

1. ROLL CALL

The Housing Commission meeting was called to order at 4:00 p.m. with the following members present: Lisa Gleason, Ryan Patton, Tony Finlay, Kelly Anne Lanham, Aubrey Patterson, Scott Cooley, Lucas Soltow, Dan Rich, and Jeff Thomson. Angie Davenport and Nathan DeBerry were absent. Julia Westfahl, SCKEDD, and Thad Pickard, Police Department were in attendance. Staff present were Jim Seitnater, Director of Planning and Development; Amy Allison, Senior Planner; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the December 19, 2018 meeting were approved on a motion by Lanham, seconded by Patterson, passed unanimously.

3. ANNOUNCEMENTS

a. None

4. WRITTEN REPORTS

- a. **Brush Up Hutch**
- b. **Down Payment Match Incentive**
- c. **Zero-Interest Home Repair Loan**
- d. **Housing and Rental Registration Report**
- e. **Housing Assessment Tool Data**

The reports for the above-listed items were included in the agenda packet.

Brush Up Hutch is closed for the year for auditing purposes. Applicants can reapply.

There was a good response on the Housing Assessment Tool Survey. There were numerous requests for sidewalks.

5. ORAL REPORTS

a. **Healthy Neighborhoods Initiative**

Finlay said annual meetings for College Grove and Farmington neighborhoods will be held on Saturday, January 26. A meeting with the Allen Neighborhood resulted in six residents attending.

b. **Hutchinson Land Bank Update**

Seitnater said on January 15 the Land Bank presented their annual report to the City Council and spoke of two success stories in developing the SW Bricktown park and the construction of the Spellman infill home. Both of these projects show the success of groups working together to make neighborhood projects a reality.

6. NEW BUSINESS

a. **Low Income Housing Tax Credit Application Review**

Allison said the City Council would like the Housing Commission to review housing tax credit projects and recommend approving a letter and Resolution of support for the requests. The following three applicants are applying for Low Income Housing Tax Credits.

St. Elizabeth Apartments (500 W 20th Avenue) – Interfaith Housing & Manske Associates.

Jay Manske reviewed the project and said they have been working with Clint Nelson, Interfaith Housing Services, on this project for over a year. They have worked to determine the best use of the former St. Elizabeth hospital building and best use for the neighborhood. The St. Elizabeth Apartments will consist of 47 apartments: thirteen one-bedroom units, twenty-six two-bedroom units and eight three-bedroom units. If tax credits are received, Manske said the building may be listed on the State Historic Register. The plan is to begin construction by end of the year and finish by the fall of 2020. Interfaith Housing has owned the property since June, 2016. Income levels will be broader and range from 40%, 60% and 80% AMI 2018 Reno County income limits. The apartments will be energy-efficient with elevator access, and a community room. Water, sewer, and refuse services will be included in the monthly rent.

Lanham said she is on the Interfaith Housing Board and an environmental and structural inspection was completed on the building. She said the building is solid and this project has kept this structure from being removed. Allison said the property is correctly zoned for the project.

Motion by Patterson, seconded by Soltow to recommend the City Council authorize a letter and Resolution of support for the St. Elizabeth Apartments, passed unanimously.

Disability Supports of the Great Plains Residential Expansion (N Waldron St)

Rick Staab, Disability Supports, said Disability Supports of the Great Plains has locations in Hutchinson and McPherson and is a full-service provider for residents with disabilities. This will be their seventh housing development for residents with disabilities. The land is ready for construction. The project would be a mix of duplexes and triplexes for 20 additional units. He showed a drawing of the proposed development similar to one that is completed in McPherson. Each unit looks like a separate home which makes the neighborhood appealing. There is currently a waiting list. Staab said there is a need for these housing units and they have the ability to fill this need. Currently there are 39 units in the Coventry Court development. Allison said this property is zoned correctly for this project.

