

1. ROLL CALL

The Housing Commission meeting was called to order at 4:00 p.m. with the following members present: Angie Davenport, Marvin Mast, Roy Little, Lucas Soltow, Aubrey Patterson, Ryan Patton, Jeff Thomson, and Dan Rich. Lisa Gleason, Kelly Anne Lanham, and Nathan DeBerry were absent. Adam Stewart, Neighborhood Coordinator; Steve Dechant, Julia Westfall, SCKEDD, Diane Crabtree, Interfaith Housing Services; Jackson Swearer, and John Green, Hutchinson News, were also in attendance. Staff present were Ryan Hvitløk, Director of Planning and Development; Jim Seitnater; Downtown and Housing Coordinator; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the January 15, 2020 meeting were approved on a motion by Soltow, seconded by Mast, passed unanimously.

3. ANNOUNCEMENTS

Soltow said he volunteered to serve on the Sleep Tight Foundation. This organization deals with bed bugs. Treatment is expensive and many residents cannot afford to have their home treated. This group assists residents who do not have funds to eradicate bed bugs.

4. WRITTEN REPORTS

a. **2020 Housing Dashboard**

Hvitløk reviewed the YTD Housing Report. One category has been removed since we no longer have the rental licensing program and all property maintenance investigations are part of the IPMC. There were 252 property maintenance investigations and 79 violations. Residential alterations totaled 47 and there was one house demolition. There were no program applications; however, one is pending.

b. **Staff Report on Aging in Place**

Hvitløk reviewed the report on Aging in Place. In April 2019, HEAL Reno County hosted Ben Winchester, who gave a seminar on housing trends. Based on the information presented, the Housing Commission has created the Aging-In-Place Committee to discuss potential recommendations for addressing housing concerns of our aging population. The committee reviewed local data and trends and spoke with entities that serve elderly in the community. A survey was developed asking questions specific to future needs and wants as one ages in Hutchinson. The committee also came up with a list of recommendations. This list was included in the agenda packet. Often, elderly live in homes longer than they should and maintenance of the home goes down. When the house is eventually sold, the home needs too much repair and often becomes a lower income rental. Another option would be for elderly to live in a home designed for the aging.

Staff proposes revising the current Housing Action Plan to include the Aging-in-Place Committee recommendations. Upon approval, City Council would adopt the revised Action plan.

Mast asked about a revolving loan program. Hvitløk said that is one possibility being considered. Another option is to partner with SCKEDD and RCB Bank to pursue a Federal Home Loan Bank grant. Westfall said SCKEDD met with a representative about applying for a grant for 50 homes at \$10,000 for each for owner-occupied homes. We would need to work on the scoring and pay to have the grant written for us for a \$3,500 fee. This would be a three-year grant starting in 2021. The RCB Bank would work with us. We need to show the community need for this to be successful. Half of the grant would be directed toward elderly.

The Aging-in-Place Committee is considering the creation of a Hutchinson Senior Fair. Stakeholders would work with groups such as Elmdale and possible topics could include reverse mortgage information and home repair options.

Seitnater said he and Gleason had a conference call with Ben Winchester and he is working on a list of groups for us to contact. Workforce housing is now becoming aging-in-place housing. Hvitløk said residents are aging in their current homes as there are not many other options. Some want to stay where they are but need assistance with home repairs.

c. 2018-2020 Housing Action Plan

A motion to direct staff to amend the Housing Action plan to include the Aging-in-Place Committee Recommendations was made by Soltow, seconded by Davenport, passed unanimously.

5. ORAL REPORTS

a. Healthy Neighborhoods Initiative

Stewart gave an update that he is working on interviews for a sixth neighborhood. Creekside and Grace Arbor residents have shown interest in the Down Payment Match Incentive Program and these neighborhoods need to be added as qualifying neighborhoods.

Creekside Neighborhood is planning a volunteer project on March 28 at Bernard White Park to remove a wire fence that will be replaced with a decorative wood fence by the City Park Department. Another project is to remove trail bollards and have a decorative design made for the bollards by an artist.

Grace Arbor is planning a neighborhood clean-up on April 25-26. This will be followed by a picnic. The neighborhoods are positive toward having a joint National Night Out block party on Main Street between 11th and 13th Avenues. This would also include College Grove. The Phase Zero Tactical Urbanism grant will help with costs associated with closing the street for events to see how well it works.

A CDBG grant was awarded for the Creekside Neighborhood for ten homes for \$256,500.

b. Hutchinson Land Bank Update

Hvitløk said Aaron Barlow, Associate Planner, is resigning and is moving to Salt Lake City, Utah. Seitnater will be taking over the duties for the Land Bank Board of Trustees.

c. **Aging in Place**

No additional report.

6. NEW BUSINESS

- a. Jackson Swearer spoke about HB2600 regarding land contracts. There was a hearing last week at the State Legislature that he attended. The Judicial Branch will discuss this topic next and details are being considered such as filing land contracts within ten days of the contract being executed. Land contracts have created concerns in Hutchinson. The goal is to make land contracts beneficial and use when needed but not as a way to take advantage of buyers.

- b. Hvitlok said staff is working on before and after photos of projects for social media outreach and community education for code enforcement. Signs will be developed to place in the yards of homes selected for the CDBG grant, and staff will be looking at the next year's work plan.

- c. Hvitløk said a developer's round table will meet later in March.

Patton said the completed items so far look good as a testament to what the Housing Commission and staff have completed in the last 18 months.

7. OPEN COMMENTS

- a. Dechant spoke about the plastic bag issue and the State determining that cities cannot issue local bans on them. He encouraged contacting the legislature to change this as he believes over time that local government will have less and less control if the State does not allow local decisions on these issues.

8. OTHER

- a. The next regularly scheduled Housing Commission meeting is Wednesday, March 25, 2020 at 4:00 p.m.

9. ADJOURNMENT – The meeting adjourned at 5:05 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 25th day of March, 2020.



Secretary
Ryan C. Hvitløk, AICP, CFM - Director of Planning & Development