

1. CALL MEETING TO ORDER

_____ A. Davenport (8/9)	_____ S. Cooley (8/9)	_____ N. DeBerry (6/9)
_____ A. Finlay (C) (7/9)	_____ L. Gleason (VC) (9/9)	_____ A. Patterson (4/9)
_____ R. Patton (8/9)	_____ L. Soltow (5/9)	_____ K. Lanham (6/9)

Ex-Officio Members:

_____ D. Rich (7/9)	_____ J. Thomson (8/9)
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2. APPROVAL OF MINUTES – October 24, 2018

3. ANNOUNCEMENTS

- a. Chair and Vice-Chair Appointments

4. WRITTEN REPORTS

- | | |
|---|---|
| a. <u>Brush Up Hutch</u>
YTD Report (attached) | d. <u>Housing and Rental Registration Report</u>
YTD Report (attached) |
| b. <u>Down Payment Match Incentive</u>
YTD Report (attached) | e. <u>Housing Assessment Tool Data</u> |
| c. <u>Zero-Interest Home Repair Loan</u>
YTD Report (attached) | |

5. ORAL REPORTS

- a. Healthy Neighborhoods Initiative (Stewart, Gleason, Finlay)
- b. Hutchinson Land Bank Update (Seitnater)

6. OLD BUSINESS

- a. Hutchareahomes.com Review/Central Kansas Landlord Association Request (Finlay & Patterson)
- b. Rental Registration and Inspection Program / Code Enforcement Committee (Allison)

7. NEW BUSINESS

- a. Housing Program & Project Signage/Advertising (Allison)
- b. Schedule Neighborhood Initiative Committee (Stewart)
Soltow, DeBerry, Davenport, Gleason

8. OPEN COMMENTS

9. OTHER

- a. Upcoming Discussion:
- i) RRIP / Code Enforcement
 - ii) HAT Analysis
- b. The next Housing Commission meeting is scheduled for Wednesday, December 19, 2018; 4:00 PM.

10. ADJOURN



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 _____ day of _____, 2018.

Secretary

2018 BUH Ledger Report

Tuesday, November 20, 2018

2:02:08 PM

Project Name	Address	Staff Name	Project Status	Total Cost of Paint	Amount Reimbursed	Date Reimbursed	Comments
18-BUH-01	1528 E 3rd Ave	Charlene Mosier	Complete	\$0.00	\$116.97	4/20/2018	
18-BUH-02	429 W Ave A	Charlene Mosier	Complete	\$0.00	\$300.00	6/21/2018	
18-BUH-03	205 E Carpenter St	Charlene Mosier	Complete	\$0.00	\$444.31	9/13/2018	Would like help with painting.
18-BUH-04	1624 N Severance St	Charlene Mosier	Complete	\$0.00	\$398.74	9/7/2018	Entered in Munis.
18-BUH-05	111 E Ave F	Charlene Mosier	Approved - Staff	\$0.00	\$0.00		Interfaith housing replaced the front porch with Repair funds.
18-BUH-06	831 E Avenue A	Charlene Mosier	Approved - Staff	\$0.00	\$0.00		Paint house with BUH program. The applicant withdrew as they decided to use vinyl siding - per Jeff Thomson on July 26, 2018.
18-BUH-07	421 W Ave A	Charlene Mosier	Denied - Staff	\$0.00	\$0.00		The house does not appear to need paint. The applicant brought in an application and receipt on July 16, 2018 and said she had started painting but had not finished yet. She also brought in before and after photos that do not indicate paint is needed.
18-BUH-08	1005 N Buchanan St	Charlene Mosier	Approved - Staff	\$0.00	\$0.00		
18-BUH-09	10003 N Medora Rd	Charlene Mosier	Denied - Other	\$0.00	\$0.00		This property is outside the City Limits of Hutchinson. Approval was not granted prior to painting. A "before" photo was not submitted.

Project Name	Address	Staff Name	Project Status	Total Cost of Paint	Amount Reimbursed	Date Reimbursed	Comments
18-BUH-10	806 E Sherman Ave	Charlene Mosier	Approved - Staff	\$0.00	\$0.00		The zoning is now R-6
18-BUH-11	204 W 9th Ave	Charlene Mosier	Approved - Staff	\$0.00	\$0.00		The zoning for this property is R-6.
18-BUH-12	715 W 10th Ave	Charlene Mosier	Approved - Staff	\$0.00	\$0.00		This property is zoned R-6
TOTALS:				\$0.00	\$1,260.02		

Down Payment Match Incentive Monthly Report

125 E Avenue B., Hutchinson, KS 67501

PHONE	620.694.2638	NAME	Aaron Barlow	BEGINNING	1/1/2018
EMAIL	Aaron.Barlow@hutchgov.co	POSITION	Associate Planner	ENDING	12/31/18
WEB	www.Hutchgov.com	MANAGER	Jim Seitnater	PREPARED BY	Aaron Barlow
				APPROVED BY	Jim Seitnater

Approval Date	Address	Neighborhood	Purchase Price	Match Amount	Administration Fee	Closing Date	Original Occupancy
5/24/2018	316 E 15th Ave	College Grove	\$87,500.00	\$825.84	\$250.00	6/1/2018	Owner
8/24/2018	220 E 15th Ave	College Grove	\$62,000.00	\$336.10	\$250.00	8/31/2018	Owner
8/24/2018	417 E 16th Ave	College Grove	\$115,000.00	\$2,250.32	\$250.00	9/4/2018	Owner
TOTALS				\$ 3,412.26	\$ 750.00		

Average \$1,137.42

Remaining Balance \$22,871.78

2018 Zero-Interest Home Repair Monthly Report

125 E Avenue B., Hutchinson, KS 67501

PHONE	620.694.2638	NAME	Jade Shain	BEGINNING	1/1/2018
EMAIL	Jade.Shain@hutchgov.com	POSITION	Planning Technician	ENDING	12/31/18
WEB	www.Hutchgov.com	MANAGER	Jim Seitnater	PREPARED BY	Jade Shain
				APPROVED BY	Amy Allison

Approval Date	Address	Neighborhood	Loan Amount	Interest	Completion Date
1/31/2018	126 W Avenue B	SW Bricktown	\$15,000.00	\$2,239.34	
6/26/2018	310 E 14th Ave	College Grove	\$15,000.00	\$2,239.34	
7/2/2018	115 East 12th Avenue	College Grove	\$15,000.00	\$2,239.34	
8/30/2018	212 East 16th Avenue	College Grove	\$10,000.00	\$1,490.34	
TOTALS				\$ 8,208.36	