Motion by Patterson, seconded by Cooley to recommend the City Council authorize a letter and Resolution of support for Disability Supports of the Great Plains residential expansion on N Waldron St., passed unanimously.

Commerce Gardens Addition (E 11th Avenue)

Allison said this request came in late last Friday. Matt Catanese was unable to attend today's meeting. Investment Resources Corporation is filing a tax credit application to expand the Commerce Gardens development and construct an additional 48 units along East 11th Ave on the

remaining vacant lot. The development will consist of four newly constructed buildings. The units will have two and three bedrooms and there is currently a waiting list. Allison said the zoning for this proposed development is correct.

The question was asked if approving all three requests diminishes the likelihood of receiving approval or if there is any priority placed on one application over another. Allison said providing a letter of support and Resolution adds points to the application. A Resolution of support is not mandatory but helps with an application. The City does not prioritize the applications and does not know who other applicants are. Applicants that are not selected this time can reapply.

Finlay asked if we have enough section 8 housing and need higher level workforce housing. Patterson said it makes more sense to recommend the type of housing we want rather than recommend approving all projects and then get what the State approves. Westfall said the biggest need is workforce housing.

Thomson said they are all separate projects and why not let Hutchinson receive tax credits for a project rather than not receive tax credits. If there is a waiting list then there is a need for more housing units. Nelson said they refer some of their clients to Commerce Gardens and there is a need for all the housing.

Cooley made a motion to recommend the City Council authorize a letter and Resolution of support for the Commerce Gardens expansion, seconded by Soltow, passed unanimously.

b. RRIP/Code Enforcement Committee – Project Charter

Allison reviewed the Project Charter for the RRIP/Code Enforcement Committee including the scope and deliverables. The Housing Commission approved of the deliverables and would like a monthly report on the items.

c. 2019 Housing Action Plan Strategies

The commission reviewed the 2018-2020 Housing Action Plan. Staff will be working with the newly hired Director of Public Information. Finlay would like to work on supporting State legislation regarding the proliferation of land contracts. This was added to Action Item 1.3. Allison said we can write a letter or a group can go to Topeka to tell our case. The commission would like the opportunity to evaluate and comment on a proposal. The timeline was adjusted to January through August 2019.

On Action Item 1.5 Seek design professional aid to develop alternative design options for housing rehabilitation, the timeline was adjusted to 2019.

Action Item 2.3 the timeline was adjusted to June 2019.

Action Item 3.3 Engage Chamber on "Moving in to Hutch" campaign, the timeline was adjusted to January 2020.

Action Item 3.4 Research building permit fees and Housing Trust Fund, adjust timeline to June 2019.

7. OPEN COMMENTS

- a. Soltow would like to review the program for the Down Payment Match Incentive. Mostly the homes in College Grove have benefitted from the program. He would like other areas to benefit where homes have been improved and then flipped for resale. He said the loans also have closing costs and cash may be better. Allison said the program goal was to increase home ownership. Finlay said the program was also designed to help improve a neighborhood. This item will be placed on the agenda for discussion at the next meeting.
- b. Cooley notified staff of a possible inspection error and requested staff to look into the matter.
- c. Gleason said HEAL Reno County is bringing Ben Winchester to a Chamber breakfast on April 17 to talk about rural housing issues. The title of his presentation will be Moving In, Moving Out, and Moving Over. This presentation is being paid by a Pathways Blue Cross Blue Shield grant. There may be an opportunity for him to speak to the Housing Commission. Gleason asked the Housing Commission about hosting and promoting this event. The members agreed this would be a good opportunity.

Motion by Finlay, seconded by Cooley to have the Housing Commission promote and host this event, passed unanimously.

8. OTHER

- a. Upcoming Discussion:
 - i. TBD
- b. The next regularly scheduled Housing Commission meeting is Wednesday, February 27, 2019, at 4:00 p.m.

9. ADJOURNMENT – The meeting adjourned at 5:35 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 27th day of February, 2018.

Amy Allison
Secretary