



## **Pillar Group Report: Housing for All**

**Date: September 2008**

**Mission:** Create a range of housing choices and opportunities to meet various income levels and needs.

**Strategy:** Identify opportunities for redevelopment, encourage activities that resolve issues related to vacant lots, boarded-up houses and commercial properties,

**Activities:**

- Single-family housing projects currently in progress in NCI area, involving the resolution of boarded-up or otherwise blighted structures, undertaken with City HOME Funding, in partnership with local non-profit Community Housing Development Organizations:
  - 1) 1457 N. Grove
  - 2) 1109 N. Ohio
  - 3) 1110 N. Madison
  - 4) 230 N. Ash
  
- Single-family housing projects currently in progress in NCI area, involving development of vacant lots, undertaken with City HOME Funding, in partnership with local non-profit Community Housing Development Organizations:
  - 1) 1129 N. Madison
  - 2) 1133 N. Madison

- The following rental projects, developed with funding from the Housing Tax Credit Program, received support resolutions from the City Council, or TIF District Approval
  - 1) Village Apartments, 16<sup>th</sup> and Piatt: 28 new rental housing units
  - 2) Madison Family Residences, 9<sup>th</sup> and Madison: 36 new rental housing units
  - 3) CORE Project
  
- Research of Hutchinson Correctional Facility Construction Program
  - Homes Constructed by Vocational Education Students/Inmates
  - Southeast Kansas Education Service Center – Greenbush
  - Constructed in Hutchinson, Transported to Site at Buyer’s Expense
  - Program Currently at Capacity; Constructing Cabins for State Parks Department
  - Approximate Start-up Funding Amount is \$163,500, for Instructors and Equipment
  - Costs: \$49,000 for materials, not including Foundation/Basement, Flatwork, Carpet, HVAC, Utilities Required During Construction
  
- Research of Tenant Education Programs
  - Video Education Provided to all Public Housing Residents Upon Lease-up
  - Availability of Extension Office Programs for Housekeeping Education Services, As Needed
  - “RentSmart” Program not available at SER. Program Primarily Involved Tenant Rights, etc.
  - Articles Addressing this Subject are Regularly Included in Housing Newsletter, and Distributed to Public Housing Residents and Housing Choice Voucher Program Participants
  - Education Provided to Returning Offenders
  
- Research for Model Block Funding Application
  - Neighborhood Selected that Allowed for Expansion of START Efforts
  - Primary Issues to be Addressed
    - 1) Vacant Lots
    - 2) Boarded-up Houses
    - 3) Housing in Need of Rehabilitation/Maintenance

Outcomes:

- September 2007 To Date:
  - 5 vacant, blighted structures acquired and demolished
  - 6 new single-family homes under construction and/or pending sale
  - 1 vacant lot redeveloped, new home constructed and sold (1248 N. Piatt)
  - 1 blighted house site redeveloped, new home constructed and sold (1442 N. Green)
  - 1 blighted house rehabilitated and sold (1010 N. Cleveland)

Next Steps:

- Continue to identify single-family and/or rental redevelopment opportunities

Baseline Impact:

- 1 blighting influence removed, replaced with owner-occupant homebuyer
- 1 vacant lot eliminated, replaced with owner-occupant homebuyer
- 1 blighted house rehabilitated, occupied by homeowner