Average \$2,052.09

Total Private Investment \$55,000.00

Remaining Balance \$9,259.00

Housing and Rental Registration Report

	2018 Total	2017 Total	October 2018
2018 Registered Rental Units	5418	5522	1
2018 Rental Inspections	108	865	24
2018 Rental Violations	231	478	48
2018 Property Maintenance Violations	187	68	25
2018 Property Maintenance Investigations	369	199	56
2018 New Residential Permits	9	12	3
2018 Total New Housing Valuation	\$5,423,800	2,777,000	605,000
2018 Residential Alterations	436	534	69
2018 Demolitions	35	10	4
2018 Approved Residential NRP	3	7	0
2018 Approved Infill Incentives	0	0	0

HOUSING ASSESSMENT TOOL INTERVIEWS

**INTERFAITH HOUSING SERVICES
LORNA MOORE AND CLINT NELSON
MONDAY, OCTOBER 15, 2018
10:00 AM**

Potential Target Areas – Lincoln, E Avenue B

Concerns about improving properties – increase in taxes, with using CDBG – can they use for only parts of the house to bring up to code?

IDA program success – get info from Lorna

LISC Healthy Homes – 600 E 7th Ave

Homebuyer's Club – house has to be livable , could be a potential partnership program, help them buy and grants fixes up

Emergency Repairs – Get info from Lorna

One additional concern is equality of people in housing...all incomes should have a safe, clean place to live

**UNITED WAY OF RENO COUNTY
LISA GLEASON
TUESDAY, OCTOBER 16
3:00 PM**

Economic Development is key

New Residential Construction is higher in Hutch than surrounding places – similar house in Wichita which cost \$300,000 will cost \$600,000 in Hutch

Reasons for difference could be more skilled workforce so cheaper labor in Wichita, and special assessments for utilities

Neighborhoods

Sidewalks, parks and places to gather

Thinks CDBG could be a great tool to spur neighborhood connections

Can infuse neighborhoods with new things and money to assist – “Keeping up with the Joneses”

Neighborhood Center – social worker assigned to help residents get access to social services

Volunteer Coordinator at Interfaith Housing

Thinks that new infill housing is important to revitalizing neighborhoods

But understands that there is an equity barrier to building new

Loft downtown housing – lack of condos and need more rentals

Elderly needs – aging population that would prefer different styles of housing that is not readily available in Hutch

Speak to some elderly organizations

Missing the middle housing range

Commuters – trending towards a bedroom community...doesn't like from an economic/sustainable standpoint

Rental quality – big problem

Land Contracts – trending for those households in generational poverty because no downpayment or credit score needed + buyers don't understand the responsibilities they agreed to (ownership not rental)

HUTCH CLINIC

TRACY CLARKE

THURSDAY, OCTOBER 18, 2018

1:00 PM

Housing & Recruitment –

Professional level and physicians – not affordable or many options, problem with renting (need more higher scale options, and like the downtown style of development)

Staff (\$50,000 – 100,000) – rental options for middle income not a lot of options, what they can afford, it doesn't feel like they are getting the value for the money they spend, would also like to see more downtown/urban options

Housing market different from surrounding communities – primarily no new housing that isn't custom build

Annual recruitment – 5 -10 physicians a year...will anticipate this to increase over the next five years due to retirements

Commuters – send email to get data on who lives where

Would be interested in setting up tours of available newer housing for potential employees

Retention – feasible to retain young talent in Hutch. Physicians who grew up here have shown a desire to return.

If we could solve the housing problem, it would be one less negative to choosing Hutch.

Would like to see more options for lower-income as well

Run down housing – some programs just putting lipstick on a pig

Owner-occupied can't afford to pay for updates

Renter-occupied appears that owner can't/won't pay for updates

USD 308
RICK KRAUS
THURSDAY, October 18, 2018
2:00 PM

Starting salaries for teachers are \$38,000 – most are looking for workforce/middle income housing
Hire 40-50 teachers annually

Retention Rate – Year 1 80%, Year 2 65%, Year 3 50%

Typically see transition from rental to buying in 2 to 3 years if teacher stays

Recruitment – tries to recruit locally, have better retention, they also see a lot of boomerangers returning to Hutch
after a few years away – which these teachers are aware of housing issues in Hutch,

Teachers do change from school district to school district – a lot because they live in another school district and want
to teach where their kids are

Poverty line seems to be moving north
67% of students live south of 17th and the poverty line seems to be around 20th Ave

Which school district would improve most with housing grants?

1. Faris
2. McCandless
3. Allen

Could see an increase in USD 308 enrollment if housing was improved...new/newer housing is typically outside of
USD 308 boundaries

New teachers would prefer new construction rather than location

Housing is a secondary priority when accepting job

Interested in available housing tour or link to websites with info

What is one thing we should be doing?

1. Help boost pride
2. Find and take advantage of vacant land for building

Need systematic change

BOARD OF REALTORS
SELECT MEMBERS
MONDAY, OCTOBER 22, 2018
2:00 PM

Top 4 issues with resale of properties:

1. Exterior Paint (lead based paint)
2. Windows
3. Roofs
4. Boilers/hvac

Create a program that gives certificate for money upon closing for the above?

If attaching to a program that sells home, the process should start with the sellers, not the owners

Felt that the areas chosen should be based on age of homes....

Some areas to look at:

1. SW Bricktown
2. College Grove
3. E Avenue B
4. Friesens Addition
5. South of Sports Arena
6. Faris area
7. Allen area
8. East of High school
9. Sunflower/harvest area
10. O'daniel St.
11. Forest, prairie, halsey st area

New homebuyers want minimum maintenance needed on houses

New homebuyers are also interested in ranches

Would like to see these funds used in areas where other funds are going, to get high impact...like the neighborhoods concept

Could we waive building permit fees for more projects/programs?

Would like to see the funds used for some specific populations: rentals, elderly, etc.

