

# Minutes

Wednesday, February 24, 2016 - 3:00 p.m.  
City Council Chambers, 125 E. Avenue B

# Housing Commission

City of Hutchinson, Kansas

---

## 1) CALL TO ORDER, ROLL CALL

The following members were present: Greg Binns, Kevin Bleything, Richard Greever, Lisa Gleason, Anthony Finlay, Scott Cooley, Aubrey Patterson, Ron Fisher, Dan Rich, and Sue Poltera. Mark Clark, Shelley Kiblinger, Luke McConnaughy, and Dianna Hart were absent. Steve Dechant, City Councilmember; and Mark Eaton, Land Bank, were also in attendance. Staff in attendance were Jana McCarron, Director of Planning and Development; Amy Denker, Housing Program Coordinator; and Charlene Mosier, Planning Technician.

## 2) APPROVAL OF MINUTES

The minutes of the January 27, 2016 meeting were approved on a motion by Greever, seconded by Binns, passed unanimously.

## 3) ANNOUNCEMENTS

McCarron said the Planning Department is continuing to recruit for an associate planner position.

## 4) UPDATES

### 4a. Rental Registration and Inspection Program

McCarron said 1,677 properties have been registered so far in the Rental Registration and Inspection Program. On March 1, final notices will be sent out to remind landlords to register prior to March 31. After that date late fees will be applied.

The commission would like Fred Salisbury, Rental Housing Inspector, to come to the next meeting to talk about the units he has already inspected and how the program is going.

McCarron updated the commission that the request to exempt non-profits from the Rental Registration and Inspection Program was denied by the City Council. Newly constructed units can defer inspections for six years; however, they will continue to pay the annual fee.

### 4b. Avenue G Test Build

Ron Fisher, Interfaith Housing Services, said the first modular house is to arrive Saturday and will be placed on one of the two foundations at the 300 East Avenue G location. The second modular house will arrive approximately a week later. The homes come pre-painted and will make a big impact on the neighborhood.

(Patterson arrived).

#### 4c. Interfaith Rehabilitation Loan

Denker said the City Council has granted the \$50,000 loan to Interfaith Housing Services. This is the 2016 Residential Rehabilitation Loan Program for rehabilitation of homes for three years by Interfaith Housing Services for a target area south of 11<sup>th</sup> Avenue. The City Attorney was concerned with how this forgivable loan was set up because it is considered more of a grant than a loan. It has now been set up as a grant with four houses to be rehabilitated in three years.

The consensus of the Housing Commission was to approve the change.

(Cooley arrived).

#### 4d. Rural Housing Incentive District

McCarron said the County Commission discussed the Rural Housing Incentive District at their meeting on February 23, 2106. The Rural Housing Incentive District program was approved by the City. The program diverts property taxes on the increased value of a property to pay for streets, sewer and other infrastructure improvements normally financed with special assessments. County Commissioner Deming was opposed to using rural housing incentive districts for houses worth more than \$250,000. Bleything said \$250,000 is the cost of a typical homes these days and the point is to stimulate development and make it less risky for developers. Allowing a mix of homes, not all the same style or price would make the program work better. One idea is for developers to submit one project at a time and work into the program.

### 5) NEW BUSINESS

#### 5a. Comprehensive Plan – Request for Proposals

##### 1) Volunteers for Working Group

McCarron said a Request for Proposals will be utilized for the public engagement portion of the Comprehensive Plan. The deadline for the RFP's will be April 1. McCarron asked for volunteers from the Housing Commission for assistance with the housing plan portion of the Comprehensive Plan. Gleason and Finlay volunteered to help with this. Ron Fisher said he would also help. Housing will be under the "Livability" portion of the Comprehensive Plan which includes neighborhoods, healthcare, safety, aesthetics, food and education. These ideas will be based on goals for a 20 year vision. There will also be a strategic plan to go along with the Comprehensive Plan.

### 6) OTHER

6a. Poltera mentioned that she, Denker, Mccarron, Fisher, and Dechant traveled to Wichita to tour a Habitat for Humanity project on 13<sup>th</sup>, east of I35, which is an area of homes that have been in decline. Through a strategic collaboration effort, the City of Wichita and Habitat for Humanity have demolished homes and constructed new homes for families that were prequalified. This infill development in a target neighborhood has had a positive impact and was very impressive. The area is between one and two blocks with 20 new homes. The group was very pleased to tour this project.

6b. Dechant mentioned the \$20,000 remaining of the \$70,000 after the \$50,000 allocated to Interfaith Housing Services with the rehabilitation loan. He said the City

budget season is upon us and he asked the commission for ideas of what it would do with a larger budget to improve our housing stock.

6c. Denker said staff will continue to work on the housing website. Patterson has been nominated to the website development committee. Bleything has a personal contact who would be willing to help build the website for an attractive fee.

6d. The next Housing Commission meeting is scheduled for Wednesday, March 23, 2016 at 3:00 p.m.

**7) ADJOURN**

The meeting adjourned at 3:50 p.m.

Respectfully Submitted,  
Charlene Mosier