

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, Angie Davenport, Nathan DeBerry, Scott Cooley, Lucas Soltow, Aubrey Patterson, and Dan Rich. Kelly Anne Lanham, Jeff Thomson and Tony Finlay were absent. Julia Westfahl, SCKEDD; Diane Crabtree, Interfaith Housing Services; Adam Stewart, Neighborhood Development Coordinator; and Steve Dechant, City Councilmember were in attendance. Staff present were John Deardoff, City Manager; Trent Maxwell, Building Official; Jim Seitnater, Director of Planning and Development; Amy Allison, Senior Planner; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the January 23, 2019 meeting were approved on a motion by Soltow, seconded by Patton, passed unanimously.

3. ANNOUNCEMENTS

a. Gleason handed out information on Ben Winchester. He will be speaking in Hutchinson on April 15 at 6:00 p.m. at the Wool Market and on April 16 at the Chamber Breakfast. He will speak about housing and rural communities. Between 8:30 and 10:00 a.m. at the Atrium he will be speaking with the Housing Commission. Staff will work on an invitation list and begin promoting his visit.

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. Three new applications were processed this week for Brush Up Hutch.

(Patterson arrived).

Soltow asked why the number of violations was so high compared to last year. Maxwell said last year at this time we did not have a dedicated inspector and now we are catching up.

Allison briefly reviewed the 99 Worst Demolition List and the 500 Worst List report. Properties in the worst condition came from the appraiser's office. Maxwell said this was a complaint only list at the time and no residents were displaced from the properties on the list. He does not think we need to create another list as houses are addressed as they are seen. Many of the complaints were about tall weeds.

5. ORAL REPORTS

- a. **Healthy Neighborhoods Initiative**

Stewart said tomorrow there will be a meeting with approximately eleven residents from the Allen neighborhood. They will discuss the neighborhood boundary and the naming of the neighborhood.

Stewart has eight interviews completed in the Faris neighborhood and two more scheduled. He would like to have interviews for Faris completed by the end of March. He will be meeting with St. Teresa's Parish Council to explain the neighborhood process.

Gleason said a group utilizing the Pathways grant is working with Justin Combs, Parks Director, to add amenities to the SW Bricktown Park. Amenities may include lighting and benches. A Make it Greater grant application has been submitted for the College Grove neighborhood for flags with the College Grove logo. In the Farmington neighborhood the grant application is to help fund benches in the park and upgrades to the park gazebo. All neighborhoods are planning an event in addition to National Night Out.

Seitnater said the neighborhood meetings he attended had a number of officers from the Police Department in attendance. Each neighborhood will have assigned officers and they will have email addresses for residents to contact them about questions and concerns in their neighborhood.

b. **Hutchinson Land Bank Update**

Seitnater said bids were received for mowing and tree trimming on Land Bank lots. The Land Bank will make a selection at their meeting next week.

6. NEW BUSINESS

a. **Brush Up Hutch – Sole Source Proposal**

Allison said the current manager of Sherwin Williams had worked with a similar program in Liberal and wanted to talk to the Housing Commission about being a sole source paint provider in Hutchinson. He was not in attendance to present his proposal.

b. **Flipper Initiative**

Soltow provided a handout outlining a way to drive property investment in targeted areas with the goal of turning run-down homes into homes that are most likely to be purchased by an owner occupant. He said flipping a home is difficult especially where there are concerns about safety, demographics or quality of life. Most house flippers will target homes in an area that will bring up the value of their project because the neighboring homes appear to be nice.

Soltow suggested an investment assistance proposal of possibly \$2,500 per house. It may not be a large enough amount for an investor to take on a project but it may keep those who have done these projects in the past interested in doing additional projects.

Guidelines he suggested for the investment assistance would be to limit the number of years an investor can own a property and qualify for assistance funds. Two years would be a good timeframe and the property could not be sold into or out of an LLC or trust during that time.

Establish a minimum increased value by requiring the applicant to provide the purchase price and the amount of the selling price. The home would need to be sold to an owner occupant and not sold as a land contract. The home would need to be in a targeted area to qualify for assistance.

Soltow said adding items that are not necessarily cost effective but make a house more marketable such as adding a bedroom, a bathroom or finishing a basement may mean a buyer will stay in the house longer after purchasing it. A flipper may have weeks of work and a low profit margin. The houses included in his handout were south of 11th Ave. There is a gap in homes below \$65,000 that qualify for FHA loans. Davenport said lenders have stringent rules based on the value of a house and amount of a loan they can approve, creating the gap. Loans under \$50,000 need 20% down and most applicants don't have that down payment. The purpose of the incentive or grant would be to get people to complete a house flip or continue to flip a house. An incentive for this would fill the gap.

This will be on the agenda for further discussion for the next meeting.

7. OPEN COMMENTS

a. None.

8. OTHER

a. Upcoming Discussion:

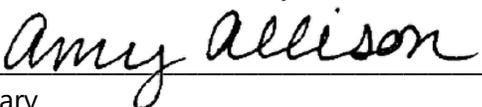
i. TBD

b. The next regularly scheduled Housing Commission meeting is Wednesday, March 27, 2019, at 4:00 p.m.

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

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 27th day of March, 2018.


Secretary