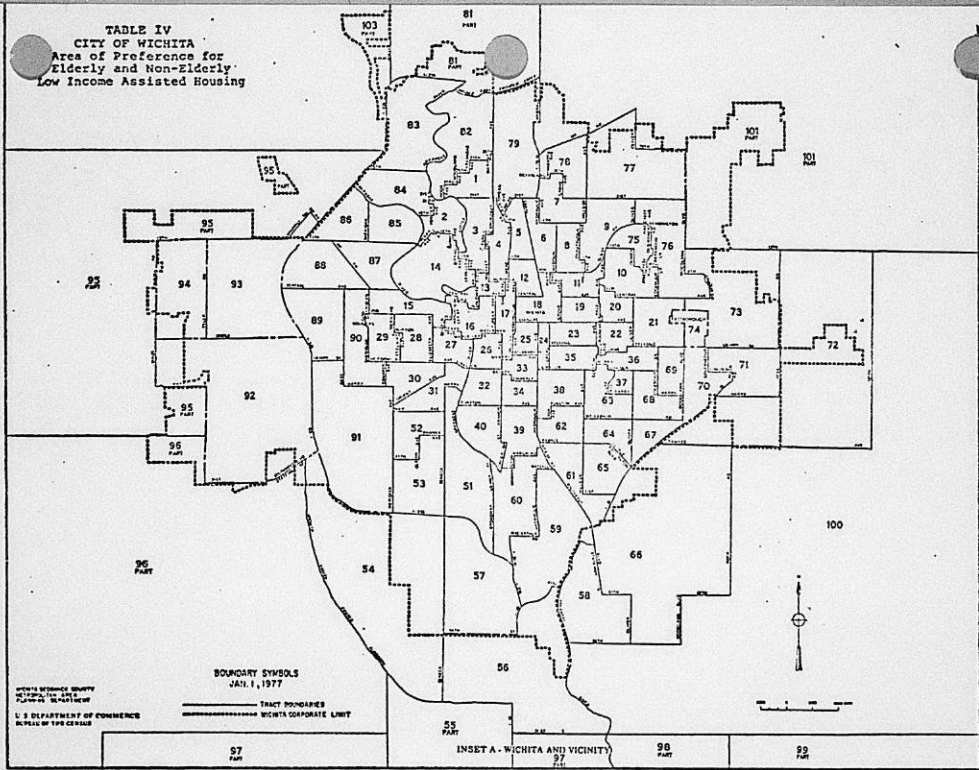
1. New Construction

(See Narrative)

2. Rehabilitation

(See Narrative)

TABLE IV
CITY OF WICHITA
Area of Preference for
Elderly and Non-Elderly
Low Income Assisted Housing



WICHITA STATISTICAL DIVISION
 WICHITA, KANSAS
 U. S. DEPARTMENT OF COMMERCE
 BUREAU OF ECONOMIC ANALYSIS

BOUNDARY SYMBOLS
 JAN. 1, 1977

————— TRACT BOUNDARIES
 - - - - - WICHITA CORPORATE LIMIT

INSET A - WICHITA AND VICINITY

PART III

PROJECT DESCRIPTION

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART III

PROJECT DESCRIPTION

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

HISTORY

In 1909 an enterprising magazine salesman platted Orienta Park, 1st and 2nd Additions, into 20'x100' lots as a promotional scheme to sell Farm Journal magazine subscriptions. For \$3.00, each paid subscriber received the deed to one 10'x100' lot and the opportunity to purchase adjacent lots for \$25.00 each.

The lots were promoted and sold to railroad workers, small investors and speculators on the basis that the area would be a residential development close to the Orienta Shops and new industry expected to develop in the vicinity. However, Orienta Park was two miles from the City limits at that time and no provisions were made for streets, utilities or any public facilities.

When the area was annexed to the City of Wichita in 1956, it had become one of the worst slums in the city with substandard housing, small lots, inadequate drainage, poor sanitation, unpaved streets, and a myriad of title problems making it virtually impossible to assemble and develop land in any reasonable manner.

In 1961 feasibility studies established redevelopment proposals for the area; Orienta Park 1st Addition was to be redeveloped as Glenn Village and Orienta Park 2nd Addition was designated the Sheridan Park Project. Redevelopment of Glenn Village began in 1962, but the Sheridan Park Project was suspended in 1963 due to a poor housing market during one of the aircraft industry lay-offs.

Sheridan Park was included in the Neighborhood Development Program as late as 1972, but funds were never appropriated and the project was never activated. Over the years, Code Enforcement by the Central Inspection Division has resulted in the removal of most of the substandard houses in Sheridan Park, but the problems of utilities and ownerships have stymied new development.

EXISTING CONDITIONS

Location

Sheridan Park is generally bounded by Pawnee, Twenty-Seventh Street South, Meridian and Custer. The site covers approximately 86 acres.

Land Use

As indicated on the Existing Land Use Map, the majority of land in the Sheridan Park area is currently vacant due to removal of substandard structures through the code enforcement process. Approximately 40 residences are located in the area, with almost half of these being in dilapidated condition. Most of the remaining structures are in need of some rehabilitation or removal of obsolete and dilapidated outbuildings. Three commercial structures and two semi-public buildings are also located in the project area.

Population Characteristics

Due to the privacy of information regulations governing the Wichita-Sedgwick County Intergovernmental Enumeration, data is not available for those blocks in the project area developed with less than three residences. Information is available for only two-thirds of the households in the project area.

In 1976 total population in Sheridan Park was 87 persons, or 32 households. All households included in the enumeration were of White race; however, Agency relocation surveys indicate at least one minority household in the Sheridan Park area.

Income Characteristics

The 1976 Enumeration provided income data for only 18 of the 32 households in Sheridan Park. The median income for these households was approximately \$8,000, or less than 80 percent of the City median.

Housing Valuation

All housing units included in the Enumeration had a median valuation of \$10,000. Given the deteriorated condition of many housing units, age and type of construction, it is assumed that the majority of housing units approximated this median valuation in 1976.

Infrastructure

One of the primary reasons for slow redevelopment in Sheridan Park is the lack of utilities. Interior streets in the area are unpaved and water and sanitary sewer are available on less than one-half of the lots. An additional deterrent to redevelopment has been poor drainage conditions in Sheridan Park and the general vicinity.

REDEVELOPMENT NEEDS

- Need to provide moderate priced housing resources to serve as a catalyst for maintaining the community's existing industrial lease, as well as attracting new industries and workers to the community.

The City of Wichita has been experiencing rapid economic growth over the past several years which has resulted in the addition of thousands of workers to the local labor force. The Wichita Area Chamber of Commerce and several major employers project that this economic growth will continue, with a need for an additional 15,000 new workers within the next two years.

The ability to attract new workers, and maintain the existing labor force, has been hampered due to a limited supply of moderate priced housing in the community. Provision of housing resources is a critical action to achieving projected economic development and maintaining the City's low unemployment rate (3.1%). (See Addenda - Local Housing Resources for further detail on local housing needs).

- . Need to provide for a more efficient utilization of land and strengthen the community's tax base.

As indicated in the Existing Conditions section, the project area is predominantly vacant. Current property tax generated in the area is approximately \$5,000 annually. Redevelopment of the area will not only provide for a more efficient use of land, but will also increase annual property taxes to at least \$369,000.

- . Need to improve housing conditions for residents in the project area, either through relocation to standard housing or through rehabilitation activities.

The City of Wichita has, over the past several years, made commitments to upgrading the quality of its residential areas. Community Development Block Grant funds have consistently been allocated for housing rehabilitation activities in deteriorated neighborhoods.

GOALS AND OBJECTIVES

The proposed redevelopment of Sheridan Park is based on the following goals and objectives:

Goals

- . Strengthen property values and increase the tax base of the community.
- . Provide a decent home in a suitable living environment for all families.
- . Expand and diversify the community's economic base.
- . Create job opportunities related to the disadvantaged.

Objectives

- . Develop moderate priced housing to increase housing supply for low and moderate income families.
- . Develop housing to serve as a resource for local industries ability to attract new employees to the community.
- . Acquire and redevelop land and dilapidated structures to eliminate slum and blight and to increase the community tax base.
- . Provide housing rehabilitation programs for residents living in blighted areas.
- . Provide for site improvements that meet current community standards.

SHERIDAN PARK REDEVELOPMENT PROPOSAL

Sheridan Park is proposed to be redeveloped in moderate priced single family and multi-family housing. Site improvements are also included in the proposals paved streets, water and sanitary sewer, and storm sewer and on-site drainage detention pond.

Single Family Construction

The site will accommodate approximately 300 single family residences, to be developed on existing platted lots. The single family units are projected to be in the \$35,000 - \$42,000 price range. (See Redevelopment Proposal submitted by developer in Part V: Evidence of Private Commitments, for specific details and photographs of proposed housing.)

Multi-Family Construction

Approximately 80 multi-family units will also be constructed in the project area. Efficiency, one and two bedroom units will rent from \$165 to \$270 per month.

Site Improvements

All necessary utilities will be petitioned at the time of project development. In order to minimize existing and potential drainage problems, several improvements are proposed. As indicated on the Proposed Drainage Improvements Map, two year frequency storm sewers will be constructed in the project area. These sewers will drain to a 4.5 acre on-site detention pond. The pond will be landscaped and have a permanent water level of two to three feet. Storm runoff will be discharged from the detention pond to the Meridian Ditch via an underground pipe in a drainage easement along the south side of Twenty-Seventh Street South. In order to minimize ponding problems at Twenty-Seventh Street South and Meridian Street, the Meridian Ditch will be cleaned out and dredged.

Existing Housing Rehabilitation

Several existing residences located in the project area will be rehabilitated utilizing financing programs available through the City of Wichita.

PROJECT ACTIVITIES

In order to accomplish the above outlined redevelopment proposal, the following activities will be conducted:

1. Acquisition of vacant land, dilapidated residential structures, and non-conforming and obsolete commercial, industrial and semi-public uses. The commercial/industrial uses to be acquired include a bar, salvage yard and a bicycle repair shop. Semi-public use to be acquired include the Orienta Center (storage) and an Optimist Club building.

2. Residents of property to be acquired will be relocated, either within the project area or elsewhere in the community.
3. Acquired structures will be cleared for redevelopment.
4. Cleared land will be sold to a selected developer for construction of the housing units.

The following table summarizes major project activities and notes the entity responsible for implementation.

<u>Project Activity</u>	<u>Implementing Entity</u>
Selection of developer	Urban Renewal Agency (URA)
Acquisition of land and improvements	URA
Relocation of occupants	URA
Clearance	URA
Sale of land to developer	URA
Construction of housing	Developer
Construction of storm sewer & detention pond	URA
Maintenance of detention pond	City of Wichita
Street paving, water and sanitary sewer construction	City of Wichita
Housing rehabilitation programs for existing residences	URA

PROPOSED USE OF UDAG FUNDS

UDAG funds are proposed to be used for:

1. Construction loan to developer.
2. One-half cost of storm sewer and detention pond improvements.
3. Partial administrative costs.
4. Partial project contingencies.

Total project activities will be financed in the following manner:

1. The Urban Renewal Agency will issue temporary bonds to cover costs of acquisition, relocation and clearance.
2. UDAG funds will be used to make a construction loan to the developer at a below market interest rate. The anticipated interest rate on the loan will be 5%.

3. The Urban Renewal Agency will sell cleared land to the developer. The developer will also pay interest on the temporary bonds and a portion of administration and contingency costs. The developer is assuming these costs due to the savings realized from the lower interest rate on the construction loan.
 4. Permanent financing for new housing will be provided through local lending institutions.
 5. The developer will petition for street paving, sanitary sewer and water. These costs will be assessed against each developed lot.
 6. UDAG funds will finance one-half the cost of the storm sewer and detention pond improvements. This includes site acquisition and construction of facilities. General Obligation bonds will finance the balance of the drainage improvements.
 7. UDAG will also fund partial administrative and contingency costs.
 8. Disposition proceeds from sale of land to the developer and the repaid construction loan will pay off the temporary bond issue.
- Community Development Block Grant funds will be utilized to finance rehabilitation of existing deteriorated residences remaining in the project area.

PROJECT'S RELATION TO FACILITIES AND SERVICES

Site improvements will be provided in the project area including sanitary sewer, water, street paving, and street lighting. The developer will petition for streets and installation of water and sanitary sewer in areas presently not served by these utilities. Street lighting will be provided by the local utility, under contract with the City, at the time of development.

MARKET AND ECONOMIC FEASIBILITY OF THE PROJECT

Although no formal market feasibility studies have been performed recently for this project, several conditions support the need and demand for a moderate priced housing development.

Major local industries undergoing rapid economic growth have been hampered in efforts to attract workers due in part to a lack of moderate priced housing in the community. The Sheridan Park housing proposal is responsible to this housing need. Sheridan Park is located in close proximity to several major industries and will be an attractive housing resource to prospective employees.

The marketability of this project is demonstrated by current housing construction

occurring in Sheridan Park. The developer selected for the project has already privately acquired approximately 50% of the vacant land in the project and is constructing houses in the \$35,000 to \$40,000 price range. As of March 15, 1979, the developer had over 30 units under construction; twenty-five of these are sold or under contract.

In anticipation of the successful development of the area, the developer has ordered materials and set prices on a total of 150 units to be under construction by December, 1979. Evidence of commitments made by the developer and private lending institutions are documented in Part V.

Due to the activity already taking place in the project area, it would appear that the development does not require local or federal assistance. However, several factors support the need for government involvement in the project.

1. Many lots are under absentee ownership, or have title problems. Condemnation proceedings will be necessary to clear titles and assemble enough platted lots necessary for development.
2. Developer has been unable to privately acquire additional land. Land assemblage is needed to insure complete and timely development of the area and construction of site improvements, including streets and drainage facilities.
3. Removal of dilapidated structures and non-conforming uses is necessary to improve existing housing conditions and create an attractive residential environment.

OWNERSHIP OF THE PROJECT WHEN COMPLETE

Project completion entails sale by the developer of all single family residences. The developer will retain ownership of the multi-family units. The drainage detention pond will be dedicated to the City of Wichita for maintenance purposes.

LOCATION ON URBAN RENEWAL LAND AND OUTSTANDING LOANS

Although located in an urban renewal project area, all land is presently under private ownership. There are no outstanding Federal loans for the project.

PART IV

HOW PROJECT MEETS THE SELECTION CRITERIA

- SELECTION FACTOR A: IMPACT OF PROPOSED PROJECT ON PHYSICAL, FISCAL, OR ECONOMIC CONDITION OF COMMUNITY
- SELECTION FACTOR B: IMPACT OF PROPOSED PROJECT ON LOW- AND MODERATE-INCOME PERSONS AND MINORITIES
- SELECTION FACTOR C: NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES
- SELECTION FACTOR D: NATURE AND EXTENT OF STATE FINANCIAL PARTICIPATION
- SELECTION FACTOR E: NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY OTHER PUBLIC ENTITIES
- SELECTION FACTOR F: EXTENT TO WHICH THE PROJECT REPRESENTS A SPECIAL OR UNIQUE OPPORTUNITY
- SELECTION FACTOR G: DEMONSTRATED CAPACITY OF APPLICANT IN CARRYING OUT HOUSING & COMMUNITY DEVELOPMENT PROGRAMS
- SELECTION FACTOR H: FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

APPLICANT NAME:

PART IV

Wichita, Kansas

SELECTION FACTOR A

UDAG APPLICATION NO.:

IMPACT OF PROPOSED PROJECT ON PHYSICAL, FISCAL, OR ECONOMIC CONDITION OF COMMUNITY

1. Provision of Employment

	Low Income		Middle Income		Upper Income		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	
a. Number of New Jobs To Be Created								
(1) Construction/ Rehabilitation	217	81%	38	15%	12	4%	267	
(2) Non-construction (Permanent)	45	1%	6,145	80%	1,425	19%	7,615	
b. Number of Permanent Jobs To Be Retained								
c. Total Jobs	262	3%	6,183	79%	1,437	18%	7,882	

Basis of calculations

City of Wichita 1978 Median Income \$ 14,200
 Low Income (80% Median) Under \$11,360
 Moderate Income (80-120% Median) \$11,360 - \$17,000
 Upper Income (120% Median) Over \$17,000

(SEE ATTACHMENT)

2. Provision of Housing

	Low Income		Middle Income		Upper Income		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	No.	%
a. Number of New Units To Be Constructed	70	19%	310	81%			380	100%
b. Number of Units To Be Rehabilitated	14	100%					14	100%
Total Units	84	21%	310	79%			394	100%

Attachment - Selection Factor A

1d. Basis of Calculations

Housing Construction/Rehabilitation Jobs

The number of construction jobs to be generated by the project are based on estimates from the developer, other local housing and utility contractors and City personnel. The following assumptions were made in projecting construction jobs

1. Seventeen-man crew can construct thirty single family residences in one year.
2. Six-man crew can rehabilitate a residence in forty-five days on the average.

<u>Job Type</u>	<u>Number of Jobs</u>	<u>Prevailing Minimum Hourly Wage*</u>
Foundation	47	\$ 5.40
Framing	23	4.27
Plumbing, Heating	34	6.55
Roofing	24	4.15
Sheetrock	24	4.44
Painting	24	4.44
Finish Work	24	4.27
Supervisor	10	Over \$8.50

*Prevailing wages rates under the Davis-Bacon Act. These rates are considered low for wages actually being paid in the City. It is assumed that a greater percentage of these jobs would fall into the moderate income category.

Water and Sewer Utilities Jobs

<u>Job Type</u>	<u>Number of Jobs</u>	<u>Minimum Hourly Wage*</u>
Laborer	30	\$ 5.00
Yard Work	3	5.00
Mechanic	3	\$5.00-\$6.00
Foreman	5	\$5.00-\$6.00
Engineer	2	\$5.00-\$6.00
Superintendent	3	\$6.00-\$7.00

*Wages are considered prevailing wage rates for the City of Wichita.

URBAN RENEWAL AGENCY

CITY HALL, 2ND FLOOR, 455 NORTH MAIN STREET
Contact Person: Kenneth H. Kitchen, Executive Director

PHONE: 268-4381

FIELD OFFICE, 1743 NORTH HILLSIDE

Central Relocation, Clarence Jernigan, Relocation Officer
Housing Rehabilitation, Larry Headrick, Rehabilitation Officer

PHONE: 683-5692

SERVICES AVAILABLE

Relocation of persons displaced by governmental action into safe, sanitary housing within their economic means.

1. Assistance in locating satisfactory dwelling accommodations.
2. Payment of moving costs (within designated maximum).
3. Relocation adjustment payments to assist with rental or purchase of home (if eligible).

Community Organization is the involvement of residents of project areas in the planning, development, and execution of activities. This is accomplished through Project Area Committees (PAC). URM also has a social service staff person counseling residents of project areas.

Rehabilitation of physically deteriorated structures (within project areas), through loans, deferred loans, and emergency grants to eligible owners.

1. Homeowner rehabilitation loans at a maximum of \$27,000. \$10,000.
2. Homeowner rehabilitation deferred loans at a maximum of \$1,500.
3. Homeowner rehabilitation emergency grants at a maximum of \$1,500.
4. Property, ownership, or tenancy of extremely dilapidated structures.
5. Voluntary demolitions of extremely dilapidated structures.

ELIGIBILITY REQUIREMENTS - REHABILITATIONS LOANS (MAX. \$27,000)

Applicant must meet following criteria:

1. Real property to be rehabilitated must be within a project area.
2. Own or be in the process of purchasing the property to be rehabilitated.
3. Display credit worthiness.
4. Exhibit ability to repay and continue to repay loan until paid in full.
5. Assure structure does meet Minimum Housing Code of Wichita upon completion of rehabilitation.
6. Meets the income criteria of each loan program.

ELIGIBILITY REQUIREMENTS - DEFERRED LOANS (MAX. \$10,000)

Applicant must meet following criteria:

1. Real property to be rehabilitated must be within a project area.
2. Own or be in the process of purchasing the property to be rehabilitated.
3. Have occupied and had possession of property for a minimum of six (6) months last past prior to application.
4. Must prove structure conforms to Minimum Housing Code of Wichita upon completion of rehabilitation.
5. Agree to a mortgage being placed on the property in the amount of the deferred loan to decrease annually as long as the structure remains in compliance with the Minimum Housing Code.
6. Agree to re-inspections of dwelling and premises after completion of the work.

7. Meet the following income criteria: (Very Low)

Family Size	1	2	3	4	5	6	7	8	9	10
Maximum Family Income	\$ 4,169	\$ 5,292	\$ 6,408	\$ 7,525	\$ 8,602	\$ 9,687	\$ 10,771	\$ 11,855	\$ 12,939	\$ 14,023

Add \$1,084 per Person over 10 Persons

ELIGIBILITY REQUIREMENTS - EMERGENCY GRANTS (MAX. \$1,500)

Applicant must meet following criteria:

1. Must have an emergency situation affecting the health and safety of the recipient family, as determined by the Delegate Agency.
2. Own or be in the process of purchasing the property to be rehabilitated.
3. Have occupied and had possession of property for a minimum of six (6) months last past prior to application.
4. Meet the following income criteria: (Very Low)

Family Size	1	2	3	4	5	6	7	8	9	10
Maximum Family Income	\$ 4,269	\$ 5,392	\$ 6,508	\$ 7,625	\$ 8,702	\$ 9,787	\$ 10,871	\$ 11,955	\$ 13,039	\$ 14,123

Add \$1,084 per Person over 10 Persons

PAINTING GRANTS (MAX. \$100)

Applicant must meet following criteria:

1. Must be a residential property owner in the designated area.
2. Grant for paint only.
3. Paint must be applied to structure within six months.

