

1. ROLL CALL

The Housing Commission meeting was called to order at 3:00 PM with the following members present: Lisa Gleason, Kevin Bleything, Luke McConnaughy, Aubrey Patterson, Anthony Finlay, Dan Rich, Jeff Thomson, and Sue Poltera. Scott Cooley, Gregg Binns, Richard Greever, Shelly Kiblinger, Mark Clark, and Dianna Hart were absent. Steven Dechant, City Councilmember; Mark Eaton, Land Bank member; Jackson Swearer, Interfaith Housing Services; and Ryan Patton, Landlord, 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 July 27, 2016 meeting were approved on a motion by Gleason, seconded by McConnaughy, passed unanimously.

3. ANNOUNCEMENTS

3a. McCarron said the Associate Planner position has been filled by Aaron Barlow and the Planning Department is now at full staff.

3b. McCarron said Staff is working on the Comprehensive Plan and asked that all Housing Commission members fill out the 2017-2037 Hutchinson Comprehensive Plan Community Survey which will assist in helping plan for Hutchinson's future.

4. UPDATES

4a. **Brush Up Hutch!**

Denker reviewed the Brush Up Hutch! report. Two new applications have been received since the last meeting. Jeff Thomson said there are six homes on the list to be painted by United Way.

4b. **Healthy Neighborhood Initiative**

The City Council approved a proclamation naming the West Avenue A neighborhood "SW Bricktown". The neighborhood hosted their second visioning meeting on Tuesday, August 23. Gleason said approximately 100 adults plus children attended. The residents identified five primary priorities of public safety, opportunities for physical activity, community pride, healthy eating and lifestyles, and student achievement. A logo was also chosen.

Finlay said the landscape architect came up with two concepts for the Ashmeade and Shadduck Parks. Residents voted on one concept for each park.

McCarron said the Graber School neighborhood has selected a name and will unveil that on Sunday, August 28 at a neighborhood gathering.

4c. **Housing Website**

McCarron updated the group on the housing website. The development of HutchAreaHomes.com has begun and the City Council has approved funding and a contract with the Hutchinson News to create the housing website. The projected completion date is scheduled for October 1, 2016.

4d. **Infill Development Study**

McCarron said the City has entered into a grant agreement with the University of Kansas to conduct an Infill Development Study for vacant lots in Hutchinson. This will be in lieu of a design competition for four vacant infill lots and will be completed by a fifth year architect student by December, 2016. This is a joint effort between the City of Hutchinson and the Hutchinson Land Bank.

5. NEW BUSINESS

5a. **2016 Residential Rehabilitation Grant Report**

Thomson showed photos of the house at 1213 East Avenue A that was renovated, in part, with the 2016 Residential Rehabilitation Grant. AmeriCorps volunteers put in over 900 hours of work into this project. The project included grading the lot, purchasing the house, taxes, permits, insurance, and equipment rental. The total cost was \$60,085 not including the volunteer labor. The house is approximately 1500 sq. ft. and they have rented the property.

5b. **Zero Utility and Alternative Infill Housing Options Presentation**

Bleything toured zero utility housing when he visited Burlington, Vermont. He showed photos of an energy efficient, stick built home he toured. The structure is designed to max energy creation and efficiency. It has solar panel capability and a super computer that controls energy consumption. Cost of utilities for this home is \$300. The size of the structure was approximately 14' x 75' with two bedrooms. The cost of the house was \$107,000 and included the lot. The architects can design any type of home with these features, but with additional cost. Bleything estimated a home like this could be constructed in Hutchinson between \$80,000 and \$90,000 and could be a viable housing option.

5c. **13-HOU-03 Housing Trust Fund Marketing and Implementation Plan Grant Closeout**

McCarron reviewed the grant received in 2011 that was a Fund for Hutchinson multi-year grant to create a Housing Trust Fund Marketing and Implementation Plan. Joe Ontjes, Repixel, was hired to complete a marketing plan including informational material, strategies, Housing Trust Fund Logo, Hutchinson Land bank Logo, and video script. Since the grant was awarded, the City has taken a different approach for funding housing initiatives with the City Council dedicating allocations for housing. McCarron said Staff is recommending to close out the 2011 Hutchinson Community Foundation grant for the Community Housing Trust Fund Marketing and Implementation Plan.

Motion by Bleything, seconded by Finlay to close out the 2011 Community Housing Trust Fund Marketing and Implementation Plan Grant, passed unanimously by acclamation

6. OTHER

6a. **Other**

Jackson Swearer, Interfaith Housing Service, spoke requesting support from the Housing Commission on Interfaith Housing Service's application for a grant from the Kansas Health Foundation. The grant would be specifically for housing but on a wider scale throughout Hutchinson, south of 11<sup>th</sup> Avenue. The grant is due October 14 and is a three year grant of \$100,000 per year.

Patterson said this grant addresses disparities in housing and health and Interfaith Housing has what is needed to take the lead on this grant.

McCarron asked that Interfaith Housing Services bring a letter of support to the Housing Commission meeting next month.

6b. Bleything suggested creating some type of memorial fund that would allow for donors to engrave a plaque or brick in honor of someone and the funds going to a specific neighborhood, similar to what Dillon Nature Center has with their sidewalk pavers. The funds could also be used for matching grant funds to help the neighborhood help itself.

6c. Patterson introduced Ryan Patton, a landlord who attended a City Council meeting and she invited him to attend our Housing Commission meeting today to learn more about our housing projects and objectives.

6d. The next Housing Commission meeting is scheduled for Wednesday, September 28, 2016 at 3:00 p.m.

7. ADJOURNMENT – The meeting adjourned at 4:05 PM.

Respectfully Submitted,  
Charlene Mosier, Planning Technician