Prefer to focus on neighborhoods that are in negative transition or are currently "Fair"

FARMINGTON PARK

4 ATTENDEES

TUESDAY, NOVEMBER 6, 2018

6:00 PM

KC Relocation – not enough good moderate rentals

Would prefer to see good apartment complexes, not single family homes

Middle-rental missing – sending people outside city limits

Growing rentals with bad maintenance

More code violations from rental properties than owner

Vacant house deteriorating as well

South Park St is still in good condition

Plum & Kansas – in need of paint/maybe fixing up

Residents felt that there are still enough neighborliness to participate in group programming

Most sold homes were through auctions and not open market – majority transitioning to rentals

Feels area is already transitioning

Would like to see some traffic calming measures – ‘5 points’ turned into cul-de-sac – Farmington has become a pass thru to Plum st.

Some blocks have a lot of kids that play in the street

Starting to see some transition into younger households

Moderate: \$70,000 to 120,000 to buy
\$500-800 to rent

“fixer-upper” mentality needed with education

LINCOLN SCHOOL

5 ATTENDEES

WEDNESDAY, NOVEMBER 7, 2018

6:00 PM

Run rentals into ground which leads to houses looking rundown and eventually demolition

Concern about renter maintenance for single-family

Unsure about opening grant to rentals – would just be continuous rentals but could incentivize upkeep of properties

Many people are from the neighborhood and have seen the decline over time

Maybe start a storytelling campaign about individual houses

Homeowners definitely don't have funds to fix up house

Houses tend to be handed down to next owners – now kids either don't live there or can't afford to maintain it

Maybe grantees have to participate in other income building programs like Circles of Hope, Interfaith, etc to prove that they can continue to maintain the house

PRIDE piece – they want to work towards it

Life skills classes on how to do regular maintenance

Link with the school for guidance through process (Katie Smith USD 308)

Residents get asked why do they choose to live there – “It’s home”

Vacant lots – prefer vacant lot to dilapidated house – people use bad houses for not good reasons

Sticker problems

Would like to use Brush Up Hutch in an impactful way

Plum, Maple & Main – focus on travel corridors for high impact – hopefully change perception

South Main – bad first impression

Property maintenance – concern about targeting families that can’t afford to maintain but would like to see those who can get a letter

Sidewalks

“Bring life back into Lincoln”

Housing Fairs in each neighborhood

Creating sustainable saving and on-going maintenance

Lincoln has a lot of infill potential - \$250 to 300 per lot

Lincoln school has seen a higher turnover rate – 40% of the kids have either moved to or moved from the school district this fall

Turnover linked to economic issues and not housing condition – income is a problem, no saving being taught at home

Families are doubling up in one house

Transportation is a concern in this neighborhood – cost of gas and reliable vehicles

Has seen a drastic shift from owner occupied to rentals but there are still blocks with more owners – Ex. Carpenter St.

Vacant houses are being used for storage

Still sees people trying to show pride – plants on the front stoop, maintaining grass
maybe should focus on those individuals rather than the bad houses

There is an underground network of helping in neighborhood – identify the leaders

Important to build network before the grant

Still concerned about the long run/maintaining investment

LANDMARKS COMMISSION
THURSDAY, NOVEMBER 8, 2018
4:00 PM

West End of Town – seems to be going downhill, with a lot of elderly

Advertise programming on morning talk shows- boost media presence

Needs someone that can help people understand and fill out the application

Concerned people may fear the stigma of needing assistance

Neighborhoods: West of Wiley School, Forrest St, Presidents, south of college

Send information to managers at Lowes and Home Depot

Preference for salvaging good homes

Partner with Hands of Christ Ministry?

Link mowing with meals on wheels

Demolitions – link salvage with demos

Moderate: \$125 -150,000 to buy, also below \$100,000
\$350 – 500 for renters

Costs \$135 per square foot to build

NOTES - HAT Questions for Feature Neighborhoods
 Southwest Bricktown
 Monday, November 5, 2018 – 6:00 p.m.
 City Council Chambers

Staff in attendance: Jim Seitnater, Director of Planning and Development; Amy Allison, Senior Planner; Aaron Barlow, Associate Planner; Charlene Mosier, Planning Technician. Adam Stewart, Neighborhood Development Coordinator, was also in attendance.

Residents in attendance: Brock Wells, Tina Wells, Jesse Juma.

Allison reviewed the process of completing the Housing Assessment Tool. She explained the purpose of the tool is to identify areas of concerns as well as opportunities for housing in our community. The tool is a requirement for cities that apply for Community Development Block Grants for housing rehabilitation. The City must also conduct public engagement with stakeholders and citizen groups to gather input. The grant application would be submitted in the summer of 2019. Work on homes could begin in 2020.

Information gathered and observations of those in attendance from the Southwest Bricktown neighborhood:

- The cost of repairs to a home such as replacing a roof, could be as much or more than the actual value of some of the homes in the neighborhood.
- Owners question investment in homes if the expenses will not be recouped.
- The condition of homes in the neighborhood is a concern or weakness.
- The houses are old.
- There are many stickers in the yards in this area.
- Many sidewalks are in poor condition. Are there programs to assist with sidewalk maintenance?
- It can be harder to sell homes in this neighborhood because of the condition of surrounding homes.
- West Avenue B has a number of renovated homes located in the same block that make the area look nice.
- The neighborhood is relatively quiet.
- Wide brick streets are a positive feature.
- Numerous homes in the neighborhood have not been maintained.
- In general, owner occupied homes are maintained better than the rentals.
- High number of rental homes in the neighborhood.
- Beautifying a block at a time would be a goal.
- Improving the appearance of the Woodie Seat Freeway surroundings would improve the entrance into the Hutchinson as well as the neighborhood.
- Concentrating on a block at a time to re-seed the front yards and remove stickers could give residents incentive to clean up and improve side and back yards.