DEMOLITION - VOLUNTARY BASIS (MAX. \$600)

Applicant must meet following criteria:

1. Must own a vacant, substandard structure, infeasible for rehabilitation and must be a residential or accessory building.
2. Must agree not to sell or otherwise use said real property for any use other than residential within 30 months of clearance.
3. Applicant eligible for only one demolition grant per year.
4. Business entities are not eligible to participate in this program.

FEE SCALE

None

APPLICATION PROCEDURE

Telephone call or visit to the agency after eligibility has been certified by DIVISION of Community Services Counselor.

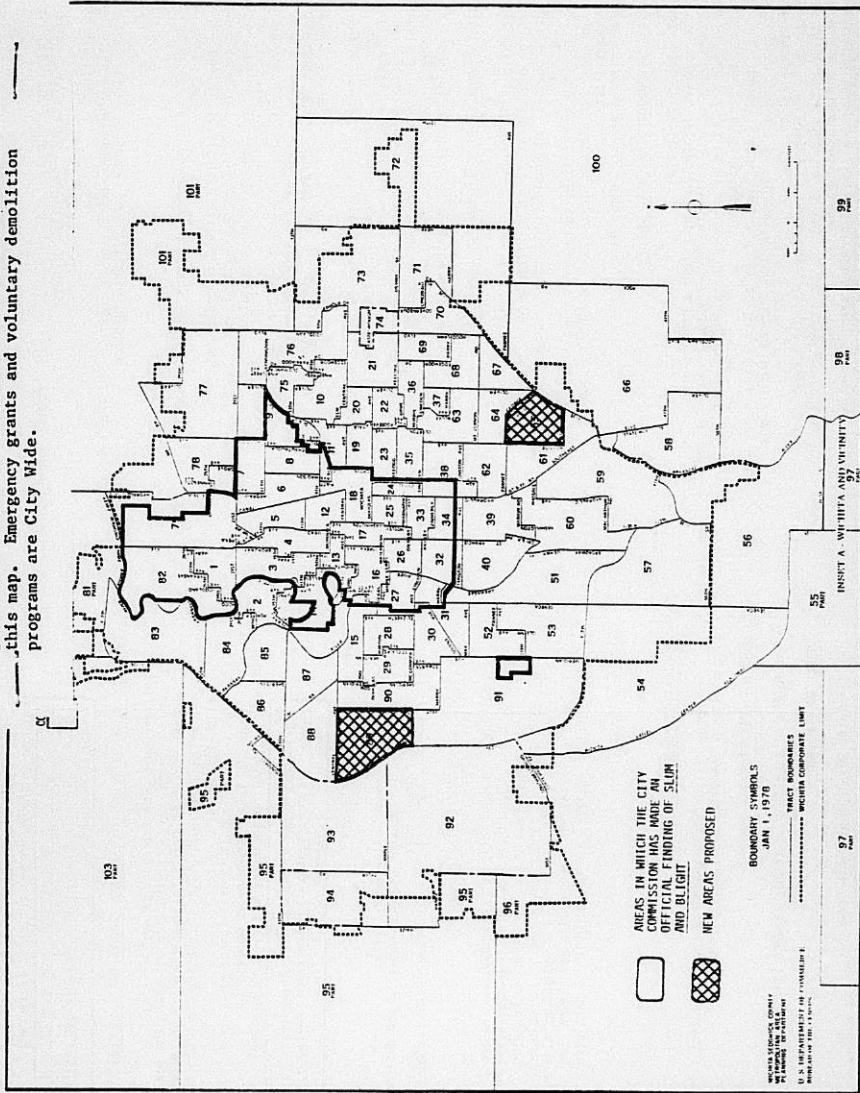
HOURS OF OPERATION

8:00 a.m. to 5:00 p.m. Monday through Friday.

SOURCE OF FUNDING

Community Development Block Grant

All rehabilitation loans, deferred loans, and paint grants are limited to project areas as outlined on this map. Emergency grants and voluntary demolition programs are City Wide.



BOUNDARY SYMBOLS
JAN 1, 1976

TRACT BOUNDARIES
MICHAEL CORPORATE LIMIT

AREAS IN WHICH THE CITY COMMISSION HAS OFFICIAL FINDING OF SLUM AND BLIGHT

NEW AREAS PROPOSED

97 PART

98 PART

99 PART

INSET A - WHITEA AND VICINITY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTORS A (CONTINUED)

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

PHYSICAL, FISCAL, AND ECONOMIC IMPACTS (CONTINUED)

d. Basis of Calculations

See attachments

2. Improvement of Tax Base

a. Will project pay full property tax? yes no (If no, expl.

b. Estimated value of property to be added to tax roles: \$ 16,282,000
 Estimated value of property to be deleted from tax roles: \$ (256,400)
 Net increase in value of property to be added to tax roles: \$ 16,025,600

c. Estimated annual property tax to be generated by project: \$ 369,178
 Estimated loss of property tax revenues as a result of project: \$ (5,000)
 Net increase in property tax revenues (annual): \$ 364,178

4. Other Project Revenues

a. Will the applicant receive any other revenues from the project (e.g., lease payments, loan repayments, sharing in profits)? yes no

b. If yes, describe the nature of the revenue and estimated annual amount.
 The City will receive disposition proceeds from sale of land to the developer. These funds will be used to pay off the temporary bond issue. The construction loan made to the developer will also be returned and used for other project costs. All funds cycled through the project will eventually be expended within the project.

5. Other impacts on the physical, fiscal, or economic condition of community (describe).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTOR B

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

EFFECT OF PROPOSED PROJECT ON LOW- AND MODERATE-INCOME PERSONS AND MINORITIES

1. Relocation/Reclamation

a. Will the project cause displacement of residents or businesses? yes no

Numbers to Be Displaced	Low-Income		Middle Income		Upper Income		Total	
	Minority	Non-Minority	Minority	Non-Minority	Minority	Non-Minority	Min.	Non-M.
(1) Families	1	16		1			1	17
(2) Businesses	0	2				1		3
(3) Number of Jobs Currently Provided by Businesses Shown on Line (2)		1		1		1		3

c. Are Relocation Resources Available? yes no
See Addenda-Relocation Resources

If the project will cause displacement of residents, describe how the relocation process will provide an opportunity for such persons to relocate outside areas of low-income or minority concentration.

Displaced families will be relocated into standard housing throughout the community. Residents will also have the opportunity to secure new housing within the project.

e. If the project involves reclamation, describe: (1) whether and how low- and moderate-income persons and minorities will share in the opportunity to reside in the project area; and (2) whether and how displaced businesses will be given the opportunity to relocate in the project area.

See attachment.

Selection Factor B

1. e. Housing Opportunities

This project will be developed exclusively in moderate priced housing, both single family and apartment units. The housing price range of \$35,000 - \$42,000 is substantially lower than the average sales price of most new housing in the community. (As of July, 1978, 53% of new housing was priced above \$50,000.) This lower price will enable more moderate income families to enter the housing market.

In addition to the lower cost of housing in Sheridan, low and moderate income families will be able to participate in the City's Mortgage Revenue Bond Program for purchase of new housing. The City will issue \$30,000,000 in MRB's for the purpose of financing first mortgages at an estimated 8 3/4% interest rate for families with incomes under \$25,000. This financing program will be available May 1, 1979. This program will be available for purchase of new housing priced at \$30,000 - \$50,000 within the City limits.

Business Opportunities

Three businesses, a salvage yard, bar and bicycle repair shop, will be acquired and relocated out of the project area, as the area will be developed exclusively in housing. The bar and salvage yard are non-conforming uses; a zone change request has previously been denied for the bicycle repair shop. These particular uses will be assisted in efforts to relocate in the general vicinity of the project. The salvage yard will be required to relocate in an area zoned light industrial under special permit. There are several light industrial tracts within the general area.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTORS B (CONTINUED)

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

IMPACT ON LOW- AND MODERATE-INCOME PERSONS AND MINORITIES (CONTINUED)

2. Describe the participation of minorities in the proposed project (e.g., project management, contracting, percent of equity interest, entrepreneurial opportunities).

Project Management: Urban Renewal Agency staff person in charge of the project is a woman. The Agency itself has minority employment of approximately 50%.

Private Developer: The developer is presently employing minority construction workers in Sheridan Park. The developer and the Urban Renewal Agency will comply with Federal regulations governing minority set-asides.

3. Briefly describe any citizen participation beyond the minimum requirements stated in 570.454(C)(12)(A).

See Attachment

4. Describe any other impacts of the proposed project, both positive and negative, on low- and moderate- income persons and members of minority groups. (Information provided elsewhere in the application may be referenced.)

Positive Impacts

1. The project will have the overall impact of improving the living conditions of most residents in the project area. Housing rehabilitation loans and grants will be made available for low income residents remaining in the project area.
2. In addition, the infrastructure will be improved (streets, sewer, water) with programs available to finance these improvements for low income residents.
3. Low income residents displaced from the project will be relocated into substantially improved housing.

Negative Impacts

1. The project may cause some emotional hardships for long-time residents who are relocated. The Urban Renewal Agency is cognizant of this problem and will deal with "Hardship" cases on an individual basis to resolve or minimize problems.

Attachment

Selection Factor B

3. Minimum citizen participation requirements for the UDAG program have been met. Additional citizen participation activities have also been carried out in the plan preparation and approval process:

1. Presentation of redevelopment proposal at January 24, 1979 neighborhood meeting.
2. Second neighborhood meeting to discuss redevelopment proposal on March 26, 1979.
3. Presentation of proposal to Citizen Participation Council "B" on April 3, 1979.

The City of Wichita has established by ordinance a formal citizen participation program. The Citizen Participation Organization (CPO) consists of fifteen neighborhood councils and a central council whose members are selected in a city-wide election.

The CPO Councils serve as advisory bodies to the City Commission on neighborhood and city issues and programs. The CPO's develop the statement of needs for the City's Community Development Block Grant Program, provide recommendations on Community Development projects, and review reprogramming of CDBG funds.

4. Status report on project to Urban Renewal Board of Commissioners on April 12, 1979. Property owners and residents were notified.
5. Presentation to the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 10, 1979 for the purpose of determining conformance with the City's Comprehensive Plan. Property owner and residents were notified.
6. Presentation to Environmental Resource Advisory Board for environmental assessment on April 30, 1979. Property owners and residents were notified.
7. In addition to formally scheduled meetings outlined above, Urban Renewal Agency staff interviewed residential property owners and tenants in the project area to discuss the program, answer questions and ascertain residents needs.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTOR C

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES

1. List of Private Participants

(a) Name and Address	(b) Amount	(c) Evidence of Commitment Attached		(d) Estimated Date for Securing Legally Binding Commitment
		Yes	No	
(1) James Catron C & C Construction 3246 North Clarence Wichita, Kansas 67204	\$905,700	X		10/79
(2) Sheridan Park Residents Special Assessments for streets, sanitary sewer and water	\$1,411,800	X		Already approved \$84,000 - water \$225,000 - sanitary Balance to be petitioned at time of development.
(3) Sheridan Park Residents Estimated 5% down payment on permanent mortgages.	\$600,000		X	As applications made for mortgages.
(4) Fidelity Savings Assoc. of Kansas 229 South Market Wichita, Kansas 67201	Const. Loan (\$1,250,000) Permanent financing \$12,012,000	X		As applications made for mortgages. Other lending institutions interested in and expected to provide permanent financing.
(5) TOTAL	\$14,929,500			

2. Describe how each participant listed was selected to participate in the project.

Urban Renewal Agency staff evaluated the feasibility of redeveloping Sheridan Park and made preliminary proposals to the Urban Renewal Board of Commissioners. The Agency advertised for redevelopment proposals for moderate priced single family and multi-family housing. Interest was indicated by several local developers, but only one proposal was received following an extension of the submittal deadline.

The Urban Renewal Agency accepted the proposal submitted and selected the developer based in part on the developer's activity in the project area and the demonstrated ability to produce housing within the guidelines stipulated in the Agency's redevelopment proposal.

The developer has secured commitments on both construction and permanent financing from private lending institutions prior to government involvement in the project. These lending institutions have indicated interest in providing permanent financing for housing constructed by the developer under the UDAG program.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTOR C (CONTINUED)

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITY

3. Has the applicant reviewed the private participants' qualifications to complete their participation in the project and found them to be satisfactory? yes no
4. Does any member of the governing body of the applicant, or any officer or employee of the applicant, who exercises any functions or responsibilities in connection with carrying out the project, have any direct or indirect personal interest in the private participants or in properties within the area of the proposed project?
 yes no

If yes, explain.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTOR D

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

NATURE AND EXTENT OF STATE FINANCIAL PARTICIPATION

	(a) Source of Funds	(b) Amount	(c) Status	(d)
1.	N/A			
2.				
3.				
4.				
5.	TOTAL			

NOTE: State funding is not available for this type of housing project. State legislation allowing temporary bond funding and tax exempt mortgage revenue bond financing will be utilized for funding project and providing first mortgage financing at a lower interest rate.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTOR E

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY OTHER PUBLIC ENTITIES

1.	(a) Federal Sources	(b) Amount	(c) Status	(d) Date By Which Funds Will Be Made Available
	a. N/A			
	b.			
	c.			
	d.			
	e. Subtotal			
2.	Local Sources			
	a. Urban Renewal Agency Temporary Bonds	(\$600,000)	1	1/80 See attachment
	b. City of Wichita General Obligation Bonds Detention pond - Street intersections -	200,000 100,000	1 1	5/80
	c. Urban Renewal Agency Community Development Block Grant - Housing Rehabilitation Programs	140,000	1	7/80
	d.			
	Subtotal	\$440,000		
3.	TOTAL Federal & Local Resources (1.e. plus 2.c.)	Page 29		

Attachment

Selection Factor E

2. Local Sources

- a. Temporary Bond Issue: Approval by Urban Renewal Board of Commissioners and the City Commission will be required. This process will be initiated upon UDAG award, and should be completed by January, 1980.
- b. General Obligation Bonds: Approval by the City Commission will be required. The City normally issues such bonds during May and November. This issue is proposed for May, 1980.
- c. Community Development Block Grant Funds - Housing Rehabilitation Programs: Approval by the City Commission and U. S. Department of Housing and Urban Development are required. Approval at local level scheduled for January, 1980, with funding available by July, 1980.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTOR F

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

EXTENT TO WHICH THE PROJECT REPRESENTS A SPECIAL OR UNIQUE OPPORTUNITY

The Urban Development Action Grant program would provide the City of Wichita with the opportunity to effectively respond to the need for moderate priced housing. Given the City's low unemployment rate and the anticipated number of new jobs (approximately 15,000) to be available in the next two years, the City must focus efforts on providing the environment necessary for the projected economic growth. Two of the most important constraints to realizing economic growth are housing and job training.

The City currently is involved in providing job training through the Comprehensive Employment Training Act (CETA), and does have occupational training programs geared to the needs of major local employers. While the City does have CETA funding available to provide skills necessary for projected jobs, (See Addenda - CETA), it does not have all the resources necessary to effectively respond to the overall need for moderate priced housing.

The Sheridan Park project would place over 380 moderate priced units on the market within the next two years. The UDAG program will provide resources needed to eliminate blighted conditions, assure timely and complete development of the project area, and increase revenues to the City from property taxes.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART IV
SELECTION FACTOR G

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

DEMONSTRATED CAPACITY OF APPLICANT IN CARRYING OUT HOUSING & COMMUNITY DEVELOPMENT PROGRAM

The City of Wichita has not undertaken any large scale housing redevelopment projects under the Community Development Block Grant Program. However, the City has contracted with the Urban Renewal Agency to carry out acquisition, relocation, clearance and redevelopment activities for the purpose of housing infill and economic development. The ability to carry out the Sheridan Park project is demonstrated from past performance on similar activities documented in the City's "Community Development Block Grant Annual Performance Report, November 26, 1974 to December 31, 1978." Project titles and report numbers are referenced.

#5 Central Industrial Corridor Acquisition
#27 Riverside Activyt Area
#31 Midtown Acquisition
#143 McAdams Neighborhood Acquisition

Two projects similar to the Sheridan Park proposal were undertaken by the Urban Renewal Agency prior to enactment of the Community Development Block Grant Program. A description is provided for these projects.

GLENN VILLAGE

TYPE OF TREATMENT: Clearance of dilapidated structures and redevelopment with housing.

CONDITION OF AREA BEFORE RENEWAL: 104 structures, 90 of wich were substandard; inadequate access to city water and sanitary sewer, no paved interior streets; inadequate size lots.

CONDITION OF AREA AFTER RENEWAL: All substandard structures cleared; area replatted and redeveloped with single family dwellings; all new streets, sidewalks, water and sewer lines; drainage problem solved; new school and children's park built.

PROJECT NO.: Kansas R-21

DATE FUNDING APPROVED: 1961

DATE PROJECT COMPLETED: 1970

SOURCE OF FUNDING: Department of Housing and Urban Development, Conventional Urban Renewal Project

FUNDING AMOUNT: \$1,170,861

AMOUNT OF COST OVERRUNS: None

AMOUNT OF ORIGINAL FUNDING NOT NEEDED TO COMPLETE PROJECT: None

PARK PLAZA "A"

TYPE OF TREATMENT: Multi-family housing redevelopment

CONDITION OF AREA BEFORE RENEWAL: Substandard housing, mainly single family dwellings; many structures converted to rooming houses; obsolete platting.

CONDITION OF AREA AFTER RENEWAL: Replatted and redeveloped with multi-family housing focusing on Little Arkansas River beautification; constructed pedestrian pathway along the river.

PROJECT NO.: Kansas R-17

DATE FUNDING APPROVED: 1965

DATE PROJECT COMPLETED: Major completion close out - required by HUD - 1978

SOURCE OF FUNDING: Department of Housing and Urban Development, Conventional Urban Renewal Project

FUNDING AMOUNT: \$4,381,910

AMOUNT OF COST OVERRUNS: None

AMOUNT OF ORIGINAL FUNDING NOT NEEDED TO COMPLETE PROJECT: \$263,000

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART IV

SELECTION FACTOR H

APPLICANT NAME:

Wichita, Kansas

UDAG APPLICATION NO.:

FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCE

1. Status of Environmental Clearance

- 1. Assessment has not begun. Estimated starting date: _____
- 2. Assessment underway. Date assessment will be completed: June, 1979
- 3. Finding made. Project does not require an EIS.
- 4. Finding made. Project requires an EIS.
- 5. Estimated date for completion of environmental clearance: _____
- 6. Environmental clearance completed. Request for Release of Funds is attached.

2. Status of Other Required Local Actions

The project area is zoned for single family and multi-family uses. A zoning change will be requested for areas presently zoned light commercial. These parcels will be rezoned to residential classifications. The zoning change will be initiated by the Urban Renewal Agency prior to sale of land to the developer. It may be necessary to enter into condemnation proceedings on some property. Neither the zoning change nor condemnation must be initiated prior to start of the project.

The drainage detention pond and easement will be dedicated to the City.

3. Administrative and Legal Mechanisms

The Urban Renewal Agency will have responsibility for overall project management and implementation including selection of developer, acquisition of land, relocation, clearance, land sales, and construction of drainage improvements. The Agency will also have responsibility for administration of the grant and loan programs to be made available for rehabilitation of existing residences.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 PART IV
 SELECTION FACTOR II (CONTINUED)

APPLICANT NAME:
 Wichita, Kansas

UDAG APPLICATION NO.:

FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES

4. Project Schedule		
Activity	Starting Date	Completion Date
Selection of developer (completed)	2/79	3/79
Temporary Bond Issue	Upon UDAG Award	1/80
Acquisition of land and improvements	1/80	10/80
Relocation	3/80	10/80
Clearance	6/80	12/80
Sale of land to developer	6/80	12/80
Construction loan to developer	6/80	6/81
Housing construction	6/80	6/81
Site Improvements	At time of housing construction.	
Street paving	Will occur in stages	
Water and sanitary sewer	7/80	12/80
Street lighting		
Storm sewer and detention pond		
Housing rehabilitation programs	6/80	6/81

3.

PART V

EVIDENCE OF PRIVATE AND OTHER PUBLIC COMMITMENTS

James A. Catron
3246 N. Clarence
Wichita, Kansas 67204

April 20, 1979

Ken Kitchen
Executive Director
Urban Renewal Agency
455 N. Main
Wichita, Kansas

Dear Mr. Kitchen:

I am writing to you indicating my interest in the Sheridan Park Project as developer. I have been actively involved and successful in construction and development projects for several years. At the present time, I have approximately 70 homes under construction. Of these, approximately 35-40 are under construction in the Sheridan Park area. To this date we have 25 of these homes under contract to be sold. While I own approximately 40% of the property in the Sheridan Park area, I have come to a standstill in buying property in the area. This is due to several factors.

- 1) Title Problems: We have found it difficult to obtain clear title to much of the property. Much of this property was last deeded in 1909-1912 and the original owners have since died.
- 2) Overpriced Land: Many property owners want as much as three times appraised value for their property.
- 3) Substandard Existing Housing: A number of existing homes that require either demolition or rehabilitation.

It would be financially impossible for a private developer to improve the area in that way.

I have already invested more than \$250,000.00 in property in the Sheridan Park area. In addition to this investment are several homes under construction at the present time.

Therefore, in support of and in response to the URA's Urban Development Action Grant application, I wish to inform you of what development I commit myself to in the next two (2) years, provided the URA performs all the activities described in its Action Grant Application.

