

1. ROLL CALL

The Housing Commission meeting was called to order at 4:15 p.m. with the following members present: Lisa Gleason, Aubrey Patterson, Angie Davenport, Kelly Anne Lanham, Roy Little, Nathan DeBerry, Lucas Soltow, Jeff Thomson, and Dan Rich. Marvin Mast and Ryan Patton were absent. Adam Stewart, Neighborhood Coordinator; Steve Dechant, City Council member, and Julia Westfall, SCKEDD were also in attendance. Staff present were Ryan Hvitløk, Director of Planning and Development; Jim Seitnater; Downtown and Housing Coordinator; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the December 18, 2019 meeting were approved on a motion by Lanham, seconded by Davenport, passed unanimously.

3. ANNOUNCEMENTS

a. None.

4. WRITTEN REPORTS

a. **2019 Housing Dashboard**

Hvitløk reviewed the YTD Housing Report. There were over 4,600 rental inspections, and almost 2,500 violations. There were approximately 1,200 IPMC home investigations with nearly 800 violations. Residential alteration permits totaled 939 which amounts to millions of dollars being invested into the housing stock. Over 50 Brush Up Hutch applications were submitted.

b. **Brush Up Hutch**

2019 Annual Report included in packet.

c. **Down Payment Match Incentive**

2019 Annual Report included in packet.

d. **Zero-Interest Home Repair Loan**

2019 Annual Report included in packet.

5. ORAL REPORTS

a. **Healthy Neighborhoods Initiative**

Stewart updated the Commission that sign toppers for Creekside are completed and he showed the group the new sign. Annual breakfast meetings were conducted last Saturday. College Grove will continue donuts on the driveway. They are also interested in a clean-up day, block party, neighborhood music on the porch festival, continuing sidewalk stencils by USD 308, and classes on simple yard beautification. As a fund raiser, neighborhood branding on T-shirts or yard flags could be made with proceeds used for a neighborhood project.

Southwest Bricktown is working on an event to celebrate Mexican American heritage along with Cinco de Mayo in Southwest Bricktown park or on a different day. They would like to work on sidewalks in the neighborhood by the park and PRA, continue involvement in national night out, and continue neighborhood meetings with concerns for police. They are working on a Make it Greater grant application.

On January 25, Farmington Park residents will meet at Emanuel Lutheran Church, Grace Arbor will meet at Salvation Army and Creekside meets at the library.

b. Hutchinson Land Bank Update

The 2019 Annual Report was included in the agenda packet and it has been approved by City Council .

c. Aging in Place

Gleason said the committee is waiting on more surveys. They have been obtaining data from a survey asking what is important to the aging population in Hutchinson. The survey will help determine what amenities are important for our housing stock.

6. NEW BUSINESS

a. Feature Neighborhood Recommendation

Stewart said the selection committee met to select the next feature neighborhood. The unanimous recommendation is the area west of College Grove from 11th Ave to 17th Ave and Main St to Monroe. Cub Square and Clayworks are amenities in this area. The homes are sellable and affordable.

Motion by DeBerry seconded by Soltow to accept this area as the next feature neighborhood, passed unanimously.

b. Low Income Housing Tax Credit Application Review

Interfaith Housing & Community Services, Inc., and Manske & Associates

Clint Nelson, Interfaith Housing, explained the level of funds needed to renovate the former St. Elizabeth's Mercy Hospital at West 20th Avenue and Monroe Street was not conducive for funding and an application last year was denied. The current plan would be to demolish the building and construct 18 townhomes with three bedrooms and two bathrooms in each home and single garages. The townhomes would be two-story. Designs are in place modeled after a development in Dodge City. He showed a powerpoint presentation of the proposed units.

The second housing project would be located at East 34th Avenue and Jewell Street for those aged 55 and over. This development would be six duplexes (12 units) that are zero entry in design. Income averaging is 40% to 80% average area income to include more residents.

Jay Manske, Manske & Associates, was in attendance and said the former St. Elizabeth's structure is currently a detriment to the neighborhood and the funding would be too great to remodel the

building. Interfaith Housing exhausted all options to try to save the former hospital building. The proposed townhomes will fit the character of the neighborhood and improve the area. There is a lot of need in housing across the state and this round of applications will be competitive. The townhomes will be bid for local construction.

Patterson asked if this was one application and if it would be more advantageous to submit it as two applications. Nelson said it will be submitted as one project.

Disability Support of the Great Plains

Frank Stuckey and Rick Staab, Disability Supports, presented the proposal for KAW Village I for 21 housing units of affordable housing for people with developmental disabilities. The two-bedroom units would be located near East 23rd Avenue and Waldron St. They are also seeking tax credits for KAW Village II, for 24 units (six quadplexes) of affordable housing for the elderly. These would be two-bedroom units. This would be their seventh and eighth development if the projects are selected. This will be two applications submitted separately. Staab said if only one could be selected for funding, he would select the project for developmental disabilities as he could have the units filled immediately. The units would be constructed with quality masonry for durability and low utility costs. Streets will be built by the owner as private streets and not City streets. Crosswalks and outdoor enhancements would be added by the owner after construction of the units. The location is also conveniently located to medical facilities.

Patterson asked if submitting more than one application is a disadvantage. Staab said the need is there and the competition is great. He does not think that is a barrier.

The Housing Commission voted to recommend approval of all three applications with a motion by Soltow, seconded by Lanham, passed unanimously.

7. OPEN COMMENTS

- a. Davenport said there has been lots of interest in the Down Payment Match Incentive Program; however, the majority of applicants cannot afford the payment, have no equity for a loan, or already have a second mortgage.
- b. Patterson and Lanham mentioned changing the approach with code enforcement letters and not using all capital letters in the notice. One thought is to give more time for repairs, especially if someone has just purchased a property. Little, Patterson, DeBerry, and Gleason will begin a study on how to change the approach on notices and other communication.
- c. Patterson and Gleason spoke to State Legislators about what the Housing Commission has been focused on and how we could use their help on land contracts at the State level. All five representatives were interested in addressing land contracts and we will get a copy of the draft.

HOUSING COMMISSION MINUTES
Meeting of Wednesday, January 15, 2020

8. OTHER

- a. The next regularly scheduled Housing Commission meeting is Wednesday, February 26, 2020 at 4:00 p.m.

9. ADJOURNMENT – The meeting adjourned at 5:10 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 26th day of February, 2020.



Secretary
Ryan Hvitlök, AICP
Director of Planning & Development