

1. ROLL CALL

The Housing Commission meeting was called to order at 4:00 p.m. with the following members present: Lisa Gleason, Angie Davenport, Ryan Patton, Scott Cooley, Nathan DeBerry, Kelly Anne Lanham, Jeff Thomson, Dan Rich, Tony Finlay. Aubrey Patterson and Lucas Soltow were absent. Adam Stewart, Neighborhood Development Coordinator; Diane Crabtree, Interfaith Housing Services; and Steve Dechant, Mayor were in attendance. Staff present were Jim Seitnater, Director of Planning and Development; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the September 26, 2018 meeting were approved on a motion by Gleason, seconded by Patton, passed unanimously.

3. ANNOUNCEMENTS

a. Amy Allison and Aaron Barlow were attending the APA conference in Kansas City.

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.

Seitnater said staff will be mailing notices for late fees from the Rental Registration Inspection Program this week.

Staff has been conducting meetings with community stakeholders on the Housing Assessment Tool (HAT) and is gathering good responses and information.

5. ORAL REPORTS

a. **Healthy Neighborhoods Initiative**

Adam Stewart is conducting Allen neighborhood interviews and will complete them before the holidays. The concerns of those interviewed are cleaning up the neighborhood of trash and unsightly properties, the concern of drugs in the area and the need for some type of neighborhood park. A house on 6th Ave and Jefferson was recently demolished. This now leaves a large area of vacant lots behind Dillons on West 6th Ave.

The first week of November staff will meet with established neighborhoods in the evenings for HAT interviews. A January meeting has been set for established neighborhoods to discuss the past year and plan for the new year.

Gleason updated that in SW Bricktown the neighborhood coordinator has been working with Faris School and talking to parents about what about issues they feel are important. Drug concerns and the need of a park were discussed there as well. She said the community health

assessment also indicates the important connection of housing and jobs and the impact on health.

b. Hutchinson Land Bank Update

Seitnater said the Land Bank purchased four properties at this year's tax sale. Another bidder who purchased a property he now does not want is asking to donate that property to the Land Bank. Interfaith Housing had a property at 915 E Avenue A they donated to the Land Bank. Seitnater suggested the Housing Commission members look at the property at 8th Avenue and Cleveland that was a Land Bank property developed by Eddie Spellman. This is an example of what can be done with a Land Bank property that has become a nice infill home in the neighborhood.

6. OLD BUSINESS

a. Hutchareahomes.com Review/Central Kansas Landlord Association Request

Finlay asked for discussion on the Hutchareahomes.com website. Lanham mentioned she has a competing product and would not vote on the issue. Finlay said in 2015 a three-year contract with The Hutchinson News was entered into to develop a one-stop shop, all-inclusive website on housing information. The cost was \$10,000 to design the website and \$5,000 a year to maintain it. The three years will end this month. The website was developed similar to one Dodge City had done at that time. New Beginnings had a website prior to hutchareahomes.com called Hutch Rents, that had similar housing information but it had not been kept updated and eventually dissolved.

At a previous Housing Commission meeting, Richard Greever, on behalf of the Landlords Association, submitted a request for \$5,000 of support for their new website. Patterson and Finlay were selected to study this request. The commission discussed the hutchareahomes.com website and said the search engine does not bring the site very high up on the listings page. Most Housing Commission members indicated they do not use the site and Lanham said most potential clients use Zillow and Realtor.com. They believe the website is no longer doing what it was originally intended to do. The commission did not see the need to renew the hutchareahomes.com website or contribute funds to support a new similar website.

The consensus of the commission was it does not seem prudent to compete with huge companies like Zillow. Instead, the money could better be used for other education opportunities. Another option could be to link Zillow or similar sites to our City website.

7. NEW BUSINESS

a. Code Enforcement Calendar

Seitnater said John Vetter, code enforcement and rental inspector, will be attending future meetings. Finlay said the City Council recommended continuing the rental program without the fees and ending the complaint only policy. The Housing Commission has been given the opportunity to look at code enforcement as it relates to housing issues. We need to consider all housing, not only rentals and the best way to enforce residential property maintenance overall. Housing issues are connected to poverty and there has not been major improvement in the past 20 years. The HAT interviews are bringing these issues up as the concerns are no

longer only in areas south of 11th Avenue. In the Hutchinson Schools most students are on subsidized lunch programs.

Targeting programs in a specific neighborhood can have a bigger impact over time. To see more results, recommendations have been made to work in an area or a specific block rather than individual properties scattered across the city. One example would be to target Brush Up Hutch applications for up to five homes on the same block to make a noticeable impact. The plan would be to start where the biggest impact can be made first and then trickle down to the next area. Lanham suggested a community policing member could come to housing meetings. An extra layer of enforcement seen from a different angle could be very useful, particularly since crime and drugs and have such an impact on housing.

8. OPEN COMMENTS

- a. Dechant commented about strong towns founder Charles Marohn, who spoke at the Fox Theater on Tuesday evening at a curbside chat presentation. Dechant said it will be interesting to see if we can take his ideas and make some of them work in Hutchinson and keep the momentum going. This is an opportunity to think differently when repeating something does not produce a different or better result.

Dechant would like to see the Housing Commission take the initiative to try new things such as the five homes on a block for Brush Up Hutch. He also empowered the commission to search the internet and see what other options may work for Hutchinson.

Tony said a \$100,000 health grant has been received from Blue Cross Blue Shield for Parks and Rec and contracted with Green Play in Colorado that creates park plans. A public forum meeting will be held November 12 at 3:00 pm at Elmdale and a second meeting on November 13 at 6:00 pm at the Career and Tech Academy at the Hutch High Campus to discuss options for this project.

9. OTHER

- a. Upcoming Discussion:
 - i. RRIP
 - ii. Code Enforcement
 - iii. HAT Analysis
- b. The next regularly scheduled Housing Commission meeting is Wednesday, November 21, 2018, at 4:00 p.m.; however, this is the day before Thanksgiving. The Commission agreed they would rather meet on November 28. Gleason made motion to change the meeting to November 28 which passed unanimously.
- c. Seitnater suggested a study session with the City Council be scheduled after Housing Commission studies potential changes to the Rental Registration Inspection Program and how to make it more effective now that a fee will not be collected.

10. ADJOURNMENT – The meeting adjourned at 4:58 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 28th day of November, 2018.

Amy Allison
Secretary