

1. ROLL CALL

The Housing Commission meeting was called to order at 4:02 p.m. with the following members present: Angie Davenport, Ryan Patton, Aubrey Patterson, Scott Cooley, Kelly Anne Lanham, Jeff Thomson, Dan Rich and Lisa Gleason. Lucas Soltow, Nathan DeBerry and Tony Finlay were absent. Adam Stewart, Neighborhood Development Coordinator; Julia Westfall, SCKEDD; Diane Crabtree, Interfaith Housing Services; Steve Dechant, Mayor; Richard Greever, Central Kansas Landlord Association; and Mel McKay, Landlord, were also present. 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 August 22, 2018 meeting were approved on a motion by Patterson, seconded by Cooley, passed unanimously.

3. ANNOUNCEMENTS

a. Allison noted the R-6 Residential Infill District has been approved. Metal accessory buildings are also permitted in all residential districts.

4. WRITTEN REPORTS

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

The reports for the above-listed items were included in the agenda packet. Allison briefly reviewed the reports. Gleason said United Way painted four houses during the community work day.

5. ORAL REPORTS

a. **Healthy Neighborhoods Initiative**

Adam Stewart reported the residents in the Countryside West area met at a home and discussed the subdivision identification signs and how to repair or upgrade them.

The College Grove neighborhood had a Donuts in the Driveway this past Monday and discussed trick or treat options for the neighborhood. The Trinity United Methodist Church youth will help paint leaf stencils on the sidewalks in College Grove.

Sept 27, 2018 will be the first meeting of the "Allen" Neighborhood. The meeting will be held at the Library.

b. **Hutchinson Land Bank Update**

Seitnater said the Land Bank will consider the option of accepting two properties from Interfaith Housing Services at the next the Land Bank meeting.

Josie Thompson will be considered for appointment to the Land Bank by the City Council.

6. OLD BUSINESS

a. **Rental Registration and Inspection Program Update**

Seitnater said the City Council approved continuing the Rental Registration and Inspection Program; however, there will be no fees for 2019. Staff will be looking at ideas and bringing some new strategies back to the Housing Commission to review as well as looking at what other cities are doing to find a way to make the program work for owners, renters and staff.

Inspectors can now write up any problems they see without waiting for a specific complaint.

b. **Central Kansas Landlord Association Request Update**

Patterson said she and Finlay have been working on the request from Central Kansas Landlord Association and have been in contact with The Hutchinson News. Progress is being made; however, there was not much to report at this time.

Richard Greever said the Central Kansas Landlord Association website is almost complete. Tenants will be able to serve a 14/30 day notice to a landlord. This means a landlord must repair a problem in fourteen days or a lease can be broken in thirty days. Landlords who are members of the association will be allowed to see a list of evicted tenants.

7. NEW BUSINESS

a. **Housing Assessment Tool Data**

Seitnater said the Housing Assessment Tool (HAT) is needed for CDBG grants. Staff will meet with stakeholders from numerous entities to gather housing information. The deadline to apply for the grant is August 2019. The stakeholder meetings and gathered information need to be complete by February 2019.

Allison presented a powerpoint comparing housing, unemployment, housing permits, population statistics, and other housing related information from 2000 to 2010. Hutchinson has grown from 2000-2010, household income increased, LMI low moderate income households increased, unemployment increased, the number of homeless persons decreased. There has been an increase in housing units for owner occupied and rental units. The number of vacant homes has increased and overall housing condition and values have decreased. SW Bricktown has improved. College Grove home values have increased. Staff will meet with other local agencies to collect more information.

Cooley commented that the Hutchinson loss in population is only 2.6 %. Steve Dechant asked for a dollar value of existing housing stock. Lanham would like to track investments based on changes made by the R6 zoning change.

8. OPEN COMMENTS

- a. Lanham said Oneok is expanding and Pfizer is building a plant in McPherson which will create 350 new jobs. This will create a need for temporary and permanent housing. Hutchinson could see a spike in housing needs overflow. Houses in McPherson are up to 25% more expensive than in Hutchinson. This may be an issue that warrants further research.

9. OTHER

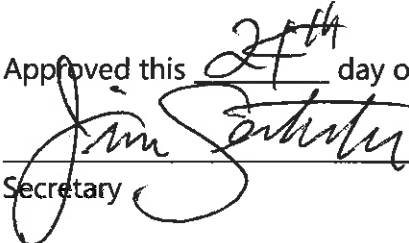
a. Upcoming Discussion:

- i. RRIP – Potential Revisions (subcommittees to review in October)
- ii. Code Enforcement (City Council asked staff and the Housing Commission to look at enforcement techniques to improve housing conditions.)
- iii. HAT Analysis (Staff will keep bringing information to the Housing Commission as it is gathered. There are about 85 Stakeholders identified. Some will meet in person, some as a group and some will be asked to take a survey. Seitnater spoke of opportunity zones from census tracts that are identified at the federal level. There will be a workshop with the State in October.)

- a. The next regularly scheduled Housing Commission meeting is Wednesday, October 24, 2018, at 4:00 p.m.

10. ADJOURNMENT – The meeting adjourned at 4:45 p.m.

Respectfully Submitted,  
Charlene Mosier, Planning Technician

Approved this 27<sup>th</sup> day of October, 2018.  
  
Secretary