Ken Kitchen
Executive Director
Urban Renewal Agency
Page 2

Acquisition of land & other expenses....\$	487,700.00 -est.
Construction of approximately 190 more single family homes at \$38,000 each...\$	7,220,000.00
Construction of approximately 80 garden apartment units at approximately \$21,000.00 each.....\$	<u>1,680,000.00</u>
TOTAL	\$9,387,700.00

Fidelity Savings and Loan Association has already given me 50 construction loans amounting to a total of \$1,250,000.00. As new homes are sold more construction loans can be added. A letter from Fidelity Savings is attached outlining their loan commitment. They also have committed to make the permanent loans on these homes to our buyers. Other loan companies have also indicated interest in making both construction and permanent financing available.

I further understand, and agree to the following: My commitment is made with the understanding that it will become part of the Urban Renewal Agency's Action Grant Application and will therefore be made public. Any member of the staff of the Urban Renewal Agency or officials of the Department of Housing and Urban Development may contact me at any time to discuss the details of my commitment as described above. My commitment is made with the understanding that a legally binding agreement between the Urban Renewal Agency and myself will need to be executed upon approval of the Urban Renewal Agency's Action Grant Application.

Sincerely,

C & C CONSTRUCTION

James A. Catron
James A. Catron

JAC/jaw

Encl.

PROPOSAL FOR SHERIDAN PARK URBAN RENEWAL PROJECT

BY: MR. JAMES CATRON

This proposal is backed by a proven record of quality construction and development. Mr. Catron began purchasing lots a few months ago in this area. At that time he was completely unaware of any Urban Renewal Agency involvement. He has managed to buy over 400 lots in the area (127 building sites). He presently has one home complete in the area with approximately ten others in various stages of construction. By spring there will be over fifty homes under construction.

Sales of homes in the area have been tremendous considering the inclement weather. Since opening our model home there have been more than fourteen homes sold in the area. Sales and traffic has increased dramatically in the last two weeks.

Mr. Catron has sewer petitions circulated on the blocks lacking sewer in Orienta Park 2nd Addition. These petitions were approved by the City Commission on February 13, 1979. Petitions for water lines are also being circulated for the area and will be complete shortly.

The homes being built by Mr. Catron in Sheridan Park are all single family three bedroom homes, with two car garages, full basements, central air and many other features. These homes are ranging in price from \$35,000.00 to \$38,500.00. There are four plans available at this time. These homes are being built on a tract home basis with no changes being allowed from our basic plans. This allows the price to be kept at a more affordable level. This idea has been proven effective in other building areas.

It is also possible to build a cheaper home by eliminating some of the above features. For example, the full basement and/or two car garage could be eliminated; thus reducing the cost considerably to the home buyer. Thus it is possible to get a home down to the high 20's or low 30's range. However, we have found that most buyers today want as many features in their homes as possible. Buyers will not buy a home without the desired features even if the price is lower, generally speaking. We are trying to provide what the general buying public wants at a price they can afford.

These homes are quality built on the site. These are NOT low quality move-in or modular homes. Experience has shown that the best built home is one built on the job site. All homes are built according to the building codes of the city of Wichita and are inspected as required by Central Inspection.

Mr. Catron decided several years ago that moderately priced housing was needed in the Wichita area. He started building and selling lower priced homes in the Wichita area. He did this not by building lower quality but by allowing a lower margin of profit than most builders are willing to make. This has proven very successful.

We feel that this is the best proposal for the Sheridan Park Urban Renewal Project. We are not only proposing something, WE ARE DOING IT! We are selling affordable homes in this area right now! For this reason we feel that we have the best proposal possible.

PROPOSAL FOR MULTI-FAMILY

We are actually presenting 3 proposals for the multi-family area. We feel that a density of 19 units per acre and the size requirements do not allow maximum use of the land involved. Our proposals reflect this thinking:

PROPOSAL #1

<u>TYPE</u>	<u>SIZE</u>	<u>NO.</u>	<u>EST. RENT</u>
Studio apartment	400 sq. ft.	40	\$160
1 bedroom apartment	450 sq. ft.	192	\$175
2 bedroom apartment	650 sq. ft.	48	\$225
		<u>280</u>	

We are proposing that single family dwellings be placed on the land immediately south of Anita Ave. between Richmond and Meridian. This would provide an additional buffer between single family and the multi-family areas. We feel that these apartments would be high quality and would make a very attractive complex. Also, to be included in the package would be a swimming pool, laundry facilities, etc. (Refer to layout located elsewhere in this proposal)

<u># BLDGS.</u>	<u># UNITS PER BLDG.</u>	<u>STUDIOS</u>	<u>1 BDRM.</u>	<u>2 BDRM.</u>
6	20	4	1	2
4	24	4	20	0
4	20	0	8	12

PROPOSAL #2

This proposal does not have quite as many units as #1. In this proposal, the units are larger and there are fewer of them.

<u>TYPE</u>	<u>SIZE</u>	<u>NO.</u>	<u>EST. RENT</u>
Studio apartment	400 sq. ft.	40	\$160
1 bedroom apartment	525 sq. ft.	204	\$185
2 bedroom apartment	720	28	\$260
		<u>272</u>	

This proposal incorporates the minimum sites as indicated by Urban Renewal and yet shows that the density can be greater and still have a quality apartment complex. The density in this case is approximately 26 units per acre. The building would differ in the number of units.

<u># BLDGS.</u>	<u># UNITS PER BLDG.</u>	<u>STUDIOS</u>	<u>1 BDRM.</u>	<u>2 BDRM.</u>
10	16	4	12	0
7	16	0	12	4

PROPOSAL #3

In this proposal we would be using larger apartment units with a maximum of 14 units per building. The buildings would differ in the number of units.

<u># UNITS PER BLDG.</u>	<u>STUDIOS</u>	<u>1 BDRM.</u>	<u>2 BDRM.</u>
14	4	10	0
12	4	8	0
8	0	6	2

These would be quality units and larger than most apartments.

<u>TYPE</u>	<u>SIZE</u>	<u>NO.</u>	<u>EST. RENT</u>
Studio apartment	425 sq. ft.	40	\$165
1 bedroom apartment	570 sq. ft.	150	\$190
2 bedroom apartment	810 sq. ft.	22	\$270
		<u>212</u>	

We feel that this proposal, while within the URA guidelines, does not allow for optimistic use of the land. However, we will adapt to whatever it required.

All of these proposals would be quality developments in both building and grounds. Mr. Catron currently owns a thirteen building apartment area in West Nichita. So, he is experienced in development, construction and operation of apartment units.

All proposed multi-family units will have the following features:

1. All brick construction
2. Quality built factory cabinets
3. Dishwashers in some units
4. Range and refrigerator
5. Carpet throughout
6. Cast iron tubs - ceramic tile
7. Formica countertops - ceramic backsplash
8. Quality built in every area
9. Asphalt paving
10. Thermopane windows

These features indicate the quality of material and construction which will be used in the apartment units.

TIME SCHEDULE FOR DEVELOPMENT

We project that if James Catron is selected as the re-developer, the entire development will be built out in two years or less. He has been building homes at the rate of 100 per year, so it will be no problem to finish out this area within this time. We are doing much of the ground work in the area at this time. Sewer petitions in this area have been circulated and approved. Water petitions are being circulated at this time. This will save much time in development of this project.

Our projected production rate is scheduled for up to 6 homes per week. We have crews and material committed to build up to and maintain this rate. Providing the sales continue at the same level with the production rate anticipated, the area could be built out in little more than one year. Such a development would be quite a help for the Wichita Housing Market.

Mr. Catron is currently building houses on the lots which he owns in Sheridan Park. He has construction financing for 54 homes in this area at this time. These homes are being started at the rate of several per week. By May 1, 1979, he will have all of those framed and some nearing completion. Weather permitting, it takes approximately 8 weeks or less to fully construct these homes.

Since he has already been building in the Sheridan Park Area, Mr. Catron could easily finish out the remainder of the project in minimum time.

The time table for developing the multi-family units would be somewhat more complicated as many different factors would be taken into consideration. Final plans would have to be obtained from a qualified architect. The layout of the buildings and ground would have to be designed. Plans and layout would have to be approved by the City. Also financing would have to be arranged for the projects. We would develop the multi-family as fast as the above mentioned factors would allow.

ARCHITECTS, PLANNERS AND OTHER TECHNICIANS

Clint Rennolet has done some designing work for us. It is possible that we will use some of his plans for the multi-family units. Final plans and design will have to be chosen, at a later date. Also, any other architects, planners and technicians will be chosen at such time it becomes necessary.

EQUAL OPPORTUNITY

James Catron does meet and will continue to meet all federal regulations concerning equal opportunity.

PROPOSED SINGLE FAMILY HOMES
FOR
SHERIDAN PARK

Plan 5-78 Price: \$35,000.00

SQUARE FOOTAGE:

Main floor.....	864
Finished Basement (bedroom).....	214
Unfinished Basement.....	650
TOTAL FINISHED AREA.....	1078

COST PER SQUARE FOOT OF FINISHED AREA.....\$32.46

Plan 2-78 Price: \$37,000.00

SQUARE FOOTAGE:

Main floor.....	936
Finished Basement (bedroom).....	172
Unfinished Basement.....	764
TOTAL FINISHED AREA.....	1108

COST PER SQUARE FOOT OF FINISHED AREA.....\$33.39

Plan 11-78 and 11-78B Price: \$38,500.00

SQUARE FOOTAGE:

Main floor.....	971
Finished lower level (bedroom).....	225
Unfinished lower level.....	706
TOTAL FINISHED AREA.....	1196

COST PER SQUARE FOOT OF FINISHED AREA.....\$32.19

These are the plans that are currently under construction in Sheridan Park. We already have more than ten (10) homes under contract to be built. Our sales record in this severe weather stands to prove that these homes are priced right and are the homes that are needed by so many.

It would be possible to bring the cost of the homes down even more, by eliminating certain features. For example these plans without a garage or basement would sell for much less, possibly as low as \$30,000.00. However, our experience has shown that most home buyers want as many features in a home as possible and won't buy a home without them.

We are trying in these homes to bring a feature packed affordable home on the market without sacrificing quality.

FEATURES OF HOMES

We have 4 plans that we are currently building in Sheridan Park.
The following features are common to all of these plans:

1. 2 car garage
2. Central air & forced air gas furnace
3. 2 bedrooms up, 1 bedroom down (on ranch plans
a window well with escape window is installed)
4. 1 bath
 - a. cast iron tub with ceramic tile above
 - b. formica countertop on vanity
 - c. self rimming sink
 - d. ceramic tile backsplash
 - e. quality fixtures
 - f. full width mirror above vanity
 - g. exhaust fan
5. Smoke detectors up and down
6. Large Kitchens
 - a. range and hood - almond color
 - b. quality built oak factory cabinets
 - c. vinyl flooring
 - d. ceramic backsplash
 - e. formica countertop
 - f. garbage disposal
 - g. stainless steel sink
7. Large closets in all bedrooms
8. Thermopane windows
9. Storm door
10. Floor trusse system
11. Well insulated (R-11 walls and R-19 ceilings)

NOTE: ALL NEW HOMES HAVE A WARRANTY. SEESAMPLE COPY .

11149
VA 101
Rev. 5/11

For accurate register of carbon copies, form
may be prepared along above title. Single
completed sheets together in original order.

Form Approved
Budget Bureau No. 63-R0055

Private Construction
 Under Construction

DESCRIPTION OF MATERIALS

No. _____
(To be inserted by HHA or VA)

Property address Plans 2-78, 5-78, 11-78, 11-78B City Wichita State Kansas

Mortgagor or Sponsor _____ (Name) _____ (Address)

Contractor or Builder C & C Construction - James A. Carlson 3246 N. Clarence
(Name) (Address)

INSTRUCTIONS

- For additional information on how this form is to be submitted, number of copies, etc., see the instructions applicable to the HHA Application for Mortgage Insurance or VA Request for Determination of Reasonable Value, as the case may be.
- Insert in all materials and equipment to be used, whether or not shown on the drawings, by marking on it in each appropriate check box and entering the information called for in each space. If space is a check box, enter "See spec."
- Work not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Work exceeding minimum requirements cannot be considered unless specifically described.
- Include no alternatives, "or equal" phrases, or contradictory items. (Consideration of a request for acceptance of substitute materials or equipment is not thereby precluded.)
- Include signatures required at the end of this form.
- The construction shall be completed in compliance with the related drawings and specifications, as amended during processing. The specifications include this Description of Materials and the applicable Minimum Construction Requirements.

1. EXCAVATION: Sandy loam, min. depth of rooting 30" below finished grade.
Bearing soil, type Footings shall bear on undisturbed soil.

2. FOUNDATIONS:
Footings: concrete mix 2500# T.M.; strength psi _____ Reinforcing #4 continuous rebar
Foundation wall: material Concrete Reinforcing #4 rebar horiz.
Interior foundation wall: material Concrete Party foundation wall
Columns: material and size None Post material and reinforcing
Cinders: material and size _____ Excite: material 2x6 Std. DF-CR
Basement entrance airway _____ Window airways _____
Waterproofing 1 Coat hot Tar Footing drains 4" Perforated plastic drain
Termite protection _____
Basementless space: ground cover _____; insulation _____; foundation vents _____
Special foundations _____
Additional information: _____

3. CHIMNEYS: Extend 2'0" Above roof line.
Material Metabestos 6" Prefabricated (make and size) _____
Flue lining: material _____ Heater flue size 5" Fireplace flue size _____
Vents (material and size): gas or oil heater _____; water heater 4"
Additional information: _____

4. FIREPLACES: none
Type: solid fuel; gas burning; circulator (make and size) _____; Ash dump and clean-out _____
Fireplace: facing _____; lining _____; hearth _____; inset _____
Additional information: _____

5. EXTERIOR WALLS: 2 x 4 16" O.C. Stud Grade
Wood frame: wood grade and species _____; Gutter bracing _____ Building paper or felt _____
Sheathing: GYP Rock; thickness 2"; width 2'x4'; solid; spaced _____; diagonal _____
Siding: Asonite-Prepriped #1; type A; size 4"x11 1/2"; exposure 10 1/2"; fastening #7 Galv.
Shingles _____; grade _____; type _____; size _____; fastening _____
Stucco _____; thickness _____; Lath _____; weight _____ lb.
Masonry: solid faced stuccoed, total wall thickness _____; facing thickness _____; facing material _____
Backup material _____; thickness _____; bonding _____
Door sills _____; Window sills _____; Lintels _____; Base flashing _____
Interior surfaces: damp-proofing _____; coats of _____; furring _____

Additional information: _____
Exterior painting: material Benjamin Moore or equal _____; 2 coats ext.; number of coats 2
Gable wall construction: same as main walls; other construction _____

6. FLOOR FRAMING: 2XX4 FLOOR TRUSS SYSTEM
Joints: wood, grade, and species Hem Fir; other _____; bridging _____
Concrete slab: basement floor; first floor; ground supported; self-supporting; mix 3000 sand; thickness 4"
Reinforcing _____; insulation _____; membrane _____
Fill under slab: material fill sand; thickness _____; Additional information: _____

SUBFLOORING: (Describe underlayment for special floors under item 21.)
Material: grade and species CO Fir Plywood-exterior Glued; size 3/4; type Tongue & Groove
Laid: first floor; second floor; attic _____ sq. ft.; diagonal; right angles. Additional information: _____

FINISH FLOORING: (Wood only. Describe other finish flooring under item 21.)

LOCATION	Material	Grade	Species	Thickness	Width	Block Pattern	Finish
First floor							
Second floor							
Attic floor							

Additional information: _____
Form 2005
Form 26-1852

DESCRIPTION OF MATERIALS

DESCRIPTION OF MATERIALS

9. PARTITION FRAMING:
 Studs: wood, grade, and species: DCGR Stud Grade size and spacing: 2x4 @ 16" o.c. Other: 2x6 @ 16" o.c. (at plumbing stack.)
 Additional information: See attached Truss Drawings.

10. CEILING FRAMING:
 Joists: wood, grade, and species: Hem Fir #1 Other: 2x4 Trusses @ 24" o.c.
 Additional information: See attached Truss Drawings.

11. ROOF FRAMING: See attached Truss Drawings. 2x4 Trusses @ 24" o.c.
 Rafters: wood, grade, and species: Hem Fir #1 Roof trusses (see details): grade and species: Hem Fir #1
 Additional information:

12. ROOFING:
 Sheathing: wood, grade, and species: A-PA CD Fir Plywood $\frac{1}{2}$ " solid; spaced " o.c.
 Roofing: Asph/Flt Comp. grade: "A" Interlock type:
 Underlay: 215 felt weight or thickness: 240 lbs fastening: Galv. nail
 Built-up roofing: number of plies: surfacing material:
 Flashing: material: Galv. Iron gage or weight: 726 gravel stops; snow guards
 Additional information: Provide 55" smooth roll roofing from verge strip to 2' inside.

13. GUTTERS AND DOWNSPOUTS: wall line & verge strip on all exposed plywood sheathing.
 Gutters: material: gage or weight: size: shape: (852)
 Downspouts: material: gage or weight: size: shape: number:
 Discharge connected to: Storm sewer; sanitary sewer; dry-well; Splash block; material and size:
 Additional information:

14. LATH AND PLASTER:
 Lath: wall; ceiling; material: weight or thickness: Plaster: coats: finish:
 Dry-wall: wall; ceiling; material: Sheetrock thickness: finish: Smooth
 Joint treatment: Perfatape Provide beadex on

15. DECORATIVE (ceiling, wallpaper, etc.) all ext. corners.

Room	Wall Treat Material and Application	Ceiling Finish Material and Application
Living		
Hall		
Other	<u>All rooms to be 2 coats latex</u>	<u>Blown Acoustic</u>

Additional information:

16. INTERIOR DOORS AND TRIM:
 Doors: type: H. C. Slab material: Mahogany thickness: 1 3/8"
 Door trim: type: Modern material: Mahogany base: type: Modern material: Mahogany size: 5/8" x 2"
 Finish: doors: 2 ct. sealer trim: 2 ct. sealer
 Other trim (base, type and height): All interior trim finished 2 cts. sealer
 Additional information:

17. WINDOWS:
 Windows: type: Single make: REYNOLDS material: alum. sash thickness:
 Glass: grade: SS "B" sash weight; balance: type: Spiral head flashing: 26" G. I.
 Trim: type: material: Paint: See item #16 number coats: 3
 Weatherstripping: type: Tension Jamb Liner material: Vinyl Storm sash, number: All
 Screens: full; half; type: Alum. Frame number: All screen cloth material: 16M G.I.
 Storm windows: type: material: screen, number: Storm sash, number:
 Special windows:
 Additional information:

18. ENTRANCES AND EXTERIOR DETAIL:
 Main entrance door: material: H. C. Mahogany width: 3'0" thickness: 1 3/4" Frame: material: W.P. thickness: 1 5/8"
 Other entrance door: material: H.C. W.P. width: 2'6" thickness: 1 3/4" Frame: material: W.P. thickness: 1 5/8"
 Head flashing: 26 Ga. G. I. Weatherstripping: type: Spring Bronze saddle: Interlocking
 Screen doors: thickness: number: screen cloth material: Storm door: thickness: number:
 Combination screen and screen doors: thickness: 1" number: 2 screen cloth material: 16M-Alum. with Storing
 Shutters: hinged; fixed. Rating: material: Paint: See item # 5 number coats: 3
 Exterior masonry: grade and species: masonry: Anchor bolts: Job Bull
 Additional information: Glass Doors 6'x6'8"x5/8" Welded Tempered Safety Glass R. G. Anderson

19. CABINETS AND INTERIOR DETAIL:
 Kitchen cabinets: wall units: material: Connor Built Cabinets per attached specifications. base: finish: shelf width: 12"
 Countertops: material: Same as above counter top: Formica edging:
 Back and end splash: CERAMIC TILE finish of cabinets: number coats:
 Medicine cabinets: make: None style: model:
 Other cabinets and built-in furniture: Mahogany linen closet
 Additional information: Vanity Formica top

20. STAIRS:

Stair	Treads		Rises		Stringers		Handrails		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement	<u>Fir</u>	<u>1 1/2"</u>	<u>Oak</u>	<u>3/4"</u>	<u>Fir</u>	<u>2x8</u>	<u>Wx</u>	<u>2"</u>		
Main										
Attic										

Disappearing: make and model number:
 Additional information:

DESCRIPTION OF MATERIALS

26. INSULATION:

Location	Insulation	Material, Type, and Minimum Thickness	Vapor Barrier
Roof			
Ceiling	R-10	Fiberglass Blown or Loose	Integral warm side
Wall	Full thick Fiberglass		
Floor			

HARDWARE: (note material and finish) Knikset, Bronze material & finish, Ext. lock sets keyed alike. Ext. dgs. 1 1/2 pr. full mortise butt hinges. Int. doors 1 pr. 3 1/2" mortise butts. All cabinet hardware 1st quality.

SPECIAL EQUIPMENT: (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local law, custom and applicable FHA standards. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattels prohibited by law from becoming realty.)
Slide in Range-Model # 3300

Garbage Disposal-Incinerator #333
Laying room, bedrooms and hall, carpet/500 Nylon Dupont--3in. 20 oz. 56,000 density, carpet pad, hair & felt, min. 3/4" thick Allow 7.25 incl. disc pad & installation. Linoleum in Baths, Living, & Kitchen. Allow 25.95 per sq. ft. for linoleum including installation.

27. MISCELLANEOUS: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

PORCHES:
Ceilings, fdn., floor & stem concrete per Item #2. Reinf. ftg's w/2" rebars
Floor 4" concrete. Reinf. w/6x6-19/10 wire mesh over 4" compact sand fill.

TERRACES:
Same as garage floor.

GARAGES:
Fdn., floor, concrete per Item #2. Reinf. ftg's w/2" rebars.
4" concrete floor w/6x6-19/10 wire mesh w/4" compact sand fill under. Same const. as specified for house Ceiling 1/2 sheetrock. House side 1/2 sheetrock.