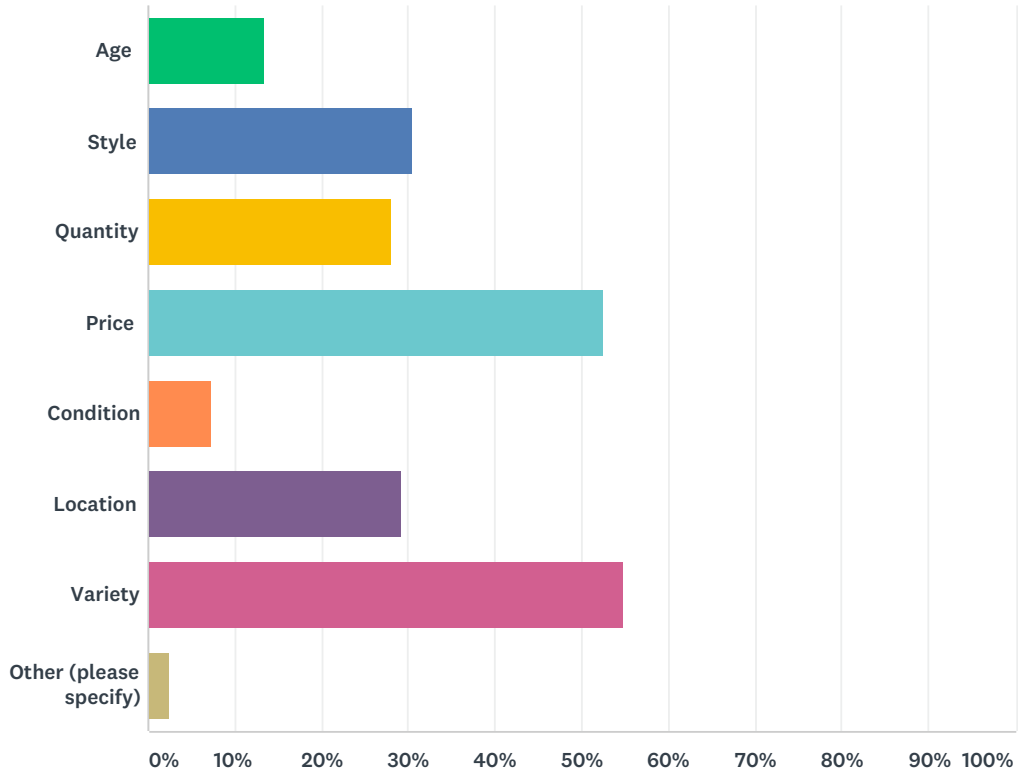
Seitnater said the hope would be to get four or five properties on a block to commit to renovations, making a bigger impact on the neighborhood rather than renovating properties that are scattered over a large area.

Allison explained the Federal requirements for the grant and the application process including income requirements that must be gathered. Approximately 18 homes would be needed for renovation to fulfill the grant.

The meeting ended at 7:15 p.m.

Q1 Hutchinson's greatest housing strengths are (select up to 3):

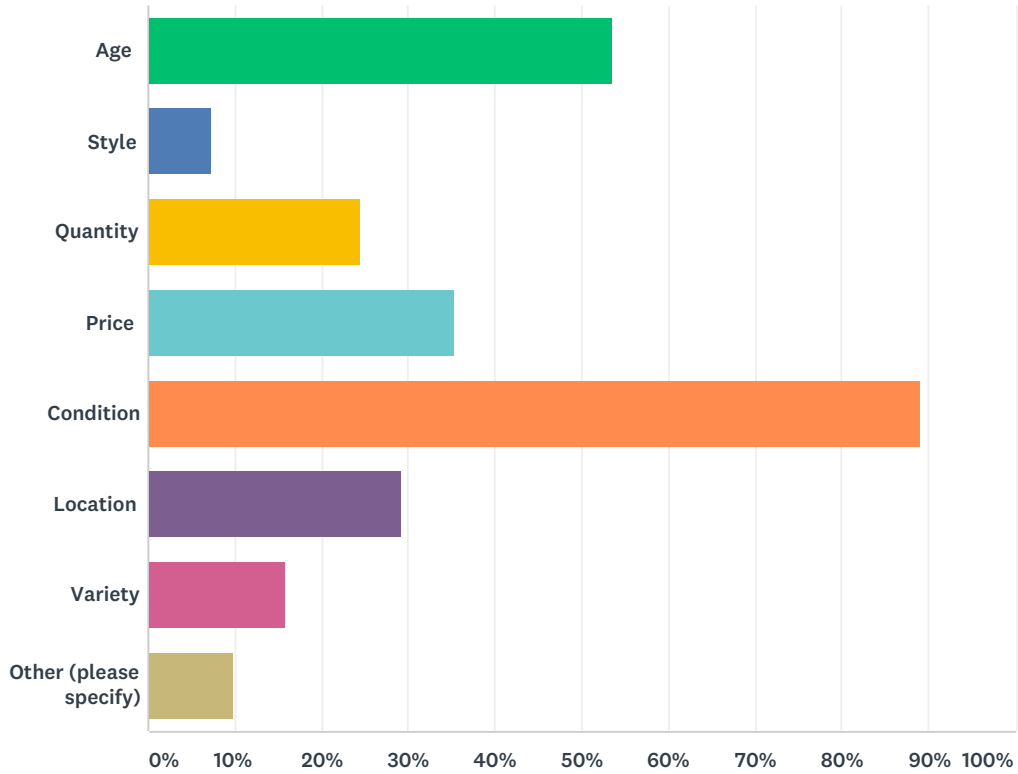
Answered: 82 Skipped: 1



ANSWER CHOICES	RESPONSES	
Age	13.41%	11
Style	30.49%	25
Quantity	28.05%	23
Price	52.44%	43
Condition	7.32%	6
Location	29.27%	24
Variety	54.88%	45
Other (please specify)	2.44%	2
Total Respondents: 82		

Q2 Hutchinson's greatest housing weaknesses are (select up to 3):

