

1. ROLL CALL

The Housing Commission meeting was called to order at 3:30 p.m. with the following members calling in via Zoom conference call: Roy Little, Steve Dechant, Marvin Mast, Lucas Soltow, Nathan DeBerry, Kelly Anne Lanham, Angie Davenport, and Lisa Gleason. Ryan Patton, Jeff Thomson and Dan Rich were absent. Julia Westfahl, SCKEDD; was also in attendance. Staff present were Ryan Hvitlæk, Director of Planning and Development; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the January 27, 2021 meeting were approved on a motion by Mast, seconded by Little, passed unanimously.

3. ANNOUNCEMENTS

a. None

4. WRITTEN REPORTS

a. **January 2021 Housing Dashboard**

Hvitlæk reviewed the Housing Dashboard for January. There were 29 property maintenance investigations, 12 property maintenance violations, 8 rental investigations, and 15 rental violations. There were no new residential permits, 27 residential alterations and one house demolition. There were no new housing program applications.

5. ORAL REPORTS

a. **Featured Neighborhood Report**

Stewart was not in attendance to give a report.

b. **Hutchinson Land Bank**

Hvitlæk said an infusion of \$10,000 was added to the Hutchinson Land Bank account. There are currently two openings on the Board. Applicants must be a resident of the City.

(Soltow and Lanham arrived).

c. **Update on CDBG Grant for Creekside**

Hvitlæk reported Creekside walk-throughs have been completed and we are waiting for replacement windows. The second round of walk-throughs for homes will begin when the first round is closer to completion.

d. **Update on COVID and Housing**

Westfahl said a new computer software program will require SCKEDD staff training for KERA, (Kansas Emergency Rental Assistance) which will assist with past and future rent and utility bills. Applications will be done jointly with landlords. This is a \$185 million grant for those whose jobs were lost or reduced due to Covid. Payments from the grant will go directly to landlords. Applications can begin March 15.

6. NEW BUSINESS

a. 2021-2023 Housing Action Plan

Hvitløk reviewed the proposed outline for the 2021-2023 Housing Action Plan to guide the work of the Commission over the next three years.

- Create a standing Code Enforcement Committee for complex compliance cases so one letter is sent rather than multiple letters to the property owner.
- Complete the 2020 CDBG Housing Rehab grant and apply for another in 2022.
- Conduct a public education campaign on Land Contracts and support state legislation to regulate.
- Review existing housing programs for effectiveness.
- Conduct a housing conditions study in the City's Featured Neighborhoods.
- Enact Aging-in-Place Committee recommendations.
- Enact a neighborhood walking program with City staff and the Neighborhood Coordinator to observe issues and concerns in neighborhoods.
- Create a Developer's Roundtable.
- Revise Housing Program brochures.
- Promote the NRP program.
- Advocate for dedicated funding through sales tax renewal in 2024.
- Work with Land Bank to acquire construction plans for affordable homes that would fit on infill lots.

Dechant said he would like another item on the list to promote active and ongoing IPMC compliance on enforcement of maintenance. Gleason said the Housing Commission is a supportive group to City Staff and promotes educating the public and promoting housing programs. Izzy Rivera, Building Official, will be reviewing this plan as well. The new code compliance officer began employment in the Inspection Department this week. Investigations of property maintenance will likely increase with a full staff. Dechant would like to hear the input of the new staff.

Developing a sidewalk assistance program is ongoing. Hvitlok would also like to see the city have a "Move to Hutch" campaign especially now that many people can work from home at least part of the time. Lanham said she is already seeing a trend in young professionals moving from out of town to apartments in Hutchinson. Working with the Chamber in McPherson County would be an option to promote residents moving here. Dechant asked if we have heard what other area towns may be doing. Hvitlok said tax rebates for new housing developments were popular in other states he has lived in. Dechant said the City of Hays promotes rehab of properties and targets a specific dollar value of homes that may be good for infill areas.

HOUSING COMMISSION MINUTES
Meeting of Wednesday, February 24, 2021

The City Council will review the 2021-2023 Housing Action Plan at their first meeting in April.

7. OPEN COMMENTS

- a. Westfahl said she is working with realtors on grants for families wanting to purchase homes.

Gleason is asking for continued support of United Way.

8. OTHER

- a. The next Housing Commission meeting is scheduled for March 24 at 3:30 p.m.

10. ADJOURNMENT – The meeting adjourned at 4:35 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 24th day of March, 2021.



Secretary
Ryan Hvitlæk, AICP, CFM
Director of Planning & Development