WALKS AND DRIVEWAYS: Install 1 overhead sectional garage door 16'x7'.
Driveway: width 12'; base material Sand; thickness 4"; surfacing material Concrete; thickness 4"
Front walk: width 3'; material Concrete; thickness 4". Service walk: width 4'; material Concrete; thickness 4"
Steps: material Concrete; width 12"; riser 6". Check walls.

OTHER ONSITE IMPROVEMENTS:
(Specify all exterior earth improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fences, railings, and accessory structures.)
Remove debris & provide finish grade.

LANDSCAPING, PLANTING, AND FINISH GRADING: Trees & grass to be planted by buyer.

Topsoil _____ thick: front yard; side yards; rear yard to _____ feet behind main building.
Lawns (seeded, sodded, or sprigged): front yard; side yards; rear yard
Planting: as specified and shown on drawings; as follows:
Shade trees, deciduous _____" caliper. Evergreen trees _____' to _____', B & B.
Low flowering trees, deciduous _____" to _____". Evergreen shrubs _____' to _____', B & B.
High growing shrubs, deciduous _____" to _____". Vines, 2-year _____'
Medium-growing shrubs, deciduous _____" to _____'.
Low-growing shrubs, deciduous _____" to _____'.

NOTIFICATION: This exhibit shall be identified by the signature of the builder, or sponsor, and/or the proposed mortgagor if the latter is known at the time of application.

Date 2-10-79

Signature James R. Cotton

UCLA

Signature

NEW HOME WARRANTY PROGRAM

ALL NEW HOMES COME WITH A ONE YEAR WARRANTY. THIS WARRANTY DETAILS WHAT IS AND IS NOT COVERED UNDER THE PROGRAM. FOLLOWING IS A COPY OF THE WARRANTY. ALSO A COPY OF OUR CALLBACK FORM IS ENCLOSED TO SHOW HOW THE CALLBACKS ON THE NEW HOMES ARE HANDLED. WE FEEL THAT WE HAVE A VERY GOOD PROGRAM IN THIS REGARD.

NEW HOME WARRANTY CERTIFICATE

Builder's Name:

Address:

ASSIGNED TO:

SAMPLE

Purchaser's Name:

Address:

This certifies with respect to the "Home" situated on the land located and described as:

purchased by the person(s) whose name(s) and address appear above has been constructed or caused to be constructed by the "Builder," whose name and address appear above, that:

(a) upon assignment and delivery of this "Certificate" to the "Purchaser," the warranties contained in the "New Home Warranty Agreement" become operative as of the commencement date for the "Initial Warranty Period" which is one year; provided that the commencement date for common elements, if any, shall be _____; and,

(b) Purchaser has qualified for Coverage shown above, for a period of one (1) year from such commencement date or dates subject only to the provisions of the New Home Warranty Agreement and the Terms and Conditions of this Certificate appearing below. Certified to as of the _____ day of _____, 19____

SAMPLE
NEW HOME WARRANTY PROGRAM
APPROVED STANDARDS

Introduction

The approved standards are the required standards for construction of all Homes built under the New Home Warranty Program. Compliance with these standards is the basis for acceptance of the Home under the Warranty Program.

These standards consist of two parts:

- (a) Those standards regulating the structural, mechanical-plumbing, and electrical systems which apply during the applicable Initial Warranty Period, and,**
- (b) Quality Standards which establish minimum performance standards relating to specific deficiencies which apply during the applicable Initial Warranty Period.**

If there is any conflict between (a) and (b) above, the higher standard shall govern.

Builder responsibility under these standards does not extend to items which have been subject to owner neglect, modification or abnormal use.

Structural, Mechanical-Plumbing, and Electrical Standards

1. The structural, mechanical-plumbing, and electrical standards shall be those contained in the Building Code, Mechanical-Plumbing Code and Electrical Code regulating that respective construction in the area. Inspection by the governmental jurisdiction will provide evidence of compliance.

Systems and Appliances, Fixtures and Equipment

For the purpose of the Home Warranty Agreement, the Certificate of Participation and these Approved Standards, the items below have the following meaning:

1. Appliances, Fixtures and Equipment.

Appliances, Fixtures and Equipment (including their fittings, attachments, controls and appurtenances) shall include, but not be limited to, furnaces, humidifiers, air purifiers, air handling equipment, ventilating fans, air conditioning condensers and compressors, water heaters, pumps, stoves, refrigerators, garbage disposals, compactors, dishwashers, automatic garage door openers, washers and dryers, bathtubs, sinks, commodes, faucets and fittings, light fixtures,

light switches, convenience outlets, circuit breakers, thermostats and controls.

The Initial Warranty Period for Appliances, Equipment and Fixtures (including their fittings, attachments, controls and appurtenances) for which there is no written manufacturer's warranty, shall be one year.

- II. Systems.

Systems (exclusive of Appliances, Fixtures and Equipment) mean the following:

- (A) Plumbing System—all pipes and their fittings, including septic tanks and their pipe fields.
- (B) Electrical System—all wiring and connections, including electrical boxes.
- (C) Heating and Cooling Systems—all duct work, steam and water pipes, refrigerant lines, registers, convectors and dampers.

Quality Standards

The Quality Standards are intended to specify the minimum performance standards for construction of Homes and to set forth the basis for determining the validity of all home buyer complaints related to defective materials and workmanship during the applicable initial Warranty Period under the New Home Warranty Program.

The validity of any home buyer complaints for defects for which a standard has not been enumerated herein shall be determined on the basis of good industry practice which assures quality of materials and workmanship, and any conciliation or arbitration of such complaints shall be conducted accordingly.

The following Quality Standards are expressed in terms of performance standards. Non-compliance with the performance standard calls for corrective action by the Builder. The format is designed for easy comprehension by both layman and Builder as follows:

1. *Possible Deficiency*—a brief statement in simple terms of the problems to be considered.
2. *Performance Standard*—a performance standard relating to a specific deficiency.
3. *Builder Responsibility*—a statement of the corrective action required of the Builder to repair the deficiency or any other damage resulting from making the required repair.

2. SITE WORK

2A. EXCAVATING AND BACKFILLING

Possible Deficiency: Settling of ground around foundation, utility trenches or other filled areas.

Performance Standard: Settling of ground around utility trenches or other filled areas, maximum allowable 6 inches. Settling of backfill around foundation shall not interfere with water drainage away from the house.

Builder Responsibility: Upon request by the buyer, the builder shall fill excessively settled areas one time only during the first year of warranty. The owner shall be responsible for any grass, shrubs or other landscaping affected by placement of such fill.

2B. SITE DRAINAGE

Possible Deficiency: Improper drainage of the site.

Performance Standard: The necessary grades and swales should be established to insure proper drainage away from the house. No standing water should remain in the yard 24 hours after a rain, except swales which may drain as long as 48 hours after a rain, or sump pump discharge. No grading determination shall be made while there is frost in the ground.

Builder Responsibility: The builder is responsible only for establishing the proper grades and swales. The owner is responsible for maintaining such grades and swales once they have been properly established by the builder.

3. CONCRETE

3A. CAST-IN-PLACE CONCRETE (Non-Structural)

Possible Deficiency: Basement or foundation wall cracks.

Performance Standard: Non-Structural cracks are not unusual in concrete foundation walls. Such cracks greater than $\frac{1}{8}$ inch in width are considered excessive.

Builder Responsibility: The Builder shall repair non-structural cracks in excess of $\frac{1}{8}$ inch by surface patching. These repairs should be made toward the end of the first year of ownership to permit normal settling of the home to stabilize.

Possible Deficiency: Cracking of basement floor.

Performance Standard: Minor cracks in concrete basement floors are common. Cracks exceeding $\frac{3}{16}$ inch width or $\frac{1}{4}$ inch in vertical displacement are considered excessive.

Builder Responsibility: Builder should repair cracks exceeding maximum tolerances by surface patching or other methods as required.

Possible Deficiency: Cracking of attached garage slab.

Performance Standard: Cracks in garage slabs in excess of $\frac{1}{4}$ inch in width or $\frac{1}{4}$ inch in vertical displacement are considered excessive.

Builder Responsibility: Builder shall repair excessive cracks as required.

Possible Deficiency: Cracking, settling, or heaving of stoops or steps.

Performance Standard: Stoops or steps should not settle or heave in excess of 1 inch in relation to the house structure. No cracks except hairline cracks (less than $\frac{1}{16}$ inch) are acceptable in concrete stoops.

Builder Responsibility: Builder shall take whatever corrective action is required to meet acceptable standards.

Possible Deficiency: Cracks in attached patios.

Performance Standard: Cracks in excess of $\frac{1}{4}$ inch width or in vertical displacement are considered excessive.

Builder Responsibility: Builder to repair as required.

Possible Deficiency: Pitting, scaling or spalling of concrete work.

Performance Standard: Concrete surfaces should not disintegrate to the extent that the aggregate is exposed under normal conditions of weathering and use.

Builder Responsibility: Builder to take whatever corrective action is necessary to repair or replace defective concrete surfaces. The builder is not responsible for deterioration caused by salt, chemicals, mechanical implements and other factors beyond the builder's control.

Possible Deficiency: Excessive powdering or chalking of concrete surface.

Performance Standard: Powdering or chalking of concrete surfaces is not permissible, but should not be confused with surface dust.

Builder Responsibility: The builder shall take whatever corrective action is necessary to repair or resurface defective areas.

Possible Deficiency: Standing water on stoops.

Performance Standard: Water should drain from outdoor stoops and steps.

Builder Responsibility: The builder shall take corrective action to assure proper drainage of stoops and steps.

Possible Deficiency: Cracks in concrete slab-on-grade floors.

Performance Standard: Cracks which significantly impair the appearance or performance of the finish flooring material shall not be acceptable.

Builder Responsibility: The builder shall repair cracks as necessary so as not to be readily apparent when the finish flooring material is in place.

4. MASONRY

4A. UNIT MASONRY (Non-Structural)

Possible Deficiency: Basement or foundations wall cracks.

Performance Standard: Small non-structural cracks are not unusual in mortar joints of masonry foundation walls. Such cracks greater than $\frac{1}{8}$ inch in width are considered excessive.

Builder Responsibility: The builder shall repair non-structural cracks in excess of $\frac{1}{8}$ inch by surface patching. These repairs should be made toward the end of the first year of ownership to permit normal settling of the home to stabilize.

Possible Deficiency: Cracks in masonry walls or veneer.

Performance Standard: Small cracks are common in mortar joints of masonry construction. Cracks greater than $\frac{1}{8}$ inch in width are considered excessive.

Builder Responsibility: Repair cracks in excess of $\frac{1}{8}$ inch by surface pointing. These repairs should be made toward the end of the warranty period to permit normal settling of the home to stabilize.

6. WOOD AND PLASTICS

6A. ROUGH CARPENTRY

Possible Deficiency: Floors squeak.

Performance Standard: Should not be objectionable to the owner within reasonable repair capability.

Builder Responsibility: Locate problem and correct.

Possible Deficiency: Uneven floors.

Performance Standard: Floors should not be more than $\frac{1}{4}$ inch out of level within any 32 inch measurement. Floor slope within any room shall not exceed 1/240 of the room width.

Builder Responsibility: Builder to correct or repair to meet the above standard.

6B. FINISH CARPENTRY—INTERIOR

Possible Deficiency: Quality of interior trim workmanship.

Performance Standard: Joints in moldings or joints between moldings and adjacent surfaces should not result in cracks exceeding $\frac{1}{8}$ inch in width.

Builder Responsibility: Repair defective joints.

FINISH CARPENTRY—EXTERIOR

Possible Deficiency: Quality of exterior trim workmanship.

Performance Standard: Joints between exterior trim elements, including siding, should not result in open cracks in excess of $\frac{1}{4}$ inch. In all cases the exterior trim and siding shall be capable of performing its function to exclude the elements.

Builder Responsibility: Builder to repair open cracks.

7. THERMAL & MOISTURE PROTECTION

7A. WATERPROOFING

Possible Deficiency: Leaks in basement or foundation.

Performance Standard: No leaks resulting in actual trickling of water are acceptable. However, leaks caused by improper landscaping installed by owner, or failure of owner to maintain proper grades are not covered by the warranty. Dampness of the walls is often common to new construction and is not considered a deficiency.

Builder Responsibility: The builder shall take such action as necessary to correct basement leaks except where the cause is determined to result from owner negligence.

7B. SHINGLES AND ROOFING TILES

Possible Deficiency: Roof or flashing leaks.

Performance Standard: Roofs or flashing should not leak under normally anticipated conditions.

Builder Responsibility: The builder shall correct or repair any verified roof leaks.

7C. CLADDING/SIDING

See 6B.

7D. MEMBRANE ROOFING

See 7B.

7E. FLASHING AND SHEET METAL

See 7B.

7F. SEALANTS

Possible Deficiency: Leaks in exterior walls due to inadequate caulking.

Performance Standard: Joints and cracks in exterior wall surfaces and around openings should be properly caulked to exclude the entry of water. Properly installed caulking will shrink and must be maintained by the homeowner within the life of the home after the first year of warranty.

Builder Responsibility: Builder shall repair and/or caulk joints or cracks in exterior wall surfaces as required to correct deficiency.

8. DOORS AND WINDOWS

8A. WOOD DOORS

Possible Deficiency: Warpage of Interior passage and closet doors.

Performance Standard: Interior doors (full opening) should not warp to exceed National Woodwork Manufacturers Association standards ($\frac{1}{4}$ inch).

Builder Responsibility: Correct or replace and refinish defective doors to match existing doors as nearly as possible.

Possible Deficiency: Warpage of exterior doors.

Performance Standard: Exterior wood doors should not warp to exceed National Woodwork Manufacturers Association Standards ($\frac{1}{4}$ inch).

Builder Responsibility: Correct or replace and refinish inoperable or poorly fitting doors.

8B. GARAGE DOORS

Possible Deficiency: Garage door fails to operate properly.

Performance Standard: Garage doors should operate properly under normal conditions of use.

Builder Responsibility: The builder shall correct or adjust garage doors as required.

8C. METAL WINDOWS

Possible Deficiency: Malfunction of windows.

Performance Standard: Windows should operate with reasonable ease as intended.

Builder Responsibility: Builder to correct or repair as required.

8D. WOOD AND PLASTIC WINDOWS

See 8C.

8E. WEATHER STRIPPING AND SEALS

Possible Deficiency: Drafts around doors and windows.

Performance Standard: Some infiltration is normally noticeable around doors and windows, especially during high winds. Excessive infiltration resulting from open cracks, poorly fitted doors or windows, or poorly fitted weather stripping is not permissible.

Builder Responsibility: The builder shall adjust or correct open cracks, poorly fitted windows or doors, or poorly fitted weather stripping.

9. FINISHES

9A. LATH AND PLASTER

Possible Deficiency: Cracks in stucco wall surfaces.

Performance Standard: Hairline cracks are not unusual in stucco walls surfaces. Cracks greater than 1/16 inch in width are considered excessive.

Builder Responsibility: The builder shall repair cracks exceeding 1/16 inch as required.

9A. LATH AND PLASTER and

9B. GYPSUM WALLBOARD

Possible Deficiency: Defects caused by poor workmanship such as blisters in tape, excess compound in joints, cracked corner beads, or trowel marks.

Performance Standard: Slight defects such as nail pops, seam lines and cracks are common in plaster and gypsum wallboard installations. However, obvious defects of poor workmanship resulting in blisters in tape or excess compound in joints, trowel marks and cracked corner beads are not acceptable.

Builder Responsibility: Correct such defects to acceptable tolerance.

9C. CERAMIC TILE

Possible Deficiency: Ceramic tile cracks or becomes loose.

Performance Standard: Ceramic tile should not crack or become loose.

Builder Responsibility: The builder shall replace any cracked tiles and resecure any loose tiles unless the defects were caused by the owner's negligence.

Possible Deficiency: Cracks appear in grouting of ceramic tile joints or at junctions with other material such as a bathtub.

Performance Standard: Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage conditions. Regrouting of these cracks are a maintenance responsibility of the homeowner within the life of the home after the first year of warranty.

Builder Responsibility: Will repair grouting as necessary one time within the first year of warranty.

9D. RESILIENT FLOORING

Possible Deficiency: Nail pops appear on the surface of resilient flooring.

Performance Standard: Readily apparent nail pops should be repaired.

Builder Responsibility: The builder shall repair or replace resilient floor covering with similar material. Builder is not responsible for discontinued patterns or color variation in the floor covering.

Possible Deficiency: Depressions or ridges appear in the resilient flooring due to subfloor irregularities.

Performance Standard: Readily apparent depressions or ridges exceeding 1/8 inch should be repaired. The ridge or depression measurement is taken as the gap created at one end of a six-inch straight edge placed over the depression or ridge with three inches on one side of the defect held tightly to the floor.

Builder Responsibility: The builder shall take corrective action, as necessary to bring the defect within acceptable tolerances so that it is not readily visible. Builder is not responsible for discontinued patterns or color variations in floor covering.

Possible Deficiency: Resilient flooring loses adhesion.

Performance Standard: Resilient flooring should not lift, bubble, or become unglued.

Builder Responsibility: The builder shall repair or replace resilient flooring as required. The builder shall not be responsible for discontinued patterns or color variation of floor covering.

Possible Deficiency: Seams or shrinkage gaps show at resilient flooring joints.

Performance Standard: Gaps shall not exceed 1/16 inch in width in resilient floor covering joints. Where dissimilar materials abut, a gap not to exceed 1/8 inch is permissible.

Builder Responsibility: The builder shall take action as necessary to correct the problem.

9E. PAINTING

Possible Deficiency: Exterior paint or stain peels or deteriorates.

Performance Standard: Exterior paints or stains should not fail during the first year of ownership.

Builder Responsibility: Builder shall properly prepare and refinish affected areas, matching color as closely as possible. Where finish deterioration affects the majority of the wall or area, the whole area should be refinished. The warranty on the newly repainted surfaces will not extend beyond the original warranty period.

Possible Deficiency: Painting required as corollary repair because of other work.

Performance Standard: Necessary repairs required under this warranty should be refinished to match surrounding areas as closely as possible.

Builder Responsibility: Refinish repaired areas as indicated.

Possible Deficiency: Deterioration of varnish or lacquer finishes.

Performance Standard: Natural finishes on interior woodwork should not deteriorate during the first year of ownership. However, varnish type finishes used on the exterior will deteriorate rapidly and are not covered by the warranty.

Builder Responsibility: Retouch affected areas of natural finished interior woodwork, matching the color as closely as possible.

Possible Deficiency: Interior paint quality.

Performance Standard: Interior paint shall be applied in a manner sufficient to visually cover wall, ceiling and trim surfaces where specified.

Builder Responsibility: The builder shall retouch wall, ceiling or trim surfaces where inadequate paint has been applied to cover original surfaces.

10. SPECIALTIES

10A. LOUVERS AND VENTS

Possible Deficiency: Inadequate ventilation of attics and crawl spaces.

Performance Standard: Attic spaces shall have a natural ventilation area equal to (a) 1/150 of floor area or (b) 1/300 of floor area when an accepted vapor barrier is installed on the warm side of the ceiling, or when at least 50% of the required ventilation is provided at least 3 feet above the ceiling. Crawl spaces shall have a natural ventilation area equal to (a) 1/150 of floor area or (b) 1/1500 of the floor area when the surface is covered with an accepted vapor barrier.

Builder Responsibility: The builder shall provide for adequate ventilation.

10B. FIREPLACES

Possible Deficiency: Fireplace or chimney does not draw properly.

Performance Standard: A properly designed and constructed fireplace and chimney should function properly. It is normal to expect that high winds can cause temporary negative draft situations. Similar negative draft situations can also be caused by obstructions such as large branches of trees too close to the chimney.

Builder Responsibility: Determine the cause of malfunction, and correct as required if the problem is one of design and constructions.

11. EQUIPMENT

11A. RESIDENTIAL EQUIPMENT

Possible Deficiency: Kitchen cabinet malfunctions.

Acceptable Tolerance: Kitchen cabinet doors, drawers and other operating parts should function properly.

Builder Responsibility: Repair or replace operating parts as required.

Possible Deficiency: Surface cracks, delaminations and chips in high pressure laminates—Vanity and Kitchen cabinet countertops.

Performance Standard: Countertops fabricated with high pressure laminate coverings should not delaminate or have chips or surface cracks.

Builder Responsibility: Repair or replace as the condition requires.

15. MECHANICAL

15A. INSULATION (Pipe Covering)

Possible Deficiency: Plumbing pipes freeze.

Performance Standard: Drain, waste and vent or water pipes should be adequately insulated to prevent freezing during normally anticipated cold weather.

Builder Responsibility: The builder shall correct the condition responsible for pipes freezing, and repair piping damaged by freezing.

15B. SEPTIC TANK SYSTEMS

Possible Deficiency: Septic system fails to operate properly.

Performance Standard: Septic system should be capable of properly handling normal flow of household effluent.

Builder Responsibility: Builder shall take corrective action as required. Builder shall not be responsible for malfunctions which occur through owner negligence or abuse.

15C. PLUMBING

Possible Deficiency: Leakage from any piping.

Performance Standard: No leaks of any kind should

exist in any soil, waste, vent or water pipe. Condensation on piping does not constitute leakage, and is not covered.

Builder Responsibility: Builder shall make necessary repairs to eliminate leakage.

Possible Deficiency: Faucet or valve leak.

Performance Standard: No valve or faucet should leak due to defects in material or workmanship. However, leakage caused by worn or defective washers are considered a homeowner maintenance item.

Builder Responsibility: Builder shall repair or replace the leaking faucet or valve unless leakage is due to a defective washer.