Answered: 82 Skipped: 1



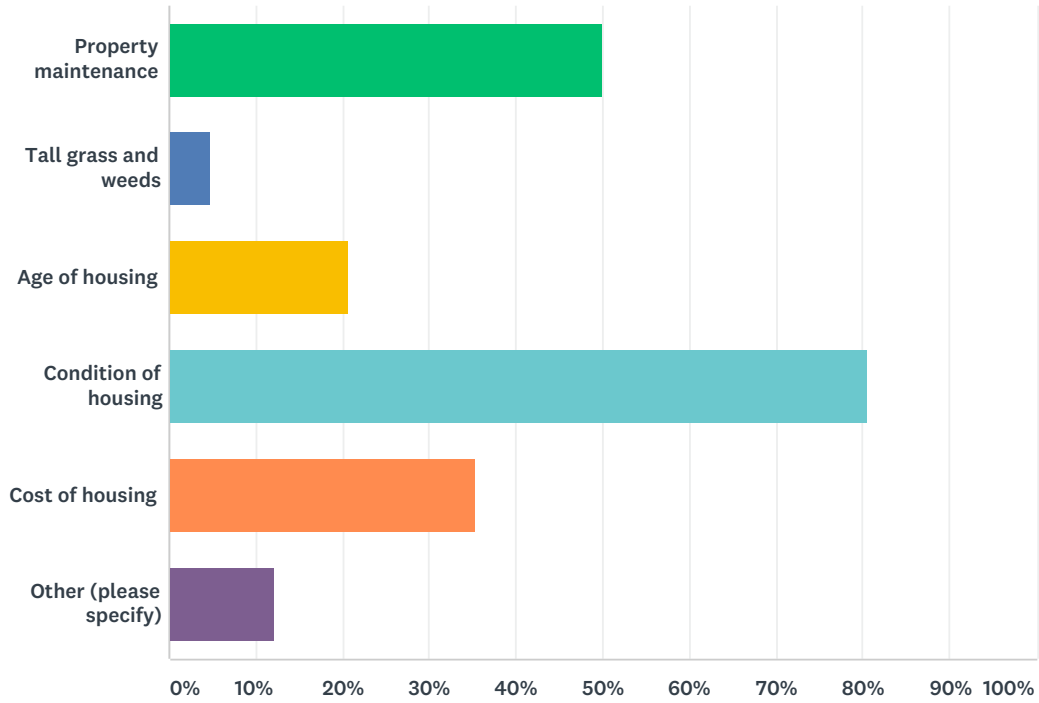
ANSWER CHOICES	RESPONSES	
Age	53.66%	44
Style	7.32%	6
Quantity	24.39%	20
Price	35.37%	29
Condition	89.02%	73
Location	29.27%	24
Variety	15.85%	13
Other (please specify)	9.76%	8
Total Respondents: 82		

Q3 What are the greatest housing needs in Hutchinson?

Answered: 79 Skipped: 4

Q4 A community's housing stock plays a significant role in the success of its economic viability. What about Hutchinson's housing is hindering economic growth and attraction of potential employees? (select up to 2)

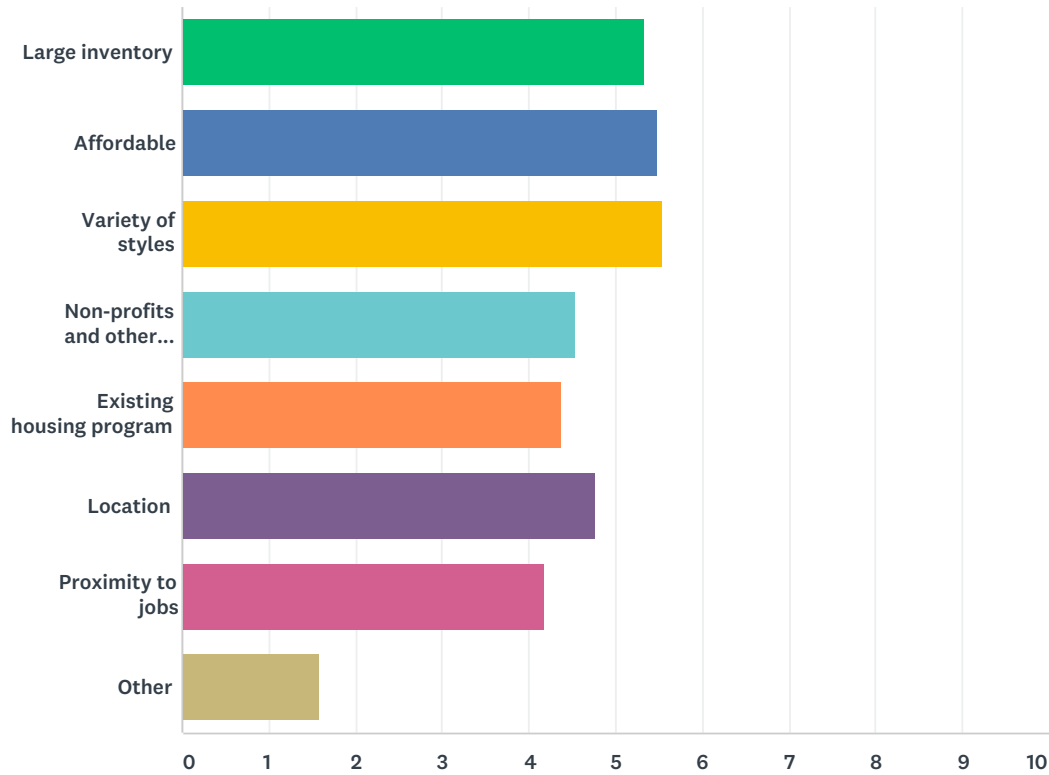
Answered: 82 Skipped: 1



ANSWER CHOICES	RESPONSES	
Property maintenance	50.00%	41
Tall grass and weeds	4.88%	4
Age of housing	20.73%	17
Condition of housing	80.49%	66
Cost of housing	35.37%	29
Other (please specify)	12.20%	10
Total Respondents: 82		

Q5 Rank the opportunities for Hutchinson's housing. (1 = Highest, 8 = Lowest)

