

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, Angie Davenport, Lucas Soltow, Kelly Anne Lanham, Nathan DeBerry, and Dan Rich. Aubrey Patterson, Scott Cooley, and Jeff Thomson were absent. Julia Westfahl, SCKEDD; Adam Stewart, Neighborhood Development Coordinator; and Steve Dechant, City Councilmember, were in attendance. Staff present were Jim Seitnater, Director of Planning and Development; Amy Allison, Senior Planner; Aaron Barlow, Associate Planner; and Charlene Mosier, Planning Technician. Rebekah Keasling, Director of Public Information and Datjaeda Moore, Human Relations officer, were also present. Melanie Block, Leadership Reno County and Oscar Garcia, a local lender, attended the meeting.

2. APPROVAL OF MINUTES

The minutes of the March 27, 2019 meeting were approved on a motion by Soltow, seconded by Patton, passed unanimously.

3. ANNOUNCEMENTS

a. None.

4. WRITTEN REPORTS

a. **Housing Report**

The Housing Report was included in the agenda packet.

5. ORAL REPORTS

a. **Healthy Neighborhoods Initiative**

Stewart gave an update that Farmington Park neighborhood is planning a picnic and workday to stain the gazebo.

Boundary options for Allen neighborhood and neighborhood names are ready for a vote by the residents. A movie series is being planned at the library for the summer.

There are fifteen scheduled interviews with residents of the Faris neighborhood. The first neighborhood meeting is scheduled for May 30th.

The SW Bricktown neighborhood has received a grant for a park improvement project from the Rotary club.

In June, the Yard of the Month Initiative will begin. An outstanding yard will be selected in June, August, October and December. Sponsors have been selected to offer an award to the selected monthly yard winner.

Stewart said he attended a training on crime prevention to see what ideas may be usable for Hutchinson neighborhoods and how those ideas could be implemented.

b. **Hutchinson Land Bank Update**

Seitnater reported the Land Bank Board has been reviewing a purchasing policy for Land Bank properties. They are also working on a Strategic Plan.

6. NEW BUSINESS

a. **Moving In, Moving Over and Moving Up Next Steps**

The group reviewed information presented by Ben Winchester. He said 30% of homes are owned by people that are 75 years and older and 30% are owned by baby boomers. A lack of affordable homes available to them to downsize is blocking the transition of homeowners in younger age cohorts. Dechant said potential buyers are currently more interested in future amenities than in history. Homeowners want to find a niche and be engaged with the community. Davenport said we need to find a way to keep residents here and welcome those that come to spend time and dollars. Rich said we have focused a lot of time on improving rentals but there are a lot of owner-occupied homes that owners cannot afford to fix and when the homes are sold, they are not in good repair.

Oscar Garcia said SCKEDD and Interfaith Housing have good programs that could be better marketed.

Lanham said elderly homeowners want to age in place and often remodel homes to accommodate their needs with accessible bathrooms and wheelchair ramps. These homes can be harder to sell later as the younger buyers do not want the ADA bathrooms and ramps and have to spend dollars to remove and remodel them.

Dechant said remodeling the homes for aging in place is often more affordable than moving to where their children live or moving to an assisted living community.

Transportation for elderly is still an issue. Hutchinson needs more independent living that is affordable including more patio homes and homes with no steps to access the structure. There are often more social options and activities in a retirement facility than for those that choose to stay in their homes.

Davenport would like staff to research what other towns are doing on this topic.

b. **Housing Program Committee – Volunteers**

Lanham, Gleason, Davenport, Westfahl and Oscar Garcia volunteered to serve on the Housing Program committee.

Soltow has been looking at incentives to evaluate rebates or dollars up front to make upgrades and repairs to homes easier. He will present this information to the commission at a future date.

The responses from the New Resident Survey were included in the packet. This was part of the Housing Action Plan Strategy 3.5 to partner with the Board of Realtors to track what newcomers to Hutchinson want in regard to housing. In addition, Housing Action Plan Strategy 3.3, engage

the Chamber on moving in to Hutch campaign, can be amended to promote homeownership and the transition of ownership from older populations to younger owners.

7. OLD BUSINESS

a. Brush Up Hutch Proposal Update

Seitnater and Allison visited with the City of Liberal and they said the paint program presented by Sherwin Williams made a big impact in their city. A red-lined proposal amending the Brush Up! Hutch Paint Program was included in the packet.

Gleason said she like the idea of applicants getting paint and not having to pay money up front. Patton liked the idea of Sherwin Williams advising them and offering color palettes. Finlay said he would like to see a number of homes on a block work together to make a greater impact in a neighborhood. The current Brush Up! Hutch application is now available online. Staff would need to submit a request for proposals to proceed with the proposed amendments and to contract with a specific paint supplier.

The commission will discuss this proposal further at the next meeting.

8. OPEN COMMENTS

a. Seitnater introduced Human Relations Officer, Datjaeda Moore. She began work with the City on April 1. Ryan Hvitlæk will begin employment with the City on May 13 as the Planning Director.

9. OTHER

a. Upcoming Discussion:

i. RRIP Recommendation

b. The next regularly scheduled Housing Commission meeting is Wednesday, May 22, 2019, at 4:00 p.m.

10. ADJOURNMENT – The meeting adjourned at 4:56 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 7th day of June, 2019.



Secretary