Possible Deficiency: Defective plumbing fixtures, appliances or trim fittings.

Performance Standard: Fixtures, appliances or fittings should be judged according to their manufacturing standards.

Builder Responsibility: The builder shall replace any fixture or fitting which is outside of acceptable standards as defined by the manufacturer.

Possible Deficiency: Stopped up sewers, fixtures, and drains.

Performance Standard: Sewers, fixtures and drains should operate properly.

Builder Responsibility: The builder is not responsible for sewers, fixtures and drains which are clogged through the owner's negligence. If a problem occurs, the owner should consult the builder for a proper course of action. Where defective construction is shown to be the cause, the builder shall assume the cost of the repair; where owner negligence is shown to be the cause, the owner shall assume all repair costs.

15A. POWER OR HEAT GENERATION

Possible Deficiency: Inadequate heat.

Performance Standard: Heating system should be capable of producing an inside temperature of 70° F as measured in the center of each room at a height of 5 feet above the floor, under local outdoor winter design conditions as specified in ASHRAE handbook.

Builder Responsibility: Builder shall correct the heating system as required to provide the required temperatures. However, the owner shall be responsible for balancing dampers, registers and other minor adjustments.

15E. REFRIGERATION

Possible Deficiency: Inadequate cooling.

Performance Standard: Where air-conditioning is provided, the cooling system shall be capable of maintaining a temperature of 78° F as measured in the center of each room at a height of 5 feet above the floor, under local outdoor summer design conditions as specified in ASHRAE handbook.

Builder Responsibility: Correct cooling system to meet the above temperature conditions.

15F. LIQUID HEAT TRANSFER

See 15D.

15G. AIR DISTRIBUTION

See 15D and 15E.

15H. CONTROLS AND INSTRUMENTATION

See 15D and 15E.

16. ELECTRICAL

16A. CONDUCTORS

Possible Deficiency: Malfunction of electrical switches, fixtures or outlets.

Performance Standard: All switches, fixtures and outlets should operate as intended.

Builder Responsibility: Repair or replace defective wiring, switches, fixtures and outlets.

16B. SWITCHES AND RECEPTACLES

See 16A.

16C. LIGHTING

See 16A.

Exclusions

The following are not covered by the warranty:

1. Defects in outbuildings (except that outbuildings which contain the plumbing, electrical, heating, or cooling systems serving the home are covered), swimming pools and other recreational facilities; driveways; walkways; patios; boundary walls; retaining walls which are not necessary for the home's structural stability; fences; landscaping (including sodding, seeding, shrubs, trees and plantings); off-site improvements; or any other improvements not a part of the home itself.
2. Bodily injury, damage to personal property, or damage to real property which is not part of the home which was included in the purchase price filled in on page 1.
3. Any damage to the extent it is caused or made worse by:
 - Negligence, improper maintenance or improper operation by any one other than the Builder or his employees, agents or subcontractors; or
 - failure of anyone other than the Builder or his employees, agents or subcontractors to comply with the warranty requirements of manufacturers of appliances, equipment or fixtures; or
 - failure to give written notice to the Builder of any defect within a reasonable time; or
 - changes of the grading of the ground by anyone other than the Builder, or his employees, agents or subcontractors.
4. Any defect in, or caused by, materials or work supplied by anyone other than the Builder, or his

employees, agents or subcontractors.

5. Normal wear and tear or normal deterioration.
6. Accidental loss or damage from causes such as, but not limited to: fire, explosion, smoke, water escape, changes which are not reasonably foreseeable in the level of the underground water table, glass breakage, wind storm, hail, lightning, falling trees, aircraft, vehicles,

flood and earthquake.

7. Insect damage.
8. Any loss or damage which arises while the home is being used primarily for non-residential purposes.
9. Any defect which does not result in actual loss or damage.

How To Make A Warranty Claim

Written notice of a defect in any item under the Warranty must be received by the builder within 30 days after defect appears.

Miscellaneous

Assignment of Manufacturers' Warranties—

The builder hereby assigns to you all manufacturers' warranties on items he has provided as part of the home.

Independence From Purchase Contract—

This agreement is independent of the contract between you and the builder for the construction of the home and/or

its sale to you.

Notices—All notices to the builder or to you must be sent by mail, postage prepaid, to the recipient at the address shown for the recipient on the cover page of this warranty.

APR 20 1979



April 19, 1979

Mr. Kenneth Kitchen, Director
Urban Renewal Agency
City Hall
455 N. Main Street
Wichita, Kansas 67202

Re: James A. Catron
Sheridan Park (formerly Orienta Park
Second Addition)

Dear Mr. Kitchen:

Please be advised, that Fidelity Savings Association currently has fifty construction loans recorded, in the above addition, to Mr. Catron.

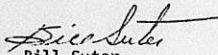
In addition, we have committed to Mr. Catron, to make fifty permanent loans to qualified buyers as construction is completed and contracts presented.

It is the definite intentions of Fidelity Savings to continue to make both construction loans and permanent financing available, until the addition is completely built out and subject only to the market being able to absorb the housing as quickly as it can be built by Mr. Catron.

We believe there is a desperate need for this type of housing in the upper thirty thousand and low forty thousand price range.

We are truly excited about Mr. Catron's abilities to provide housing of this quality at a below market price and I will be happy to answer any further questions you may have, regarding our lending program in this area.

Very truly yours,


Bill Suter
President

BS:ij

Fidelity Savings Association of Kansas
Home office: 229 South Main / (316) 265-2261
P.O. Box 1007 / Wichita, Kansas 67201



Branch offices:
3532 East Harry / 13th & Woodlawn / 2047 West 21st
3101 South Seneca / 9300 West Central

The Fourth

17

February 21, 1979

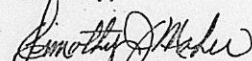
Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency of
Wichita, Kansas
455 North Main Street
Wichita, Kansas 67202

Dear Mr. Kitchen:

The purpose of this letter is to inform you that we, The Fourth National Bank and Trust Company, Wichita, have made monies available to Catron Homes, Inc, for the express purpose of developing speculative homes in Wichita, Kansas and one of the approved areas is Orienta Park.

The commitment that we have made Mr. Catron is on a transaction basis with ongoing terms. I do hope this communication will be evidence of our intention to continue an ongoing relationship with Mr. Catron. Should you have any questions of myself or the Bank, please feel free to contact the undersigned.

Sincerely,


Timothy J. Maher
Vice President

TJM/dej

FEB 22 1979

Fourth National Bank & Trust Co.
Wichita, Kansas 67201

P.O. Box 1090
telephone 316-261-4444

JAN 31 1979



WICHITA

AREA
CHAMBER
OF
COMMERCE

January 30, 1979

Mr. Kenneth Kitchen, Executive Director
The Urban Renewal Agency
City Hall, Second Floor
455 North Main Street
Wichita, Kansas 67202

Dear Mr. Kitchen:

It is our understanding that the Urban Renewal Agency is proposing the development of a medium priced housing project in the Sheridan Park area, to be partially financed through an Urban Development Action Grant.

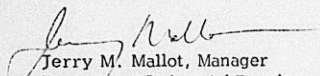
The Wichita Area Chamber of Commerce is extremely supportive of this housing development proposal. As you are aware, the Chamber is currently spending substantial time and money assisting Wichita industries in meeting their employment needs. One of the major obstacles to attracting new employees to the community is the current housing shortage. The limited supply of medium priced housing in particular is a detriment to attracting new employees in order to meet Wichita's current and anticipated production demands.

The Sheridan Park project would provide an attractive housing resource for potential employees, thereby helping to ensure that Wichita's industries will continue to maintain their operations within the community.

At the present time, we anticipate the need for an additional 10,000-15,000 employees over the next two years. Based on current industry wage rates, approximately 25% will be low income jobs, 60% middle income jobs, and 15% will be upper income jobs. If an Urban Development Action Grant is approved for the Sheridan Park project, the Wichita Area Chamber of Commerce will inform prospective employees of housing available in the project area.

Please let us know what we can do to be of assistance.

Sincerely yours,


Jerry M. Mallot, Manager
Business & Industrial Development Dept.

JM:pl



MAY 3 1979

The COLEMAN COMPANY, INC.

General Offices · WICHITA, KANSAS 67201
AREA CODE 310-281-3211

May 2, 1979

LAWRENCE M. JONES
PRESIDENT
OFFICE OF THE CHIEF EXECUTIVE

Mr. Kenneth H. Kitchen, Director
Urban Renewal Agency
455 North Main
Wichita, KS 67202

Dear Ken:

As you know, we at Coleman have been experiencing difficulty adding people to our 3,000-employee base in our Wichita operations. This is a deep concern since our present business and future plans indicate continued brisk growth for Coleman.

We have recently purchased land in Texas in order to construct facilities for expanded production that we are unable to handle in Wichita. Our first preference is to expand in Wichita to the greatest degree possible. Clearly, the lack of housing in Wichita is hampering the growth of the community. Only if this is solved will the healthy and growing industries in Wichita be able to continue to expand here.

It seems to me that we need to do everything possible to provide answers to the housing problem to avoid local industries being forced to adopt less attractive economic alternatives and to prevent the future loss to the community of these important job opportunities.

Sincerely,

LMJ/tl

FEB 1 1979

A Division of The Boeing Company

BOEING WICHITA COMPANY

January 30, 1979

LIONEL D. ALFORD

PRESIDENT

Mr. Kenneth H. Kitchen
Executive Director
The Urban Renewal Agency
City Hall - Second Floor
455 North Main Street
Wichita, Kansas 67202

Dear Mr. Kitchen:

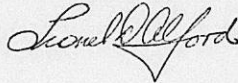
It is our understanding that the Urban Renewal Agency is proposing the development of a medium priced housing project in the Sheridan Park area, to be partially financed through an Urban Development Action Grant.

Boeing is supportive of this development proposal. As you are aware, there presently is a shortage of skilled workers to meet the Wichita employment needs based on current projections. One of the major obstacles in attracting employees to the community is the current housing shortage. The limited supply of medium priced housing in particular is a detriment to attracting new employees in order to meet our current and anticipated production demands.

The Sheridan Park project would provide a needed housing resource for potential employees, thereby helping to insure Boeing and other local industrial concerns can meet a growing demand for additional employees in the community.

At the present time, we anticipate the need for an additional 2,715 employees over the next two years. Based on current industry wage rates, approximately 2,425 middle income jobs and 290 upper income jobs would be available. If an Urban Development Action Grant is approved for the Sheridan Park project, Boeing will advise of the housing availability in the project area.

Sincerely,



3801 South Oliver o Wichita, Kansas o 67210

Boeing Signs Lease to House A New Plant

By LEW TOWNSEND
Aviation Writer

Boeing Wichita Co., continuing its expansion program to handle more work, signed a lease agreement Friday to occupy a 252,000-square-foot facility to be built next to its plants in southeast Wichita.

B.N. Lancaster, director of commercial programs, said the new facility would be used for sub-assembly work on aircraft components and electrical wiring plus electronic manufacturing operations.

"SOME 500 EMPLOYEES are expected to be assigned to the new facility when it is fully operational," said Herb Mollinger, manager-public relations. It'll be occupied by Nov. 1, he said.

Company officials declined to say whether the 550 workers would be in addition to current employees, or persons transferred from other areas.

Boeing-Wichita's employment has



Lancaster
... New building
will be used
for making parts

climbed to 12,100, an increase of 300 since March 31 and 1,600 more than were on the payroll Jan. 1.

Company officials also declined to disclose terms of the lease agreement, or to say how much the 300-foot by-700-foot new factory building would cost. Based on other construction at Boeing-Wichita, the building was estimated to cost about \$12 million.

The new facility will be on currently vacant land on the west side of Oliver, south of the MacArthur and Oliver intersection. The location is south of a group of warehouses that Boeing-Wichita leases from the Air Force.

Friday's announcement was the latest in a series of expansions by Boeing-Wichita in the past 15 months. All started after the company was told it could form a special industrial district and avoid annexation by the city for at least 20 years.

THE EXPANSIONS have involved a combination of leasing of additional space, some outright purchases, plus new construction on company property and extensive renovations to company-owned facilities.

However, the company's most ambitious expansion undertaking is still pending.

That involves negotiations with the U.S. General Services Administration for Boeing-Wichita's purchase of the Air Force's 573-acre production facilities the company has occupied for more than 30 years.

The flurry of expansions has prompted persistent speculation that Boeing-Wichita's parent firm in Seattle might have some new plans for its local division.

Most of the speculation has centered around the possible transfer from Washington state to Wichita of complete production, assembly and delivery of either the Model 707, or the twinjet 737, to make room at Boeing's facilities in the Northwest for new models entering the company's lines.

BOEING-WICHITA builds basically all of the 737 model except the wings.

FEB 9 1979

CABLE ADDRESS
CESSCO-WICHITA

 **Cessna[®] AIRCRAFT COMPANY**

Wichita, Kansas 67201

February 9, 1979

Mr. Kenneth H. Kitchen
Executive Director
The Urban Renewal Agency
City Hall - 2nd Floor
455 N. Main Street
Wichita, KS 67202

Dear Mr. Kitchen:

It is our understanding that the Urban Renewal Agency is proposing the development of a medium priced housing project in the Sheridan Park area, to be partially financed through an Urban Development Action Grant.

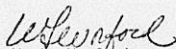
Cessna is extremely supportive of this development proposal. As you are aware, Cessna is currently faced with the problem of meeting its employment needs. One of the major obstacles to attracting new employees to the community is the current housing shortage. The limited supply of medium priced housing in particular is a detriment to attracting new employees in order to meet our current and anticipated production demands.

The Sheridan Park project would provide an attractive housing resource for potential employees, thereby helping to insure that Cessna will continue to maintain its operations within the community.

At the present time, we anticipate the need to increase our work force by 4,000 employees over the next two years. Based on current industry wage rates, approximately 3,000 middle income jobs and 1,000 upper income jobs would be available. If an Urban Development Action Grant is approved for the Sheridan Park project, Cessna will agree to inform prospective employees of housing available in the project area.

Should you need information about our E.E.O. and training programs, please contact me.

Sincerely,


W. L. Worford
Sr. Vice President

WLW:j

Beech Aircraft Corporation
Wichita, Kansas 67201
U. S. A.

FEB 6 1979

EDWARD C. BURNS
GROUP VICE PRESIDENT

February 2, 1979

Mr. Kenneth H. Kitchen
Executive Director
The Urban Renewal Agency of the
Wichita, Kansas Metropolitan Area
455 North Main Street
Wichita, KS 67202

Dear Mr. Kitchen:

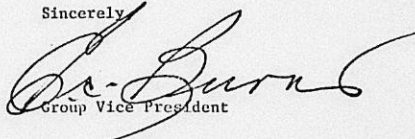
Thank you for your letter of January 26, 1979 advising of the Urban Renewal Agency goal to develop new moderate priced housing in the Wichita area. We understand the first project will be the Sheridan Park area and will be partially financed through an Urban Development Action Grant.

Beech Aircraft Corporation has actively encouraged our community leaders to provide additional moderate priced housing if it is to attract new employees to this area. We are concerned that the limited supply of moderate priced housing is insufficient to attract the skilled employees needed to meet our current and anticipated production demands. Already the requirements for skilled workers have caused our company to establish new plant site locations outside the Wichita area. Hopefully, the Sheridan Park area will provide sufficient additional housing to accommodate our projected growth.

As requested, I am enclosing our company's anticipated needs for new and additional employees of the next two years. Should an Urban Development Action Grant be approved for the Sheridan Park project, Beech Aircraft Corporation will be pleased to inform prospective employees of the housing available in this project area.

Should you require any further information, please do not hesitate to contact us.

Sincerely,



Group Vice President

ECB dc
Enclosure

BEECH AIRCRAFT CORPORATION
REQUIREMENTS FOR NEW AND ADDITIONAL EMPLOYEES

	<u>1979</u>	<u>1980</u>
Low Income (5%)	20	25
Middle Income (80%)	320	400
Upper Income (15%)	<u>60</u>	<u>75</u>
Totals	<u>400</u>	<u>500</u>

PART VI

SUMMARY OF PROPOSED EXPENDITURES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

APPLICANT NAME:

Wichita, Kansas

PART VI

UDAG APPLICATION NO.:

SUMMARY OF PROPOSED EXPENDITURES

	ACTIVITY (a)	SOURCE OF FUNDS				TOTAL COST (f)
		UDAG (b)	PRIVATE (c)	STATE (d)	OTHER FEDERAL (e)	
	1. Land acquisition	(291,200)	651,800			651,800
	2. Streets & site improvements		1,411,800		100,000	1,511,800
	3. Parking facilities					
	4. Foundations & platforms					
	5. Pedestrian mells					
	6. Drainage Improvements	70,000			200,000	270,000
	7. Clearance & demolition	(28,000)				(28,000)
	8. Rehabilitation					
	a. Commercial					
	b. Industrial					
	c. Residential				140,000	140,000
	9. Construction					
	a. Commercial					
	b. Industrial					
	c. Residential		168,000			168,000
	10. Relocation	(286,000)				(286,000)
Other	11. a. Const. Loan	600,000				600,000
	b. Permanent Financing		12,012,000			12,012,000
	c. Temporary Bonds				(600,000)	
	d. Bond Interest		42,000			42,000
	e. 5% down payment		600,000			600,000
	12. Administrative costs	33,500	19,200			52,700
	13. Subtotal (Sum of lines 1 through 12)	703,500	14,904,800		440,000	16,048,300
	14. Contingencies (Not to exceed 10% of line 13)	70,300	24,700			95,000
	15. Program income					
	16. Total cost	773,800	14,929,500	-0-	440,000	16,143,300

PART VII

CERTIFICATIONS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

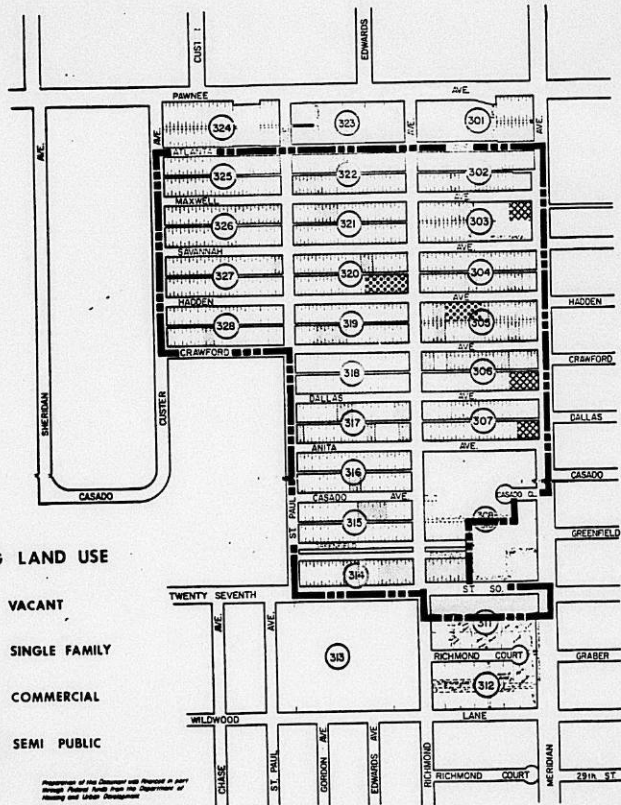
ASSURANCES

The applicant hereby assures and certifies with respect to the grant that:





- (1) It possesses legal authority to apply for the grant, and to execute the proposed program.
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- (3) It has complied with all the requirements of OMB Circular No. A-95 as modified by Sections 570.300(c) (for entitlement applicants) or 570.400(d) (for discretionary applicants) and that either
 - (i) any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or
 - (ii) the required procedures have been followed and no comments or recommendations have been received.
- (4) Prior to submission of its application, the applicant has:
 - (i) provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;
 - (ii) held at least two public hearings to obtain the views of citizens on community development and housing needs; and
 - (iii) provided citizens an adequate opportunity to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and otherwise to participate in the development of the application.
- (5) Its chief executive officer or other officer of applicant approved by HUD:
 - (i) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to the applicant's proposed program pursuant to 24 CFR 570.602; and
 - (ii) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
- (6) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low or moderate income families or aid in the prevention or elimination of slums or blight. Where all or part of the community development program activities are designed to meet other community development needs having a particular urgency, such needs are specifically described in the application under the Community Development Plan Summary.
- (7) It will comply with the regulations, policies, guidelines, and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program.
- (8) It will administer and enforce the labor standards requirements set forth in Section 570.605 and HUD regulations issued to implement such requirements.
- (9) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.
- (10) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.
- (11) It will comply with:
 - (i) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
 - (ii) Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services within the applicant's jurisdiction.

- (iii) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Title I funds.
 - (iv) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.
 - (v) Executive Order 11246, and all regulations issued pursuant thereto (24 CFR Part 130), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally - assisted contracts. Such contractors and subcontractors shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.
 - (vi) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
- (12) It will:
- (i) In acquiring real property in connection with the community development block grant program, be guided to the greatest extent practicable under State law, by the real property acquisition policies set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and the provisions of Section 302 thereof;
 - (ii) Pay or reimburse property owners for necessary expenses as specified in Section 303 and 304 of the Act; and
 - (iii) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations (24 CFR Part 42).
- (13) It will:
- (i) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and applicable HUD regulations (24 CFR Part 42), to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;
 - (ii) Provide relocation assistance programs offering the services described in Section 205 of the Act to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
 - (iii) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c) (3) of the Act, and that such housing will be available in the same range of choices to all such displaced persons regardless of their race, color, religion, national origin, sex, or source of income;
 - (iv) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
 - (v) Carry out the relocation process in such a manner as to provide such displaced persons with uniform and consistent services, including any services required to insure that the relocation process does not result in different or separate treatment to such displaced persons on account of their race, color, religion, national origin, sex, or source of income.
- (14) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
- (15) It will comply with the provisions of the Hatch Act which limit the political activity of employees.
- (16) It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.