Answered: 79 Skipped: 4



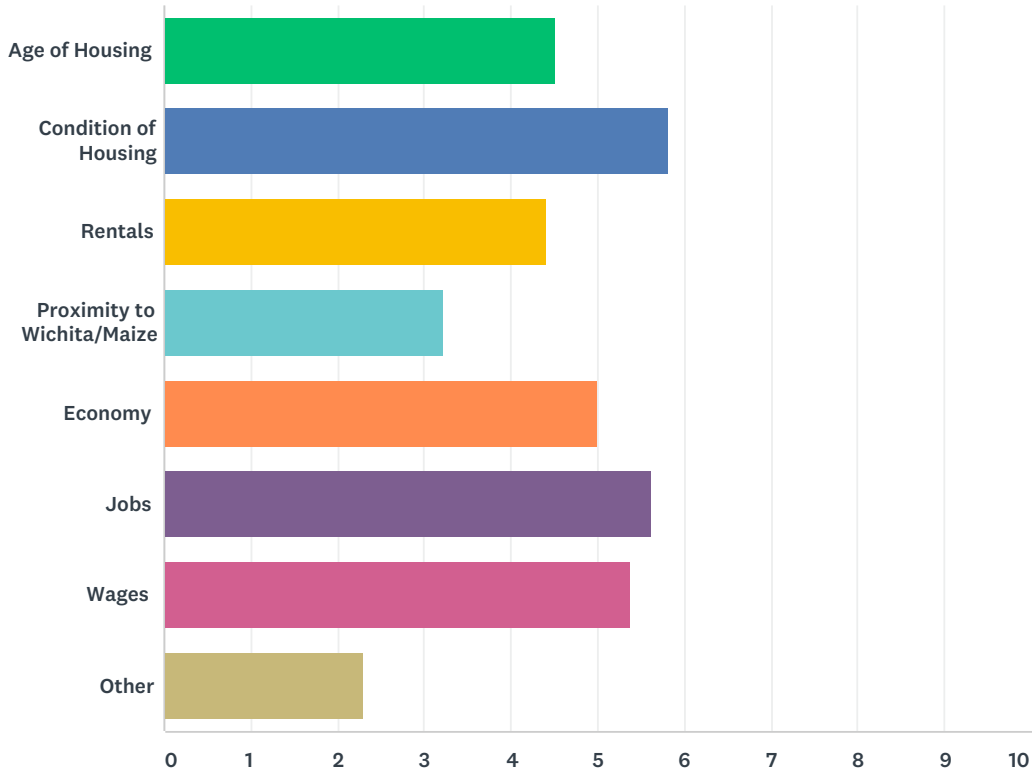
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Large inventory	18.31% 13	16.90% 12	18.31% 13	15.49% 11	5.63% 4	12.68% 9	8.45% 6	4.23% 3	71	5.34
Affordable	28.17% 20	16.90% 12	9.86% 7	11.27% 8	12.68% 9	4.23% 3	9.86% 7	7.04% 5	71	5.49
Variety of styles	16.18% 11	19.12% 13	19.12% 13	20.59% 14	10.29% 7	5.88% 4	5.88% 4	2.94% 2	68	5.54
Non-profits and other housing efforts	13.04% 9	14.49% 10	8.70% 6	10.14% 7	15.94% 11	13.04% 9	18.84% 13	5.80% 4	69	4.55
Existing housing program	2.74% 2	10.96% 8	13.70% 10	16.44% 12	17.81% 13	28.77% 21	6.85% 5	2.74% 2	73	4.37
Location	8.11% 6	12.16% 9	13.51% 10	18.92% 14	22.97% 17	13.51% 10	9.46% 7	1.35% 1	74	4.78
Proximity to jobs	9.21% 7	5.26% 4	19.74% 15	7.89% 6	11.84% 9	15.79% 12	25.00% 19	5.26% 4	76	4.18
Other	2.70% 1	2.70% 1	0.00% 0	0.00% 0	2.70% 1	2.70% 1	10.81% 4	78.38% 29	37	1.59

Q6 If you answered Other, please explain.

Answered: 26 Skipped: 57

Q7 What are threats to Hutchinson's housing? (1 = Highest, 8 = Lowest)

Answered: 79 Skipped: 4



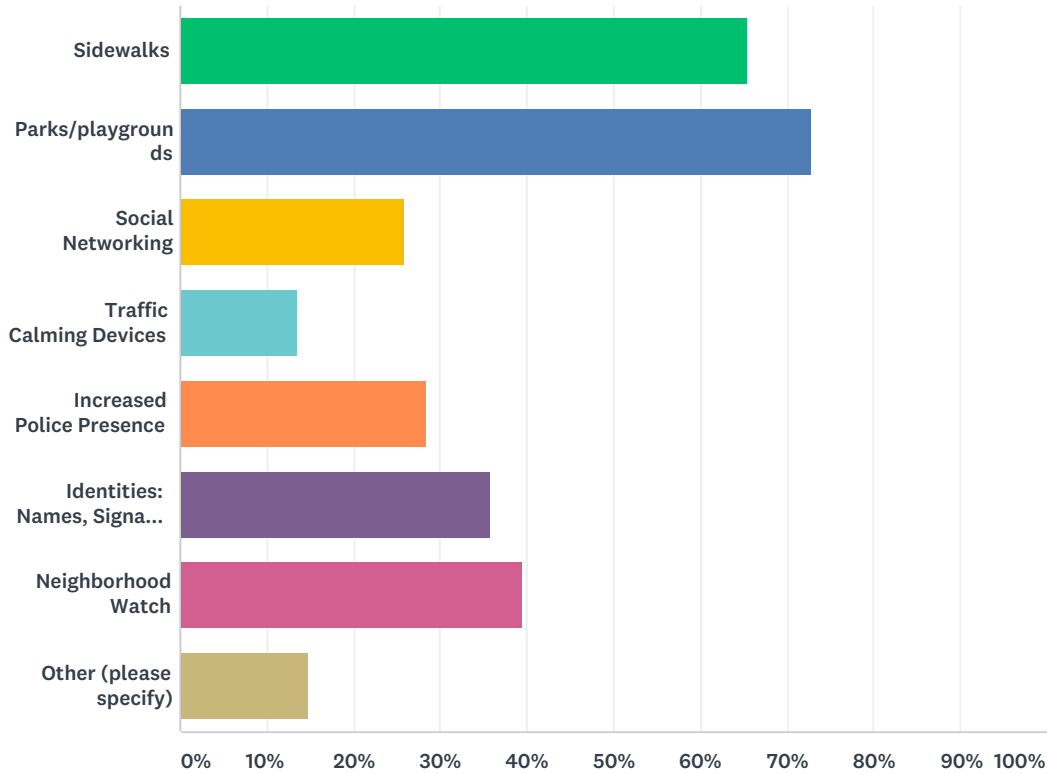
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Age of Housing	7.14% 5	11.43% 8	11.43% 8	17.14% 12	18.57% 13	18.57% 13	14.29% 10	1.43% 1	70	4.51
Condition of Housing	26.39% 19	12.50% 9	12.50% 9	23.61% 17	16.67% 12	5.56% 4	2.78% 2	0.00% 0	72	5.81
Rentals	3.03% 2	13.64% 9	16.67% 11	13.64% 9	13.64% 9	22.73% 15	15.15% 10	1.52% 1	66	4.42
Proximity to Wichita/Maize	2.99% 2	4.48% 3	5.97% 4	13.43% 9	5.97% 4	22.39% 15	28.36% 19	16.42% 11	67	3.22
Economy	12.68% 9	12.68% 9	25.35% 18	8.45% 6	11.27% 8	12.68% 9	15.49% 11	1.41% 1	71	5.00
Jobs	20.83% 15	20.83% 15	12.50% 9	15.28% 11	12.50% 9	12.50% 9	5.56% 4	0.00% 0	72	5.63
Wages	19.74% 15	19.74% 15	17.11% 13	7.89% 6	18.42% 14	1.32% 1	6.58% 5	9.21% 7	76	5.38
Other	3.85% 1	11.54% 3	3.85% 1	0.00% 0	0.00% 0	3.85% 1	7.69% 2	69.23% 18	26	2.31

Q8 If you answered Other, please explain.

