

1. ROLL CALL

The Housing Commission meeting was called to order at 3 PM with the following members present: Gregg Binns, Anthony Finlay, Lisa Gleason, Scott Cooley, Richard Greever, Aubrey Patterson, Luke McConnaughy, Dan Rich, Jeff Thomson, and Sue Poltera. Shelly Kiblinger, Kevin Bleything, Mark Clark, and Diana Hart were absent. Steve Dechant and Jon Daveline, City Councilmembers; 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; Trent Maxwell, Building Official; Fred Salisbury, Rental Housing Inspector; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

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

3. ANNOUNCEMENTS

McCarron said the City Council will consider the dissolution of the Community Improvement Commission at the June 7, 2016 City Council meeting.

Two more candidates are scheduled for interviews for the vacant position of Associate Planner.

4. UPDATES

4a. **RHID**

Denker said Resolution #1 for Ashton Estates was approved by City Council on May 3, 2016 and has been submitted to the State for approval, which may take from 30 – 45 days. No development plans have been submitted to the City.

4b. **Healthy Neighborhood Initiative**

The two feature neighborhoods will announce their new names within the next month. Gleason said the Avenue A neighborhood had the school carnival with 150 persons attending. Denker said Avenue A will begin their Front Yard Beautification Contest in June. The Graber neighborhood will announce their new name at a Lemonade Launch Party in June.

(Greever arrived).

5. NEW BUSINESS

5a. **Consider Brush Up Hutch Policy Changes – Land Contracts and Volunteer Safety Equipment Reimbursement**

Staff presented a proposal to amend the Brush Up! Hutch paint program to include properties under Land Contract, as well as to allow for up to \$150 in reimbursement for homes that require Lead Safe Work Practices using trained volunteer labor. Jeff Thomson said this will be helpful as the lead safe suits, tape and plastic can add up quickly for volunteers doing painting.

(McConnaughy arrived).

Motion by Binns, seconded by Finlay to approve the amendments to the Brush Up Hutch Policy, passed unanimously.

5b. Land Bank Design Competition Request

McCarron said the Land Bank owns lots on the northeast corner of East Avenue C and Maple Street. The competition will be open to students attending a college or university in Kansas and pursuing a degree in planning, architecture or design. A project team may consist of a planner and an architect. She requested the commission consider partial funding of the competition, which will be led by the Land Bank Board.

Motion by Binns, seconded by Finlay to recommend dedicating \$2,000 in 2016 housing initiative funds toward the competition passed unanimously.

5c. Rental Registration & Inspection Program Options

McCarron reviewed the Rental Registration and Inspection Program. Salisbury showed a powerpoint of maintenance issues he has seen during rental complaint inspections. Staff then reviewed the four options for the Rental Registration with the advantages and drawbacks of each and the three options for the Rental Inspections with the advantages and drawbacks. Discussion ensued among the Housing Commission members. A couple of landlords that were in the audience made comments that they were not in favor of the program. Greever said the Central Kansas Landlords Association was also not in favor of the program or any proposed revisions. His membership wants the program discontinued. Maxwell and Finlay commented there continues to be a housing crisis in Hutchinson and there is value in inspecting and improving of homes and continuing to educate tenants.

The consensus was the following:

1. Require mandatory exterior inspections for all rentals and interior inspections for those rentals where the tenant gives consent or the unit is vacant and the landlord gives consent; and
2. Keep the current fee structure and use any surplus funds generated for education efforts, as well as for opening up applicable housing programs to landlord eligibility.

Motion by Binns, seconded by Patterson to recommend to the City Council that mandatory exterior inspections continue and interior inspections be made where the tenant gives consent or the unit is vacant and the landlord gives consent and to keep the current fee structure and use surplus funds for education efforts. The motion passed with the following vote: Yes – Binns, Finlay, Patterson, Poltera; No; Greever, McConnaughy, Cooley.

6. OLD BUSINESS

6a. **Housing Website Proposal**

Staff suggested this item be tabled to the next meeting. Motion by Finlay, seconded by Cooley to table the Housing Website Proposal to the next meeting passed unanimously.

7. OTHER

7a. Infill Development Discussion – none.

7b. The next Housing Commission meeting is scheduled for Wednesday, June 22, 2106 at 3:00 p.m.

8. ADJOURNMENT – The meeting adjourned at 4:25 PM.

Respectfully Submitted,
Charlene Mosier, Planning Technician