

1. ROLL CALL

The Housing Commission meeting was called to order at 4:00 p.m. with the following members present: Ryan Patton, Lucas Soltow, Angie Davenport, Nathan DeBerry, Scott Cooley, Lisa Gleason, Kelly Anne Lanham, Dan Rich, and Anthony Finlay. Aubrey Patterson and Jeff Thomson were absent. Adam Stewart, Neighborhood Development Coordinator; Steve Dechant, City Councilmember, and Julia Westfall, SCKEDD, were also present. Staff present were Jana McCarron, Director of Planning and Development; Amy Allison, Housing Program Coordinator; Aaron Barlow, Associate Planner, and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the January 31, 2018 meeting were approved on a motion by Deberry, seconded by Patton, passed unanimously.

3. ANNOUNCEMENTS

a. **Infill Study Implementation Plan**

McCarron said the Infill Study Implementation Plan was presented to the City Council on February 6 and was supported. Two Town Hall meetings will be held in April to discuss the proposed amendments with the public. The first meeting is scheduled for Tuesday, April 10 at McCandless School and the other meeting will be held at Lincoln School and has not yet been scheduled. McCarron asked for volunteers to help at the Town Hall meetings. Lanham, Gleason, Davenport, Deberry, and Stewart volunteered.

4. WRITTEN REPORTS

a. **Brush Up Hutch**

b. **Down Payment Match Incentive**

c. **Zero-Interest Home Repair Loan**

d. **Housing and Rental Registration Report**

The reports for the above-listed items were included in the agenda packet. There were no additional comments.

5. ORAL REPORTS

a. **Healthy Neighborhood Initiative**

Stewart provided an update. He has completed 23 interviews in the Farmington neighborhood. Some comments he has received from interviewing residents are they like the quiet, peaceful neighborhood with convenient access to 30th Ave, Plum St and Main St. Common concerns are the neighborhood park, rentals, maintenance of some properties, and speeding traffic. The next step will be to summarize the information, determine neighborhood boundaries, develop neighborhood sign toppers, and do a proclamation. A committee has also been formed to select the next neighborhood.

Gleason said the SW Bricktown residents led and organized the last two meetings. Items they reviewed include what sustainability for this neighborhood might look like and consideration of a

neighborhood association. There is also a possible funder for the neighborhood park and Hutch Rec plans to help with an open-air building in the park.

McCarron said a block walk with city staff to look at infrastructure in the Farmington Neighborhood is scheduled for 8:30 a.m. on March 27, 2018.

b. Hutchinson Land Bank Update

Allison said there were no updates.

6. NEW BUSINESS

a. 2017 Planning & Development Annual Report

McCarron reviewed the 2017 Planning & Development Annual Report, focusing on Housing and Neighborhoods. Finlay said staff did a nice job on the report.

Soltow asked if changes to the Sign Code affected realtor signs. McCarron said realtor signs cannot be placed in the right-of-way; however, that is not new. Soltow also asked about the funds collected from rental registration. McCarron said that information will be reviewed when the analysis of the program is completed.

b. Housing Action Plan Prioritization Activity

McCarron explained that the Housing Commission held discussions over the past year on various housing issues and strategies were identified. The commission was asked to prioritize the identified strategies to create a three-year action plan. Each strategy would be scored by the potential impact and the do-ability of the strategy on a scale of 1 to 4.

Allison placed stickers on the impact chart showing the rating of each strategy as determined by the Housing Commission.

1. Remove "complaint-only" policy from Key IPMC code violations. Cooley would like to see more efforts directed at owner-occupied properties. These efforts would improve the street view of all neighborhoods. Impact: 4 Do-ability: 4.

2. Create "Roof and Sidewalk Repair Assistance Program". Dechant and Finlay said they should be separate. Westfall said to partner with another nonprofit or let them know of other options available. Impact: 1 Do-ability: 1.

Sidewalk Repair Assistance Program. Finlay said sidewalks promote mobility and safety of an entire neighborhood as compared to a roof repair which is mainly beneficial to the home owner. Impact: 4 Do-ability: 2.

3. Promote more "Before & After" Photos of Successful Cases. Lanham suggested doing a Facebook page to show the before and after photos. If a property receives funding a sign could be placed in the yard to promote the program. Impact: 4 Do-ability: 4.

4. Research Transient Guest Tax, Building Permit Fees and Housing Trust Fund as potential funding sources. Impact: 4 Do-ability: 4.

 10. Create and Maintain Housing Database. Could partner with other non-profits to see what information they need. One option may be to work the HCC to set up the program. Impact: 3 Do-ability: 3.

 11. Develop a campaign designed to promote "moving in" to Hutchinson. The commission suggested starting with companies where people are already working to get them to move or stay here. Promote with Facebook and billboard ads to attract people here rather than McPherson or Wichita. Change to Engage the Chamber of Commerce for a joint moving in to Hutchinson Campaign. Impact: 2 Do-ability: 4.

 12. New Resident Survey (work with Realtors). A survey could be done by multiple agencies. Impact: TBD Do-ability: 4. This item was moved to the Parking Lot for further discussion.

 15. Meet with developers post-project to discuss issues with process/financing. The consensus is to combine this effort with the Chamber of Commerce or collaborate with other entities. Impact 2: Do-ability: 4.

 17. Research Predatory Lending Ordinances for Land Contracts. The question was asked if we can change this at the state level. It may be more of a Hutchinson issue This may be more of an educational component. Impact: 3 Do-ability: 4.

 18. Propose Neighborhood Boundaries Map. It was suggested to keep these maps more internal so as not to give the impression the city is deciding the neighborhood boundaries. Impact: 4 Do-ability: 4.
8. OTHER
- a. The next regularly scheduled Housing Commission meeting is Wednesday, March 28, 2018, at 4:00 p.m.
9. ADJOURNMENT – The meeting adjourned at 5:25 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 28th day of March, 2018.



Secretary