Answered: 23 Skipped: 60

Q9 Studies have shown that healthy neighborhoods can improve the quality and desirability of housing in a community. What attributes would make stronger neighborhoods? (select 3)

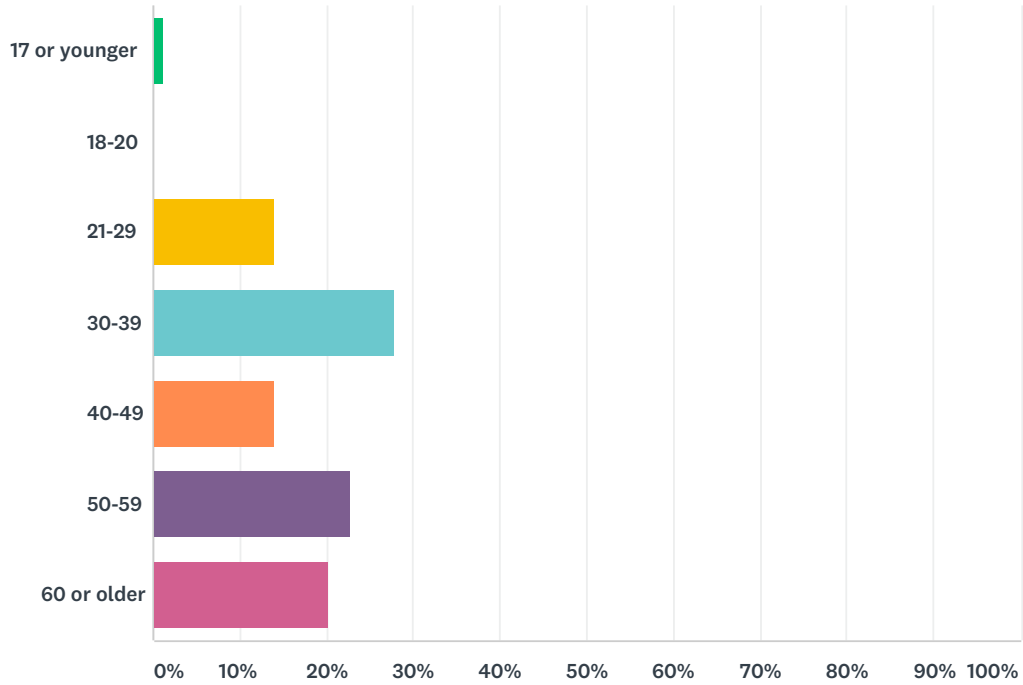
Answered: 81 Skipped: 2



ANSWER CHOICES	RESPONSES	
Sidewalks	65.43%	53
Parks/playgrounds	72.84%	59
Social Networking	25.93%	21
Traffic Calming Devices	13.58%	11
Increased Police Presence	28.40%	23
Identities: Names, Signage, Logo, etc.	35.80%	29
Neighborhood Watch	39.51%	32
Other (please specify)	14.81%	12
Total Respondents: 81		

Q10 What is your age?

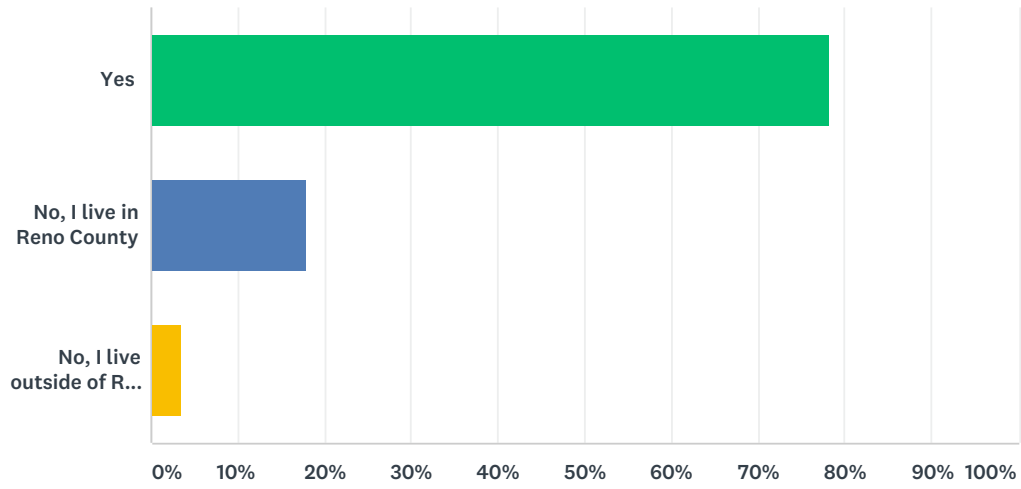
Answered: 79 Skipped: 4



ANSWER CHOICES	RESPONSES	
17 or younger	1.27%	1
18-20	0.00%	0
21-29	13.92%	11
30-39	27.85%	22
40-49	13.92%	11
50-59	22.78%	18
60 or older	20.25%	16
TOTAL		79

Q11 Do you reside in Hutchinson?