PART VIII
MAPS



EXISTING LAND USE

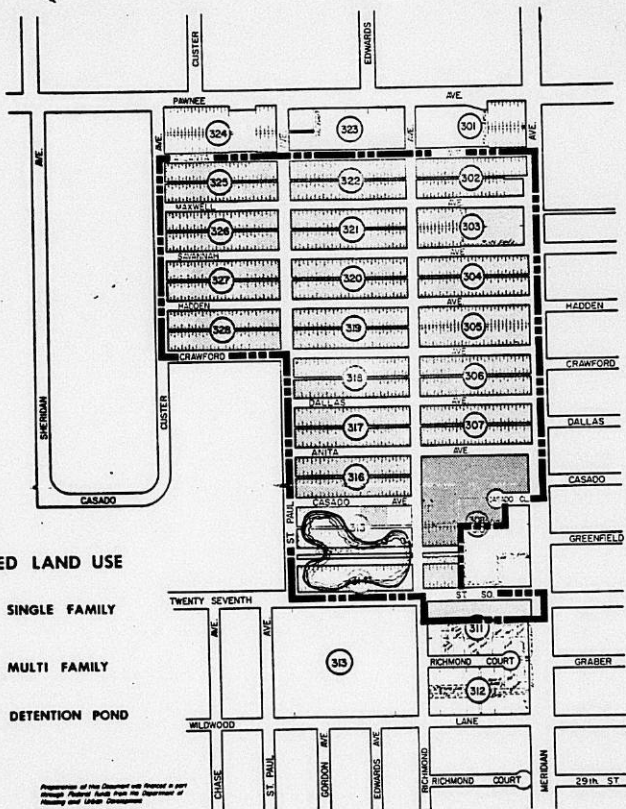
-  VACANT
-  SINGLE FAMILY
-  COMMERCIAL
-  SEMI PUBLIC

Preparation of this Diagram was financed in part through Federal funds from the Department of Housing and Urban Development.



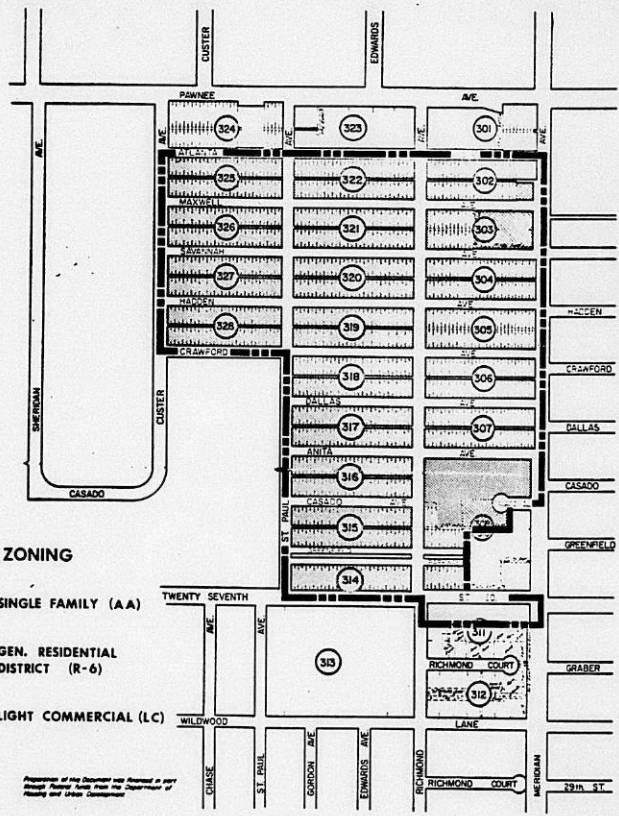
SHERIDAN PARK




URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA



SHERIDAN PARK

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA

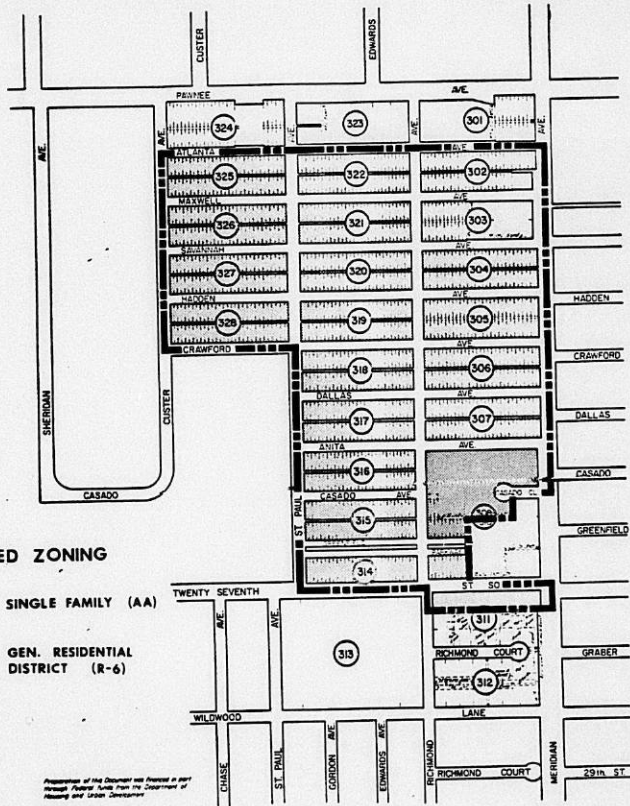


- EXISTING ZONING**
-  SINGLE FAMILY (A.A)
 -  GEN. RESIDENTIAL DISTRICT (R-6)
 -  LIGHT COMMERCIAL (L.C)

Provisions of the Ordinance are amended to set several former lots from the Department of Public and Urban Development.



SHERIDAN PARK
 URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA



PROPOSED ZONING

-  SINGLE FAMILY (AA)
-  GEN. RESIDENTIAL DISTRICT (R-6)

Portions of this Document was Revised in part through Public Hearings from the Department of Housing and Urban Development



SHERIDAN PARK
 URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA

103
PART

101
PART

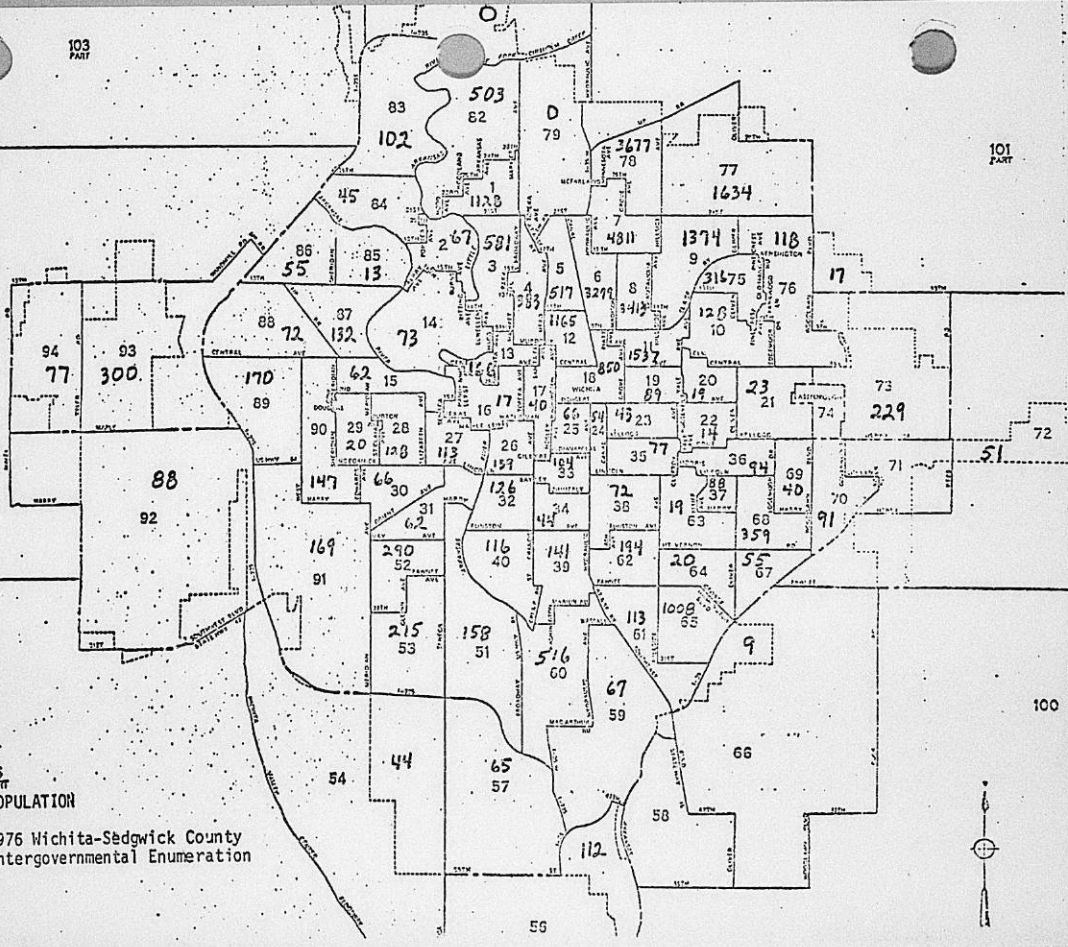
95
PART

100

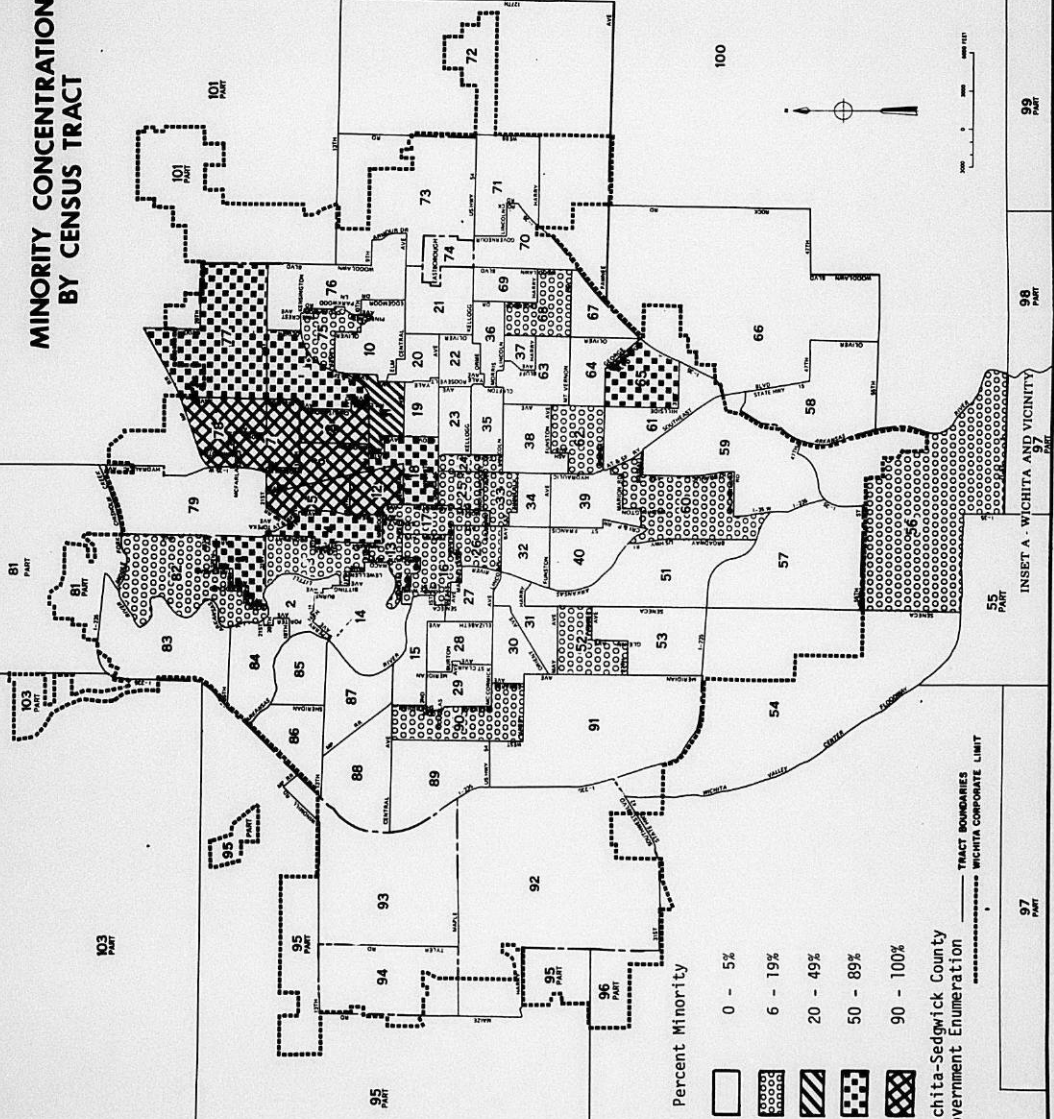
96
PART

MINORITY POPULATION

SOURCE: 1976 Wichita-Sedgwick County
Intergovernmental Enumeration



MINORITY CONCENTRATIONS BY CENSUS TRACT



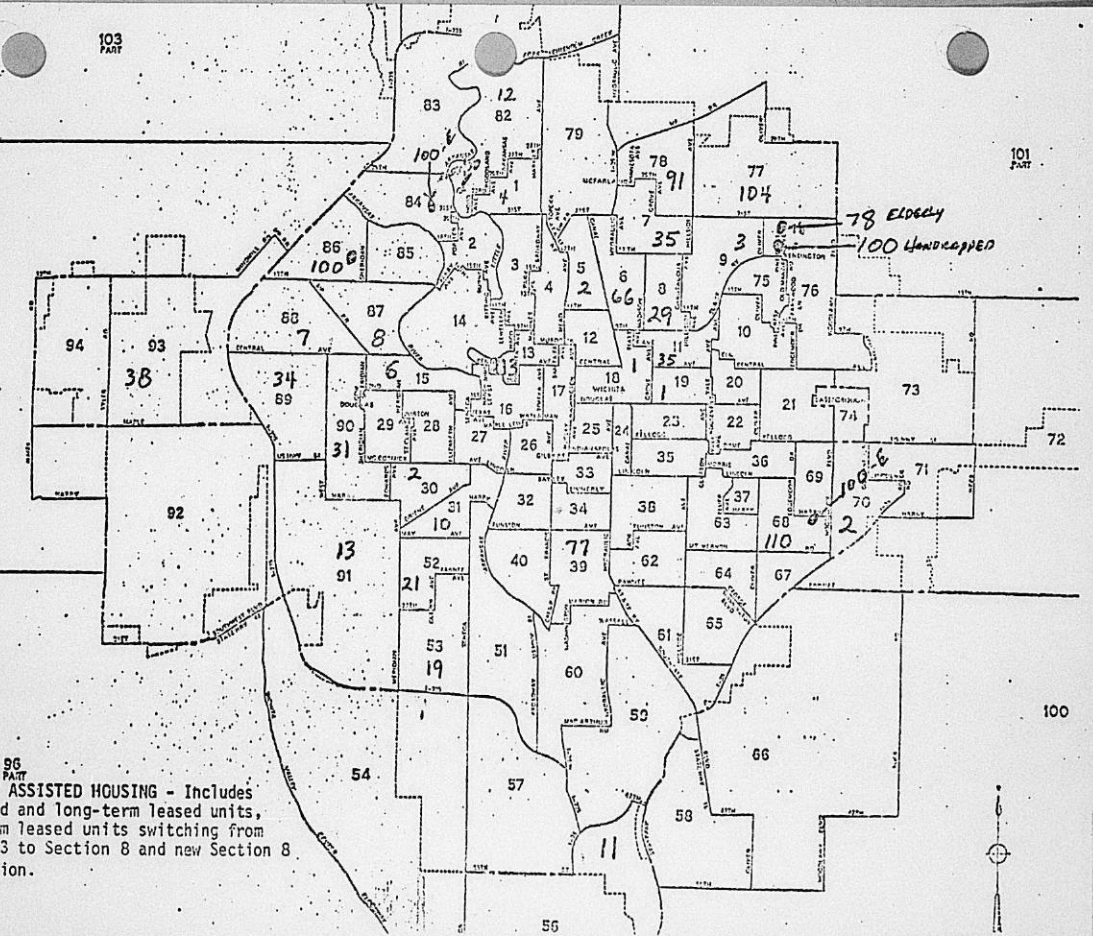
1976 Wichita-Sedgwick County
Intergovernment Enumeration

----- TRACT BOUNDARIES
----- WICHITA CORPORATE LIMIT

103
PART

101
PART

95
PART



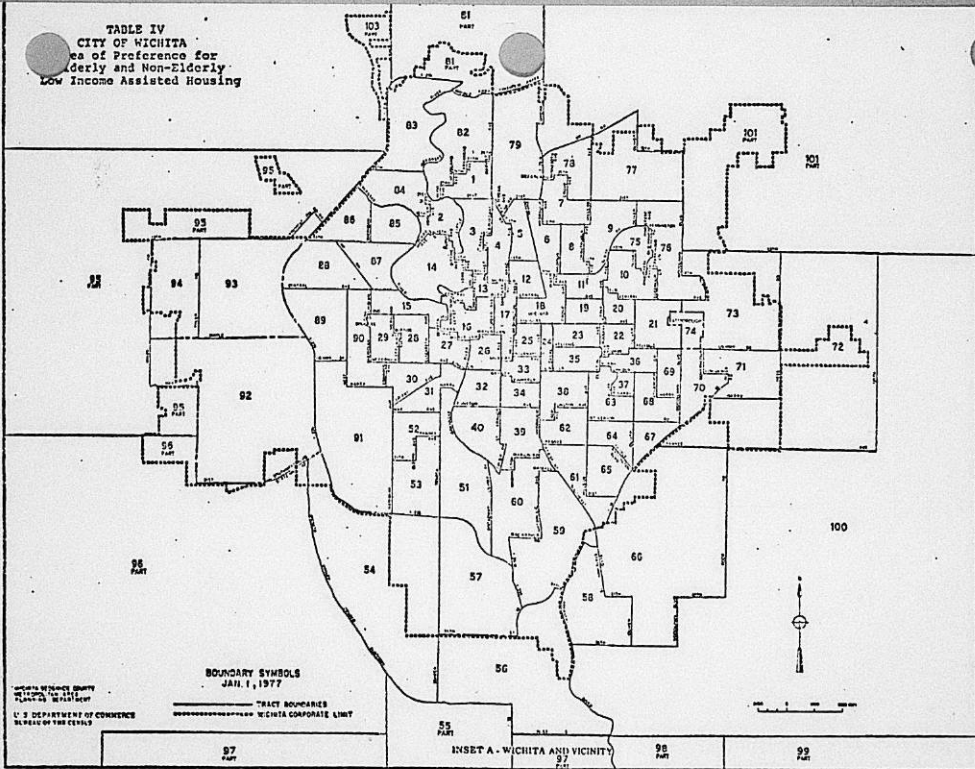
96
PART

FEDERALLY ASSISTED HOUSING - Includes
 City owned and long-term leased units,
 short-term leased units switching from
 Section 23 to Section 8 and new Section 8
 construction.