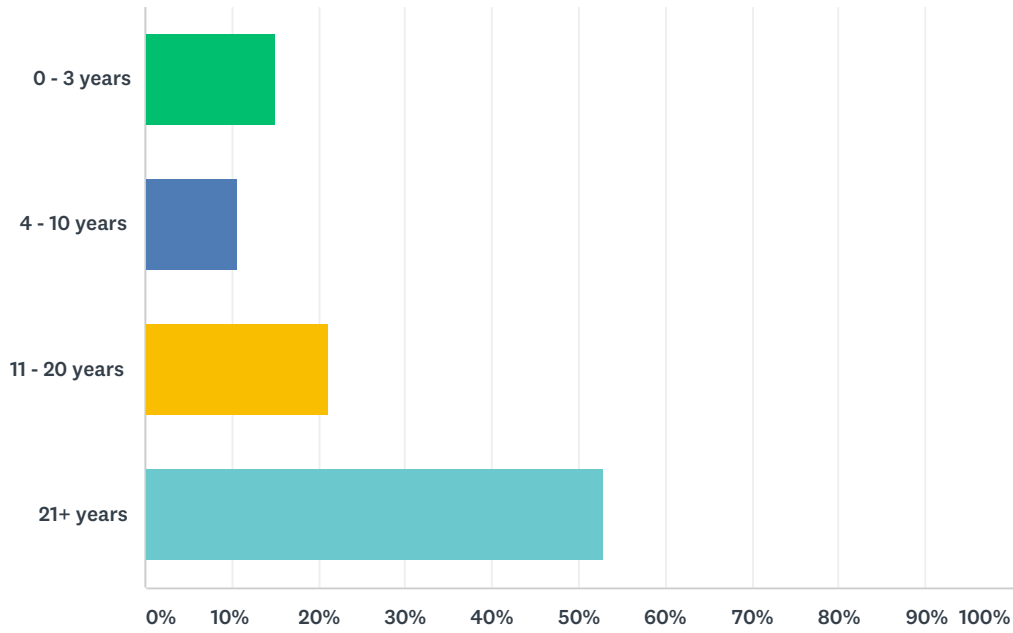
Answered: 83 Skipped: 0



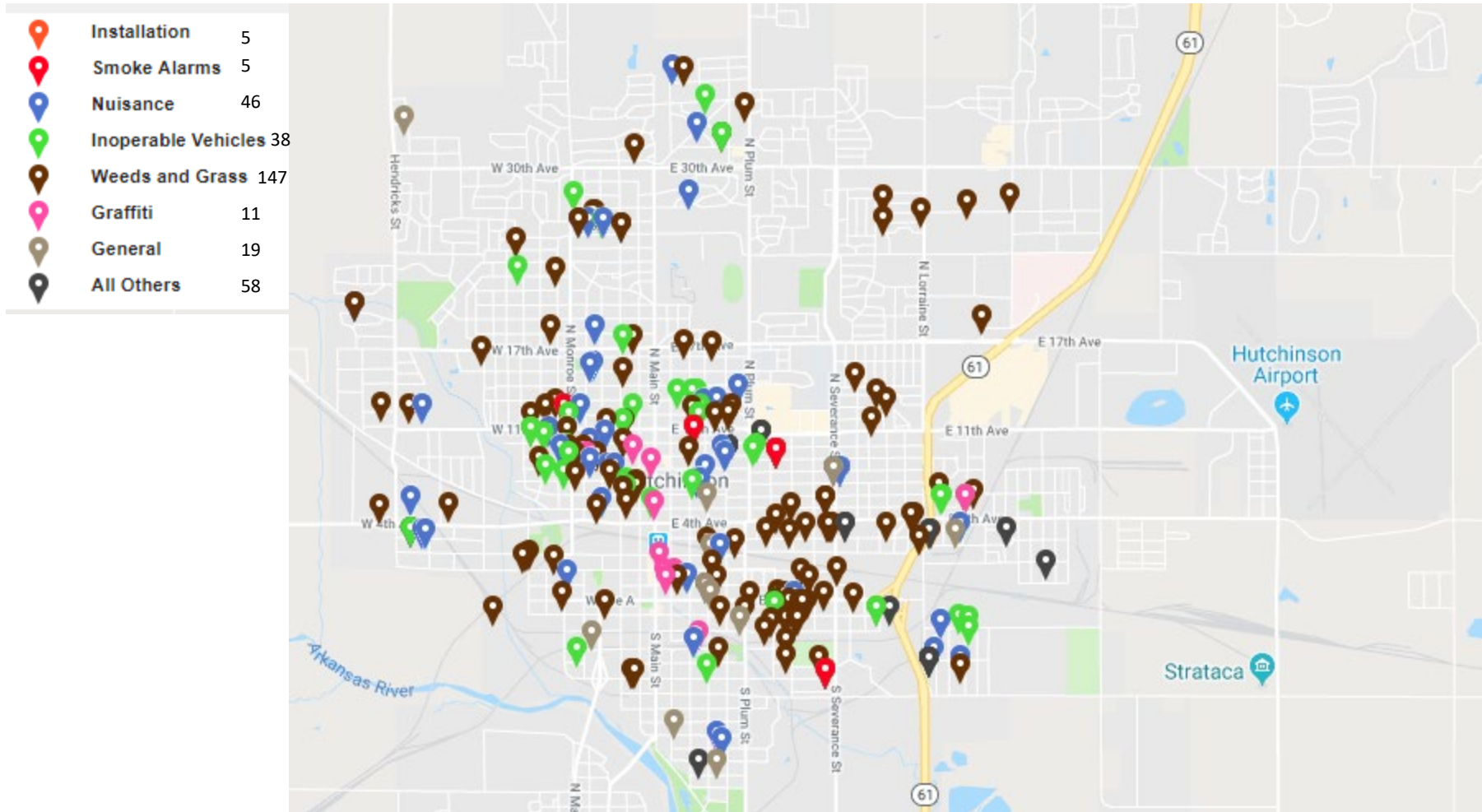
ANSWER CHOICES	RESPONSES	
Yes	78.31%	65
No, I live in Reno County	18.07%	15
No, I live outside of Reno county	3.61%	3
TOTAL		83

Q12 If you answered yes to the previous question, how long have you lived in Hutchinson?

Answered: 66 Skipped: 17



ANSWER CHOICES	RESPONSES	
0 - 3 years	15.15%	10
4 - 10 years	10.61%	7
11 - 20 years	21.21%	14
21+ years	53.03%	35
TOTAL		66



November 19, 2018

TO: Hutchinson Housing Commission

FROM: Amy Allison, Senior Planner

SUBJECT: Housing Program Signage

HOUSING ACTION PLAN:

Strategy 3.2. Post advertising signs at all projects using City funds

Budget:

\$500

Cost of Signs:

Based on a recent Land Bank signage purchase for promotional signage, the cost of metal "realtors" signs is approximately \$275 for 5 signs and \$165 for two banners. An alternative to metal signs would be corrugated plastic temporary signs which will cost approximately \$16 per sign (black and white).

Option 1:
Metal Realtors Signs



Option 2:
Banners



Option 3:
Corrugated Plastic Signs



NEXT STEPS:

Upon a decision determining types of signage and quantities, Staff will work towards creating a design for the signage. Final decisions shall be made at the December Housing Commission meeting.