100



TABLE IV
CITY OF WICHITA
Areas of Preference for
Elderly and Non-Elderly
Low Income Assisted Housing



WICHITA DISTRICT OFFICE
 WICHITA, KANSAS 67202
 U. S. DEPARTMENT OF COMMERCE
 BUREAU OF THE CENSUS

BOUNDARY SYMBOLS
 JAN. 1, 1977

————— TRACT BOUNDARIES
 - - - - - WICHITA CORPORATE LIMIT

INSET A - WICHITA AND VICINITY
 97 PART

98 PART

99 PART

PART IX
ADDENDA

RELOCATION RESOURCES

Relocation Resources
Wichita, Kansas

March 14, 1979

BEDROOMS	HOUSES FOR SALE	PRICE
1	1016 South Wichita	\$20,000.00
1	2420 North Waco	\$12,000.00
1	3318 North Waco	\$13,500.00
1	544 North Eisenhower	\$20,000.00
1	226 North Young	\$21,000.00
1	2118 East 3rd	\$11,250.00
2	536 South Kessler	\$23,900.00
2	4215 South Oak	\$24,900.00
2	726 South Bonn Avenue	\$27,000.00
2	2203 Casado	\$28,000.00
2	2412 Walker	\$28,950.00
2	1642 South Millwood	\$29,200.00
2	3401 West Caroline	\$29,500.00
2	1528 South Waco	\$29,950.00
2	2045 South Gold	\$32,000.00
2	2326 West Douglas	\$28,600.00
2	2915 Mascot	\$29,500.00
2	123 South McComas	\$29,900.00
2	733 North Bebe	\$28,500.00
2	414 North Gordon	\$31,000.00
2	2523 North Fairview	\$32,500.00
2	150 North Vine	\$32,900.00
2	233 North Meridian	\$32,900.00
2	3134 North Shelton	\$36,500.00
2	248 North St. Paul	\$36,900.00
2	3417 West 17th Street	\$37,000.00
2	239 North Tracy	\$37,500.00
2	247 North Tracy	\$37,500.00
2	1635 West 17th Street North	\$37,500.00
2	1515 West 25th Street North	\$38,500.00
2	2501 North Litchfield	\$39,000.00
2	359 North High	\$38,900.00
2	806 Spaulding	\$39,500.00
2	1812 North Porter	\$42,500.00
2	1920 West 29th Street North	\$43,900.00
2	1459 North Salina	\$45,500.00
2	2217 East 3rd	\$19,000.00
2	2134 North Minnesota	\$14,900.00
2	1318 North Chautauqua	\$15,900.00
2	2114 North Market	\$14,900.00
2	1101 North Green	\$17,000.00
2	1223 North Hillside	\$16,900.00
2	2359 North Estelle	\$18,000.00
2	2323 North Prince	\$18,800.00
2	2114 North Minnesota	\$19,500.00
2	1723 North St. Francis	\$19,500.00
2	2418 East Mossman	\$19,900.00
2	412 North Estelle	\$21,000.00

2	1959 North Hillside	\$20,800.00
2	1712 North Estelle	\$20,500.00
2	2002 East Murdock	\$22,000.00
2	826 North Mathewson	\$24,000.00
2	1724 North Emporia	\$24,500.00
2	1602 Kenmar	\$25,000.00
2	2413 North Grove	\$28,000.00
2	645 North Pinecrest	\$28,500.00
2	1427 North Belmont	\$29,750.00
2	3921 Regents	\$28,900.00
2	623 North Lorraine	\$32,500.00
2	618 North Estelle	\$36,800.00
2	509 North Belmont	\$33,500.00
2	1121 North Glendale	\$34,500.00
2	410 North Estelle	\$35,000.00
2	1243 North Terrance	\$34,900.00
2	1747 North Old Manor	\$36,500.00
2	619 North Belmont	\$42,900.00
2	5118 East Pine	\$39,900.00
2	1551 North Terrance	\$38,700.00
2	2506 Bleckley	\$45,000.00
2	5904 East 3rd	\$49,500.00
2	1438 Elmhurst	\$19,000.00
2	4481 Hemlock	\$22,500.00
2	804 South Market	\$24,900.00
2	2256 South Topeka	\$25,900.00
2	1944 South Pattie	\$26,000.00
2	1640 Selma	\$26,000.00
2	1907 South Ellis	\$27,500.00
2	261 South Minnesota	\$33,500.00
2	2111 Casper Lane	\$28,900.00
2	1068 Fineridge	\$29,000.00
2	2122 South Washington	\$29,500.00
2	1133 Alturas	\$30,000.00
2	2532 Twin Oaks Drive	\$31,000.00
2	2041 North Madison	\$32,000.00
2	2626 South Fork	\$32,500.00
2	1537 South Ellis	\$32,500.00
2	612 South Green	\$36,500.00
2	1114 East Berkeley	\$33,900.00
2	5827 East Kinkaid	\$32,900.00
2	1501 Jump	\$34,000.00
2	1911 South Washington	\$34,600.00
2	2516 Heuett	\$34,900.00
2	838 South Bleckley	\$37,000.00
2	1952 South Emporia	\$35,500.00
2	708 South Holyoke	\$35,500.00
2	2425 South Lulu	\$36,900.00
2	1421 South Market	\$36,000.00
2	2846 South Washington	\$35,500.00
2	716 South Hillside	\$36,500.00
2	1501 Denker	\$37,500.00
2	608 South Edgemoor	\$38,000.00
2	722 South Yale	\$38,900.00
2	1752 South Grove	\$39,000.00
2	1302 Salome	\$40,000.00
2	4341 East Bellnire	\$42,500.00

3	1645 North St. Francis	\$27,500.00
3	2361 North Prince	\$27,900.00
3	2444 North Grove	\$31,500.00
3	2634 Iva	\$29,900.00
3	5218 East Pine	\$32,500.00
3	1333 North Dellrose	\$34,500.00
3	653 North Pinecrest	\$35,000.00
3	2725 North Erie	\$37,500.00
3	938 North Old Manor	\$39,500.00
3	830 North Battin	\$40,900.00
3	605 North Terrance	\$44,500.00
3	1746 North Old Manor	\$44,900.00
3	857 North Belmont	\$45,500.00
4	1800 Exchange	\$39,500.00
4	1309 Calvert	\$42,500.00
4	3327 South McComas	\$52,900.00
4	2102 West 35th	\$61,500.00
4	248 North St. Paul	\$36,900.00
4	1848 Park Place	\$44,900.00
4	1116 Pearce	\$47,900.00
4	4217 West 18th	\$56,500.00
4	1557 North Estelle	\$30,000.00
4	602 North Grove	\$35,000.00
4	1503 North Broadway	\$35,000.00
4	2638 North Madison	\$38,000.00
4	1738 North Old Manor	\$38,500.00
4	730 North Broadway	\$39,700.00
4	146 North Volutsia	\$41,900.00
4	415 North Volutsia	\$56,400.00
4	4261 Auburn	\$53,900.00
4	4806 Arlene	\$56,500.00
4	1652 South Main	\$28,500.00
4	1352 South St. Francis	\$34,900.00
5	1118 Lewellen	\$49,500.00
5	2726 East 2nd	\$38,500.00
5	1551 North Market	\$42,500.00
7	1045 North Waco	\$49,900.00

3	1109 South Fern	\$27,500.00
3	4627 South Gold	\$28,000.00
3	4650 South Gold	\$28,500.00
3	2428 Wildwood	\$31,000.00
3	419 West Maple	\$31,000.00
3	4710 South Clarence	\$32,500.00
3	3355 South Millwood	\$32,900.00
3	2301 Hiram	\$33,000.00
3	3215 Downtain	\$33,000.00
3	2005 South Main	\$33,500.00
3	1811 South Ida	\$33,500.00
3	3544 South Everett	\$35,000.00
3	724 South Fern	\$35,500.00
3	2303 West 27th Street South	\$36,900.00
3	2426 South Osage	\$37,500.00
3	2515 South Elizabeth	\$38,000.00
3	3314 Leonine	\$38,000.00
3	728 West 30th Street South	\$38,500.00
3	2832 South Glen	\$38,900.00
3	2710 Magnolia	\$39,500.00
3	2326 Hiram	\$39,900.00
3	3155 Mt. Carmel	\$40,000.00
3	3222 South Custer	\$41,000.00
3	2420 Bennett	\$41,500.00
3	2316 Sunnysbrook	\$41,500.00
3	3340 South Custer	\$42,500.00
3	3150 South Sheridan	\$42,500.00
3	3420 South Bonn	\$43,500.00
3	1210 Casado	\$44,000.00
3	2933 Hiram	\$45,000.00
3	2309 Southgale	\$45,000.00
3	818 West Hazel	\$45,000.00
3	3032 South Mt. Carmel	\$45,700.00
3	2711 North Waco	\$27,500.00
3	726 North Hoover	\$36,000.00
3	1101 Brady	\$36,900.00
3	3227 Park Place	\$37,500.00
3	437 North Elder	\$38,500.00
3	2810 Burns	\$37,900.00
3	2248 Caroline	\$38,800.00
3	375 North Burnswick	\$39,500.00
3	537 High	\$39,500.00
3	7611 Jennie	\$41,900.00
3	649 North Court	\$42,500.00
3	2022 Park Place	\$42,500.00
3	1920 Joann	\$42,900.00
3	5410 West 23rd Street North	\$43,500.00
3	1929 Wellington Place	\$46,000.00
3	3013 Amidon	\$47,900.00
3	749 North Young	\$47,900.00
3	5855 Tyler Road	\$48,000.00
3	1740 North McComas	\$53,900.00
3	1926 North St. Paul	\$56,900.00
3	1022 North Green	\$19,500.00
3	1527 North Ash	\$21,900.00
3	128 North Ash	\$25,800.00

PROGRAM FOR RELOCATION OF FAMILIES, INDIVIDUALS
AND BUSINESSES
SHERIDAN PARK

ORGANIZATION FOR RELOCATION

Administration

The Urban Renewal Agency is the Central Relocation Agency for the City of Wichita. The Urban Renewal Agency will have sole responsibility for administration of the program. The program will be under the immediate supervision of the Agency's Relocation Officer and his staff which at this time numbers four. Additional staff will be employed and properly trained to assure the proper handling of the workload within the established Regional Policy.

Coordination

As previously mentioned, the Urban Renewal Agency is the Central Relocation Agency for the City and handles all such activities for Open Space Programs, Highway Land Acquisition, Concentrated Code Enforcement Programs, and City Housing Code Enforcement. As such, excellent coordination exists in that virtually all displacement of low and moderate income families and individuals is handled by the Urban Renewal Agency and the Agency, together with the Local Housing Authority, acts as a clearing house for housing units within the reach of low and moderate income families and individuals.

Maintenance of Records

The Agency will maintain detailed records of each case taken into the workload which shall be available for inspection by appropriate Agencies at all reasonable times. In addition, records will be maintained which shall be available to members of the public, including the neighborhood area residents.

Public Information

The Agency maintains a public information staff which will develop an informative and educational program for use and dissemination within the appropriate relocation area. Such program will include, but not be limited to the following:

1. Preparation of a circular explaining all relocation benefits in detail.
2. Preparation of a circular explaining rehabilitation opportunities.
3. Dissemination of information on rehousing opportunities such as Local Housing Authority Units, and units available under FHA 235 and 236 Programs.

Periodic group meetings shall be conducted, if warranted, to inform prospective displacees of benefits available to them.

In reference to deficiencies on the provision of social services to displacees prior and subsequent to relocation, the following efforts are made:

The working in close relation to the City Demonstration Agency has established a Community Organization Staff to assist all displacees on a priority basis. Upon initial contact with displacees, the Relocation Staff attempts to uncover any problem or need in which the Community Organization Staff can be of assistance; if so, the referral is made immediately. Follow-up on assistance is continuous through the relocation process. Three-month and twelve-month interviews follow the actual move by the displacee. The success or failure of the referral and subsequent follow-up efforts are documented in the file folder kept on each displacee.

Relations with Site Occupants

Information material will be delivered to site occupants within the relocation areas no later than the time the projects, causing relocation of site occupants, of the displacing agencies are approved. As each property is acquired, the occupant will be interviewed in order to determine relocation requirements. Additional informational material will be delivered to site occupants at this time. The field relocation office will be located at 1743 North Hillside, Wichita, Kansas. This office will be open from 8:00 A.M. to 5:00 P.M. Monday through Friday. Interviews at any reasonable time may be arranged with members of the Relocation Staff. The main office of the Urban Renewal Agency will be open to displacees during the regular business hours, 8:00 A.M. to 5:00 P.M., Monday through Friday.

POLICIES

Development of Policies

All problems encountered in the execution of this Relocation Plan, including grievances, shall be resolved on the local level. If any relocatee is dissatisfied with the local decision, the relocatee may appeal to the HUD Area Office.

Termination of Relocation Assistance

Relocation Assistance will only be terminated under one (1) of the following conditions, and then only after exhaustive measures have been taken to correct the conditions:

- (a) The family or individual has moved to standard housing within its financial capabilities.

- (b) Efforts to trace a family or individual have failed.
- (c) The family or individual moves to substandard housing and refuses to accept offers of further assistance.
- (d) Eviction action has been completed in strict accordance with the eviction policy.
- (f) A business concern or nonprofit organization has relocated or discontinued operations.

Displacement

No family or individual shall be displaced from its place of residence by an activity of any HUD related program until that individual or family has chosen to occupy suitable relocation housing and such housing has become vacant and available for occupancy or has refused a reasonable choice of identified suitable relocation housing units.

Temporary Relocation (Families and Individuals)

(a) The local agency will minimize the use of temporary relocation resources, but may use such resources (including mobile homes) with prior HUD concurrence when adequate permanent relocation resources are not available at the time of displacement from the neighborhood, or when the HUD-approved project plan anticipates moves back into completed accommodations in the project or program area. Temporary relocation will not diminish the responsibility of the local agency to offer relocation assistance and services designed to achieve permanent relocation of site occupants into suitable facilities. No temporary moves will be undertaken without prior HUD approval except in dire emergency. A temporary move will be made only if the conditions enumerated below are met:

(1) Families and Individuals

- (a) (1) The move is necessitated in the case of a major disaster, a Presidentially declared emergency, or such other extraordinary emergency where an individual or family is subject to conditions hazardous to his or his family's health or safety.
(2) The HUD approved project plan anticipates moves back into completed accommodations in the project or program area.
- (b) The temporary housing is decent, safe, and sanitary and within the financial means of the family or individual (or alternatively, local rent assistance will be provided if the temporary housing is not within the financial means of the family or individual).
- (c) Prior to a temporary move, the Agency shall provide written assurance to each family and individual that:
 - (1) Replacement housing meeting HUD approved standards will be available at the earliest possible time but in any event no later than twelve (12) months from the date of the temporary move, unless HUD has approved a longer period.

(2) Replacement housing will be made available, on a priority basis, to the individual or family who has been temporarily rehoused.

(3) The move to temporary rehousing will not affect a claimant's eligibility for a replacement housing payment nor deprive him of the same choice of replacement housing units that would have been made available had the temporary move not been made.

(4) If the project plan anticipates moves back into replacement housing accommodations in the project or program area, the individual or family who has been temporarily displaced will be given priority opportunity to obtain such housing accommodations.

(2) Business Concerns and Nonprofit Organizations

(a) (1) The move is necessitated (a) in the case of an emergency, (b) the business concern or nonprofit organization is subject to economic hardship, or its employees to conditions hazardous to health and safety, or (c) in extraordinary situations where in the absence of such a temporary move, the progress of the project or the program would be substantially delayed; or

(2) The HUD approved project plan anticipates moves back into completed accommodations in the project or program area.

(b) Agency Documentation. To request HUD approval for a temporary move of a family, individual, or business concern, the local agency will submit the following information to the HUD Area Office:

(1) An explanation of the necessity for the temporary move, based upon the criteria set forth above.

(2) The estimated duration of the temporary occupancy.

(3) In the case of a family or individual, (a) a copy of the written assurance which will be provided to the person explaining his rights and the continuing obligation of the agency to provide relocation assistance and (b) evidence that the family or individual agrees to make the temporary move.

(c) Cost of Temporary Moves.

(1) Amount

(a) For either the temporary move or the permanent move, the person displaced may elect to receive (1) in the case of a family or individual, a payment under either Section 42.65 or Section 42.80 of the regulations, or (2) in the case of a business concern or nonprofit organization, a payment under either (a) Sections 42.65, 42.70 and 42.75 of the regulations (moving and related costs), or (b) if eligible, Section 42.85 of the regulations (payment in lieu of moving and related costs).

(b) For the other move, the total allowable amount is limited to the action reasonable costs of moving (including, in the case of a business concern or nonprofit organization, the cost of searching for a temporary relocation facility and reimbursement for actual direct loss of property in connection with the move).

Notice to Vacate

All notices to vacate shall be in complete accordance with HUD, NDP Handbook 7384.1, Chapter 7, Section 3.

Eviction Policy

Eviction shall be used only as a last resort and shall be undertaken only under one or more of the following circumstances:

1. Failure to pay rent.
2. Maintenance of a nuisance or use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal to consider accommodations meeting relocation standards.
5. Refusal to admit a relocation interviewer.
6. Situations requiring eviction under State or Local law.

In all cases, every effort will be made to provide relocation services prior to eviction.

Settlement Costs

In accordance with the Uniform Relocation Assistance Real Property Acquisition Policies Act of 1970, the Urban Renewal Agency is authorized to pay certain settlement costs and related charges to owners whose property was acquired on or after January 2, 1971.

A relocation payment for settlement costs is in addition to other relocation payments for which a claimant may be eligible and may include reimbursement of cost paid by or charged to the seller or condemnee (hereafter referred to as the "seller") for the following:

1. State and local transfer taxes which the seller is legally obligated to pay (other than by the terms of the contract with the LPA), or which the seller customarily pays in land transfers to governmental entities in the locality.
2. Preparing and recording releases of mortgages and other encumbrances.
3. Penalty paid by the seller for prepayment of a mortgage encumbering the property.
4. Prorata portion of real property taxes and public service charges levied on a property prior to its acquisition by the LPA and allocable to the period subsequent to the date of vesting the title to the LPA or the date on which the LPA takes possession under a court order in eminent domain proceedings whichever is earlier.
5. Certain other costs incident to transfer of title.
6. A payment which will compensate the displaced owner occupant for the present worth of the loss of favorable mortgage financing.

Property owners must file claims for settlement costs within six (6) months after the costs are incurred.

Relocation Payments

Relocation payments and Replacement Housing Payments for Tenants and Certain Others shall be made in accordance with the rules and regulations governing relocation payments as prescribed by the Department of Housing and Urban Development. All displaced families, individuals and business concerns will be eligible to receive relocation payments. Claims for relocation payments must be submitted to the Urban Renewal Agency within six (6) months after the expense has been incurred. Claims for Replacement Housing Payments for Tenants and Certain Others must be submitted within six (6) months from the date of displacement.

Families and individuals will have the option of receiving reimbursement of relocation expenses on either an actual cost basis (subject to allowable maximum) or on the basis of a fixed relocation payment schedule, in which case a dislocation allowance is also payable. (See Attachment A, "Fixed Relocation Payment Schedule").

Relocation expenses for businesses shall be reimbursed on an actual reasonable cost basis.

Replacement Housing Payments for Tenants and Certain Others

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, contains provisions which permit Replacement Housing Payments for Tenants and Certain Others to be made to assist families and individuals to acquire decent, safe and sanitary housing when they move because of urban renewal activities. The payment is in addition to reimbursement for moving expenses and consists of either rental assistance or assistance in making a down payment on a home. (See Attachment B)

Replacement Housing Payment for Homeowners

1. Purpose. The purpose of the Replacement Housing Payment is to provide assistance to a displaced owner-occupant to purchase and occupy a suitable standard replacement dwelling.
2. Eligibility Requirements. A family or individual displaced on or after January 2, 1971, who meets HUD eligibility requirements for a relocation payment to cover moving expenses and actual direct loss of property, and who purchases and occupies a standard dwelling unit, may be eligible for the Replacement Housing Payment, in an amount not to exceed \$15,000, if:

- (a) The family or individual was the owner-occupant of the acquired dwelling for a period of not less than 180 days prior to the initiation of negotiations for the acquisition of the property under a HUD assisted program.
- (b) The displaced owner-occupant purchases and occupies a standard replacement dwelling within one year following displacement.
- (c) The acquisition payment to the owner-occupant is less than the average price for suitable standard sales housing, adequate in size to meet his needs, based on Chapter 6, Appendix 10, Schedule of Average Sales Prices for Standard Housing in Locality, or other evidence of comparability.

3. Limitations. A Replacement Housing Payment may not be made to a displaced owner-occupant who:

- (a) Has received a payment required by State Law of eminent domain which HUD has determined (1) to have substantially the same purpose and effect as the Replacement Housing Payment, and (2) to be includable in the cost of the Federal financial assistance. The displacing agency's request for a determination shall include an opinion of counsel for HUD use in making the required determination.
- (b) Has received a Housing Replacement Payment for Tenants and Certain Others, unless the amount of the Replacement Housing Payment is reduced by the total amount received as Housing Replacement Payment for Tenants and Certain Others.
- (c) Is a shareholder in housing cooperative.
- (d) Occupied a mobile dwelling unit which, under State law, is determined to be personal property, not real property. The opinion of legal counsel shall be submitted to the Regional Office, with appropriate documentation, before a payment may be made to an owner-occupant of a mobile unit.
- (e) Purchases and occupies a dwelling unit determined to be substandard unless within one year following displacement and after receipt of written notification from the displacing agency that the unit is substandard, the owner-occupant purchases and occupies a suitable dwelling unit, or brings the substandard unit into conformance with HUD approved relocation standards.

4. Filing Time. A claim must be filed within 18 months after displacement. Claimants will be advised to submit their claims at the earliest possible time in order that the agency may make a timely judgement of eligibility which may assist a displaced owner-occupant to secure a replacement dwelling unit.

Displacement of Business Concerns and Nonprofit Organizations

While referral assistance will be made available to business concerns and nonprofit organizations, primary assistance will consist of the payment of moving expenses (or loss of property) incurred by such business concerns. Informational material will be delivered to business concerns and nonprofit organizations explaining the availability of Relocation Payments and/or Small Business Displacement Payments. The relocation staff will refer eligible business concerns who desire loans to the SBA. In addition, the relocation staff will refer displaced businessmen to the Management Development Program (CDA program) which can provide, on an individual basis, counseling.

market analysis guidance and management training which can help insure successful relocation. The Local Public Agency (LPA) shall provide listings which include the names and addresses of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred to assistance in obtaining commercial space.

SUMMARY OF RELOCATION BENEFITS

SUMMARY OF RELOCATION BENEFITS

FAMILIES AND INDIVIDUALS

Families and individuals will have the option of receiving reimbursement of relocation expense either on an actual cost basis (subject to allowable maximum) or on the basis of a fixed relocation payment (subject to the allowable maximum of three hundred dollars (\$300.00), for relocation plus a dislocation payment of two hundred dollars (\$200.00) (Ref. Circular 1371.1, Chapter 6, Section 2, Paragraph 21). A Housing Replacement Payment not to exceed Fifteen Thousand Dollars (\$15,000.00) will be made in accordance with Circular 1371.1, Chapter 6, Section 3, Paragraph 31 to those owner occupants of one hundred and eighty days (180) prior to the entrance into negotiation.

A payment to displaced tenants and owner occupants who do not qualify for the Housing Replacement Payment and who have occupied the dwelling from which they are being displaced for ninety days (90) prior to negotiation will receive a payment not to exceed four thousand dollars (\$4,000.00) to assist in:

- (a) Making a down payment towards the purchase of a replacement housing unit; or
- (b) A payment to assist the displaced person in the rental of a replacement housing unit.

BUSINESSES

The relocation payments for Business and Nonprofit organizations will be in accordance with Circular 1371.1, CHG 1, Chapter 6, Section 5.

Benefit

1. Actual reasonable moving expenses and/or loss of property.

Eligibility

A business that meets the basic eligibility requirements may be eligible to receive a payment to cover actual reasonable moving expenses, actual direct loss of tangible personal property, and actual reasonable expenses in searching for a replacement business. Alternatively, a business (but not the owner of an outdoor advertising display) meeting certain additional eligibility

requirements and subject to certain limitations may receive a payment in lieu of actual reasonable moving and related expenses, in an amount not less than \$2,500 nor more than \$10,000. In addition, a person whose business is displaced may also be eligible for moving and related expenses and relocation assistance in connection with a related move from his dwelling.

2. Cost of temporary on-site move of a family, individual, business concern, or non-profit organization may be eligible as a project expenditure.

As a general rule, the cost of a temporary move shall be considered as a project cost, to be shared in the same manner and to the same extent as other project costs, and the cost of a permanent move shall be considered as a relocation payment. The reverse is true, however, when the person receives for the temporary move a payment under subparagraph 15d(1) (a).

3. Actual moving expenses for removal of outdoor advertising from project area.

Advertising display is within the project boundaries, on property which has been acquired, or is scheduled to be acquired, by the City.

4. Small Business Administration low-interest loans to eligible small businesses.

Small Business Administration (SBA) policies and regulations.

Suitable Resources

1. Nondiscrimination

Each and every family and individual displaced shall be offered relocation housing choices available to minority groups and providing decent, safe, and sanitary low and moderate income housing both within and outside the model neighborhood area. The Relocation Office will work closely with the Human Resources office and its

Citizens Advisory Board HRD/AB (Human Resource Development Advisory Board).

2. Relocation Standards

Relocation housing shall conform to the following basic physical standards.

Non-housekeeping units shall conform to the same physical standards with the exception of cooking facilities.

- (a) Be of sound construction and in good repair.
- (b) Contain a flush water closet.
- (c) Contain a kitchen sink, lavatory, and bath or shower; and shall be connected to hot and cold running water.
- (d) Have plumbing fixtures connected to an acceptable sewage system.
- (e) Have safe heating facilities.
- (f) Have a safe and adequate electrical system.
- (g) Have a minimum of one window per room to provide adequate ventilation and sufficient means of ingress and egress.
- (h) Have a minimum ceiling height of seven (7) feet.
- (i) Minimum bedroom requirements shall be as follows:
 - (1) Non-housekeeping units for individuals;
 - (2) One-bedroom units for one and two person families;
 - (3) Two-bedroom units for three and four person families;
 - (4) Three-bedroom units for five and six person families;
 - (5) Four-bedroom units for seven and eight person families;
 - (6) Five-bedroom units for nine and over person families.
- (j) Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant and at least 100 additional square feet of space for each additional occupant. Every room occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of space for each additional occupant thereof;
- (k) No housing to be used as a relocation resource is to be structurally substandard.

If relocation housing under consideration is a multi-family type dwelling, the same physical standards required for a single-family unit shall apply. Every dwelling unit shall have cooking facilities, flush water closet, lavatory basin and bathtub or shower that shall be for the exclusive use of the occupant. Permanent relocation housing will be located in neighborhoods containing adequate commercial and community facilities, including transportation facilities serving major sources of employment. Permanent relocation housing shall not be in a neighborhood characterized by significant environmental deficiencies if these conditions are not being remedied, or are not scheduled to be remedied in the immediate future, by appropriate governmental or private action.

3. Ability to Pay

Displaces ability to pay shall be based on maximum gross monthly rental (or monthly payment in case of purchase) which shall be determined as not to exceed 25% of family gross income. For this purpose, gross income is defined as total family income excluding all income of minors and minus \$300 for each minor. Neither the exclusion nor the \$300 exemption applies to a minor spouse. Program Displacement will not result in a permanent reduction in the supply of low and moderate income housing within the City.

HOUSING RESOURCES AND TECHNIQUES

The Urban Renewal Agency will pursue a coordinated program for the continuing development of low and moderate income housing in conjunction with the CDA, the Local Housing Authority, non-profit sponsors, and the private sector of Wichita's economy. The Urban Renewal Agency's relocation department will act as a clearing house. The housing information inputs will be established on a continuing basis. These inputs will consist of the total housing units built in Wichita by size and price range, the number of housing units demolished, the number of existing housing units for sale by size and price range and other data needed to establish housing needs and resources on a continuous basis. The Relocation Agency has established a Real Estate section which maintains a current average referral list of 500 standard homes and apartments for sale or rent. Referral listings are kept as to location, size and price range. This listing is obtained and maintained by working relationship with the managers of all low and moderate income apartments, the Wichita Board of Realtors, the Multi-List Service, the Homebuilders Association, individual realtors and developers, and lending institutions. The information provided will be used in a systematic way to provide housing resources on a continuous basis. Attached are two examples of our referral forms.

As dwellings are offered by the above organizations they are inspected by the Real Estate staff before they are placed on the referral list and before referral to site occupants. The staff will inspect the dwellings of self-relocated families, if possible prior to the move. If such units are found to be unsatisfactory, the family shall be offered assistance in obtaining adequate standard accommodations.

The Local Housing Authority has expressed an interest in purchasing and rehabilitating units throughout the City and any appropriate units acquired by the Agency will be made available to the Housing Authority for that purpose. Also, the Housing Authority has expressed an interest in purchasing sites for new units. The

Agency will work in close cooperation with the authority in planning each year's Urban Renewal Activities to provide such sites.

The Relocation Department in conjunction with the CDA will offer technical assistance to non-profit sponsors, and the Urban Renewal program will be planned to provide land for these sponsors and any developers interested in construction of low and moderate income housing.

The Urban Renewal Agency has a CD Home Improvement Grant and Loan Program and a 312 loan rehabilitation program underway. The Relocation Department will strive to interest non-profit sponsors and other developers to use Sections 235 and 236 in the rehabilitation of housing units. The Agency will use neighborhood contractors whenever possible, and attention will be given to the development of neighborhood contractors if the lack of such contractors exists. This Agency will pursue a program to offer technical assistance to neighborhood residents so as to enhance employment opportunities. Techniques to be used in assisting neighborhood businessmen are indicated on Page 10. These techniques are a part of a total approach the Agency is now using to assist in the development of neighborhood commercial areas. The Agency endeavors to get the neighborhood merchants to organize and then bring them together with the SBA, other financial institutions, and developers. The Agency offers technical assistance in the form of design and market studies in addition to general technical assistance.

The Relocation Department will work with each Project Area Neighborhood Council in planning each year's relocation and housing activities. Grievances arising out of relocation activities will be handled at the Neighborhood Council level.

The coordinated efforts of the CD, URA, LHA, non-profit sponsors, Neighborhood Councils, and private developers will enable Wichita to provide adequate low to moderate income housing.

COUNSELING FOR HOME OWNERSHIP

Special attention will be given to counseling for home ownership for low and moderate income families. The Agency will pursue designation as a Counseling Agency Under Section 235 and 237 of the National Housing Act as established by the Housing and Urban Development Act of 1968.

Section 237 provides mortgage insurance for low and moderate income families who cannot qualify for mortgage insurance under regular HUD programs because of their credit history, irregular income patterns caused by seasonal employment, or other

factors. In order to qualify under Section 237, such families must be found to be reasonably satisfactory credit risks and capable of home ownership with the assistance of budget, debt management and related counseling.

We anticipate contracting with the HUD FHA Insuring Office to provide such budget, debt management and related counseling services to prospective mortgagors who would qualify for these services.

GRIEVANCE PROCEDURES
RELATING TO ADEQUATE REPLACEMENT HOUSING

The Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 provides:

That any person who believes himself aggrieved by a failure of a State Agency to refer him to adequate replacement housing as provided by the Uniform Relocation Assistance Act may file a complaint with the head of the State Agency, The Executive Director of the Urban Renewal Agency of the Wichita, Kansas, Metropolitan Area.

This complaint may be made orally or written at any time prior to the date of displacement or no later than six (6) months after displacement.

The State Agency shall within fifteen (15) days of the oral request afford the claimant an opportunity to make his presentation. This presentation shall enable the claimant in company of an advising attorney or other representatives, if he so wishes, to discuss his complaint with the head of the State Agency.

Upon receipt of a written request, the State Agency shall review the claim and make a determination as to whether adequate replacement housing has been offered. The State Agency shall issue to the claimant a copy of the determination and shall notify the claimant of his right to seek HUD review. These findings shall be submitted within fifteen (15) days from receipt of the last information supplied by the claimant.

If the written request is filed before displacement, the State Agency shall not require the complainant to move until at least twenty (20) days after it has made its decision and the claimant has had an opportunity to seek HUD review. If the claimant seeks HUD review, no displacement shall occur pending HUD's determination.

REQUEST FOR HUD REVIEW

A claimant who believes his complaint not justified as a result of the State Agency's final decision, may request HUD to make a redetermination on his complaint. The request for HUD review shall be submitted in writing to the HUD Area Director:

Mr. Thomas S. Kilbride
Area Director
Dept. of Housing and Urban Development
Two Gateway Center Office Building
Fourth and State Streets
Kansas City, Kansas 66101

The claim shall be filed (and a copy to the State Agency) within ten (10) days from the date of receipt of the determination by the State Agency.

The Area Director shall review the complaint as submitted and shall issue a finding within fifteen (15) days from the receipt of the claim, including notification to the complainant of his right to seek judicial review in the event the decision is adverse.

If HUD's decision is adverse to the complainant, he may not be displaced until at least twenty (20) days after receipt of notice of the HUD determination. In all cases, the State Agency must notify the complainant in writing twenty (20) days prior to the proposal date of displacement.

Whenever it is determined by the State Agency or by HUD that the complainant has been referred inadequate replacement housing immediate steps shall be taken to offer suitable housing and its Agency shall pay the reasonable costs of the move to such replacement housing and in no case may a complainant be displaced unless he is offered such comparable replacement housing.

If this procedure is not clear, please do not hesitate to contact our Relocation Staff at:

Central Relocation Agency
1743 North Hillside
Wichita, Kansas 67214
Phone: 683-5692

ATTACHMENT A

FIXED PAYMENT MOVING COST SCHEDULE
PLUS
\$200 DISLOCATION ALLOWANCE

NUMBER OF ROOMS	1	2	3	4	5	6 or more
Unfurnished dwelling unit (Relocatee owns furniture)	\$60.00	\$120.00	\$180.00	\$240.00	\$300.00	\$300.00
Furnished dwelling unit (Relocatee does not own furniture).	\$30.00	\$ 40.00	\$ 50.00	\$ 60.00	\$ 70.00	\$ 80.00

RENTAL ASSISTANCE PAYMENT
AND
REPLACEMENT HOUSING PAYMENT

RENTAL ASSISTANCE PAYMENT

A displaced tenant or homeowner who elects to rent may be eligible for a rental assistance payment.

The amount of the rental assistance payment shall be computed by determining the difference between the base monthly rental previously paid by the displaced person and the monthly rental for a comparable replacement dwelling. The difference is multiplied by 48 to determine the total amount of the payment. If the amount exceeds \$4,000, it must be reduced to \$4,000. The relocation assistance payment is to be disbursed in a lump sum unless the claimant requests disbursement on another basis. (See attachment C)

BASE MONTHLY RENTAL

The base monthly rental shall be the average monthly rent, including utilities, paid by the displaced person for the three month period prior to initiation of negotiations.

MONTHLY RENTAL FOR COMPARABLE UNIT

The monthly rental for a comparable unit will be computed by the following method described below.

COMPARATIVE METHOD

The cost of a comparable unit will be determined on a case by case basis by using the average monthly rent for one or more dwellings determined to be most representative of the acquired dwelling. The comparable dwelling may be selected by the Central Relocation Agency or by the displaced person with the approval of the Agency. The Comparative method shall be used at the sole option of the Agency.

REPLACEMENT HOUSING PAYMENT

If a displaced person elects to purchase instead of renting, he may receive a payment of up to \$4,000 for a down payment toward the purchase of a replacement dwelling, including the reasonable costs of incidental expenses. The amount of the payment may not exceed the amount that would be required for a down payment on a conventional loan. The average down payment on a conventional residential loan has been determined to be 20% of the purchase price.

If the claim is for more than \$2,000 the claimant must match dollar for dollar the amount in excess of \$2,000.

The full amount of the payment must be applied to the purchase price and such payment, including incidental expenses must be shown on the closing statement.

The amount of any rental assistance payment previously received by the claimant will be deducted from the Replacement Housing Payment.

REVISED POLICY FOR DISBURSEMENT
OF THE
RENTAL ASSISTANCE PAYMENT
FOR

REPLACEMENT HOUSING PAYMENT FOR TENANTS AND CERTAIN OTHERS

A. LUMP SUM PAYMENT

The Rental Assistance payment is to be paid in a lump sum unless you request payment on another basis.

B. INSTALLMENT PAYMENT

If you elect to receive your rental assistance payment in installments we will arrange for four (4) annual payments, or, if agreed to by you and the agency, a more frequent basis may be arranged. Also, by agreement between you and the agency, installment payments may be terminated at any time by payment to you of the total balance due.

C. Installment payments may not extend beyond a four (4) year period starting on the date of your move to housing meeting applicable standards.

D. CHOICE:

If you elect to receive the rental assistance payment in either the lump sum payment or one (1) or more installments, you will not be eligible to receive an adjusted amount for a down payment to purchase a replacement home.

You may elect to receive either the rental assistance payment as outlined above or the down payment assistance payment.

The rental assistance payment has been designed to help you offset the cost of renting a decent, safe and sanitary replacement dwelling. The sole purpose of the rental assistance payment is to assure that funds will be available when needed to defray your housing costs.

Our agency will assist you in establishing a savings account with a local bank or other financial institute to assure safekeeping of the payment or assist you in identifying a responsible relative or friend who would be available to aid you in making decisions concerning the disposition of the funds.

After you have read the above and discussed it with a Relocation Agent and fully understand the options, please indicate your choice below.

1. I elect to receive my rent supplement in a lump sum payment.
2. I elect to receive my rent supplement through installment payments as agreed to by me and the agency.
3. I elect to receive the downpayment assistance.

I have read and discussed the above information with the Relocation Agent and I fully understand the options available to me. I have indicated my choice of options above.

Signed: _____

Date _____

Relocation Agent

HOUSING NEEDS AND EMPLOYMENT FORECASTS

Chapter II: Purpose, excerpt from
Feasibility Analysis of Mortgage Revenue Bonds,
Wichita-Sedgwick County Metropolitan Area Planning Department
February, 1979

II. PURPOSE

The purpose underlying the issuance of mortgage revenue bonds locally is to facilitate homebuying for moderate-income families, thereby increasing the ability of the Wichita-Sedgwick County area to attract additional workers and, at the same time, influencing the retention of workers comprising the current local work force.

The Wichita-Sedgwick County area has experienced rapid industrial development over the past several years. According to the Kansas Department of Human Resources, local employers have added 13,250 workers to the local labor force since October, 1977. Most of these jobs were created by aircraft manufacturers and related parts suppliers as a result of the expansion of production within the general and business aviation industry. Aircraft and related parts employment has increased by 11,100 workers, or 44%, during the past year alone.

The growth in the local economy, particularly that within the aircraft industry, has led to a strong demand for additional workers. A 1977 Chamber of Commerce study projected a need for 22,442 additional workers by 1980 to meet the demand of present local employers.⁶ Recent annual employment projections by the Wichita-Sedgwick County Metropolitan Area Planning Department (MAPD) established that this strong demand for additional workers has not abated since the time of the 1977 Chamber of Commerce Study. Based upon the average annual employment growth over the past five years (5,800), current industrial expectations for additional employment, and extension of aircraft production projections through the mid-1980's, MAPD estimates that annual employment will increase by 7,000 to 8,000 workers through 1981.⁷

The local unemployment figure for Sedgwick County of 3.1% is well below the national average. While approximately 6,400 people are available for employment in the Wichita Standard Metropolitan Statistical Area (Sedgwick and Butler Counties), most are unable to meet local employer requirements for skilled labor with previous aircraft experience.

The relatively high percentage of the female population which is already employed also contributes to the insufficiency of available local labor. According to statistics compiled for the 1977 Wichita-Sedgwick County Intergovernmental Enumeration, approximately 54% of all females aged 16 years and over and residing in the local area are employed. This compares to a national average female labor participation rate of 46.8% for 1976 (1977 Statistical Abstract of the United States).

While economic growth in Sedgwick County has been significant, the area's population over the same period of time has

decreased. Since 1970 the population of the City of Wichita has dropped by almost 5%, while the population of Sedgwick County has declined by approximately 2%. The heaviest loss occurred in 1970-71 when Sedgwick County lost 24,000 people due to the extensive aircraft industry slump. Both Wichita and Sedgwick County showed significant growth during the period between 1972 and 1975. Since then, population growth has levelled off.

The Human Resources Committee of the Wichita Area Chamber of Commerce directly attributes local labor concerns to the area's population trends. Labor analysts note that total employment in the Wichita-Sedgwick County area has been increasing almost twice as fast as the labor force is expanding, which indicates that many employees commute from outside Sedgwick County.⁸ These trends are of concern to area officials and employers because future industrial development may not be realized if the current shortages of skilled labor persist.

Several large employers and the Chamber of Commerce have found it difficult to recruit new workers to Wichita and Sedgwick County because of the limited supply of moderately priced single-family residences. Their concerns have become especially strong as area employers continue to advertise for substantial numbers of skilled production workers, engineers and management personnel, at the same time the availability of houses in the buying range of these prospective employees diminishes.

One sampling of real estate transactions occurring between November, 1977 and October, 1978, found the mean value of houses sold to be \$45,303 for all of Sedgwick County.⁹ In addition, a survey of homes under construction in July, 1978, indicates that 53% are priced above \$50,000.¹⁰ Moreover, the cost of building new homes in the Wichita-Sedgwick County area is increasing at the rate of 10 to 12% a year.

Since the type of households local employers are trying to attract will most likely be relatively young, the purchase of a new home for these newcomers will be especially difficult. The chances are that many of the new households will consist of only one wage earner (at least initially), and will have little previous homeownership equity to reinvest in a home here. In addition, for those who have sold a home elsewhere, moving and relocation expenses will cut into the equity they received from the sale of their former home, reducing the amount they have available for a down payment and closing costs on a home in this area. The problem is compounded further when the newcomers move from areas where housing costs have risen more slowly than they have locally.

At the same time, employees already residing in the

Wichita-Sedgwick County area may consider moving to another location if they experience difficulty purchasing adequate and affordable housing. Families with median incomes of \$20,000 and below are particularly vulnerable as new homes under conventional financing at an interest rate approaching 11% become less affordable.

In 1977, 4,394 households moved to Sedgwick County from other areas in Kansas, other states and outside the U.S.A.¹¹ Even with this gain, both Sedgwick County and Wichita experienced net losses in their populations between 1976 and 1977, indicating that the rate of in-migration is not sufficient to compensate for the out-migration occurring. Moreover, 1977 data on in-migration places the median household income of in-migrants at \$11,050 and reports that 77.9% of these households were renters. It is impossible to directly relate out-migration to the inability of these households to find adequate and affordable housing. However, the 1977 Enumeration data on in-migration indicates that to a large extent, the in-migrating households may have experienced some difficulty in purchasing a home due to the \$11,050 median income figure and the large percentage of renters.

A poll taken by the Boeing-Wichita Company of 1000 people brought into this area over the past two years revealed complaints of higher priced homes in this area compared with other areas and dissatisfaction with local real estate practices.¹² Lionel Alford, President of Boeing-Wichita, indicated that there is a need for 1000 to 5000 homes in the \$35,000-\$50,000 price range over the next twelve months alone to meet projected expansions in local employment.

Because of local out-migration rates, and the complaints and needs stated which link population and economic growth to a shortage of moderately priced housing, area businesses and industries have become aggressive in their efforts to alleviate the shortage of moderately priced housing and in turn, the shortage of skilled labor. Recently, the Wichita Area Chamber of Commerce began a two-year, \$200,000 campaign to recruit skilled workers to the area and to encourage population growth locally. Their program, "20/20: A Vision of the Future" is aimed at (1) encouraging high school and college graduates to remain in the area, (2) recruiting workers from other cities in the Midwest, the Northeast and the North Central states, and (3) improving the general image of the area.

A vital component in any program to alleviate the current housing and labor shortages is the availability of money to make home mortgage loans. Traditionally, in periods of high interest rates such as we are now experiencing, the normal flow of funds into residential mortgages is interrupted. Funds become costly

to lending institutions, particularly those who specialize in residential mortgages, as interest rates rise and the cost of borrowing becomes too great for many potential home buyers. Typically, young couples and blue collar workers bear the brunt of these conditions because they find themselves unable to qualify for conventional home mortgages.

Since the types of workers most in demand by local employers are also those groups who are being excluded from the housing market by higher prices and higher interest rates, an intense interest has developed in the Wichita-Sedgwick County area for creating a source of relatively low interest mortgage money. Local efforts to achieve this have recently focused on the issuance of tax-exempt mortgage revenue bonds. It is expected that low-interest mortgages created under an MRB program will not only attract new people to the area, but will slow down out-migration from Wichita and Sedgwick County. The MRB plan's immediate effect on housing would, in turn, assist local industry with fulfilling local employment needs.

By providing a stimulus to increase the supply of moderately priced housing aimed at sustaining and enhancing the area's population base, the MRB plan will directly influence housing demand while indirectly contributing to overall economic development. The MRB proposal is a response to an immediate economic development need for more workers, but at the same time, it has the potential of moving the Wichita-Sedgwick County area toward its longer-range housing goals and objectives (see Chapter III).

FOOTNOTES

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COMPREHENSIVE EMPLOYMENT TRAINING ACT PROGRAMS

Information to be provided