

1. ROLL CALL

The Housing Commission meeting was called to order at 4:00 p.m. with the following members calling in via Zoom conference call: Angie Davenport, Marvin Mast, Kelly Anne Lanham, Nathan DeBerry, Aubrey Patterson, Roy Little, Ryan Patton, Lucas Soltow, Jeff Thomson, and Lisa Gleason. Dan Rich was absent. Adam Stewart, Neighborhood Coordinator; Julia Westphal, SCKEDD; and Steve Dechant were also in attendance. Staff present were Ryan Hvitlæk, Director of Planning and Development; Jim Seitnater, Downtown and Housing Coordinator; and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the May 19, 2020 meeting were approved on a motion by Patterson, seconded by Lanham, passed unanimously.

3. ANNOUNCEMENTS – None.

4. WRITTEN REPORTS

a. **May 2020 Housing Dashboard**

The Housing Dashboard report was included in the agenda packet. Hvitlæk said there has been an increase in residential permits and house demolitions. There have been nine new residential permits and Brush Up Hutch applications are picking up. There has been a decrease in violations. Gleason said United Way took a survey about planning a workday this year and there is a lot of interest in doing this. Possibly there is interest in a group doing a house painting project.

5. NEW BUSINESS

a. **Featured Neighborhoods Report**

Adam Stewart said Creekside had a neighborhood project June 6 and removed the wire fence in Bernard White Park and replaced it with a decorative split rail fence. Grace Arbor had a neighborhood cleanup May 31st for tree limbs and yard waste. They will also meet June 25 to plan for National Night Out on October 6. Southwest Bricktown will meet next Monday for National Night Out planning. Creekside neighborhood would like to host a fall fest cookout and pumpkin contest. Stewart said he is conducting interviews for the sixth featured neighborhood. Comments from the interviews were residents moved there because buying the house was a good deal and they got a lot of house for their money, the area was a good fit for a growing family. Residents liked the specific house they bought. Some commented the neighborhood has changed and has fewer families with kids, some owner-occupied homes have become rentals and some rentals became owner occupied. Renters and owners seem to be fixing up homes. People like the location and proximity to Dillons and Westlake Hardware and the area seems safe, although there has been some crime in the neighborhood. The standard of yard maintenance is manageable in the area. Diane Crabtree said she has an application for a first-time homebuyer in Southwest Bricktown.

b. Update on Federal Home Loan Bank Grant

Hvitløk said the City Council approved a contract with SCKEDD and applicants have until August to apply. Westfahl spoke with representatives about the Federal Home Loan Bank grant and they are looking forward to working with Hutchinson and are confident we will be awarded funding. Results will be known in December.

c. Update on CDBG Grant for Creekside

Seitnater said staff is working on the environmental paperwork for the CDBG housing rehab grant. Bill Lampe from SCKEDD has assisted in home walk-throughs to preview potential rehab work. There will be a Contractor Open House July 9.

d. Update on Code Enforcement

Hvitløk said staff continues to work on wording for violation letters to portray a more friendly approach and offer some leniency on timeframes to bring properties into compliance. We are stressing that property owners contact staff so we can work together. Information on available resources is also being included with letters. Lanham commented that property curb appeal has improved so much over the past few years.

e. Discussion on Housing Protection for Protected Classes

Hvitløk explained Chapter 3 of the City Code addresses Human Relations and the City's nondiscrimination policy. City Council directed City staff to ensure City Code aligns with the Supreme Court's decision which bars discrimination on the basis of sex, race, color, national origin, and religion, also includes sexual orientation and gender identity. The revised language adds sexual orientation and gender identity to protected classes for housing, public accommodations and employment in the City of Hutchinson. The amended ordinance would provide the Human Relations Officer enforcement authority on discrimination complaints.

Steve Dechant asked if the Human Relations Commission has reviewed this and Hvitlok said they have.

Patterson made a motion to recommend to the City Council to amend Section 3-101 of the City Code to include sexual orientation and gender identity as a protected class for housing to follow the Supreme Court ruling. The motion was seconded by Soltow, passed unanimously.

6. OPEN COMMENTS

a. Patterson has completed her second term on the Housing Commission and Hvitløk thanked her for her time and dedication to the commission for eight years. Patterson said she appreciated the kind words. She wished to mention Trish Rose and Shara Gonzales who began this group over ten years ago and how much has been accomplished in this time. She thanked staff and other commission members.

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- b. Westfahl mentioned SCKEDD is looking at a revitalization program for homes to be donated, rehabbed, and then sold again. SCKEDD received additional funding for weatherization repairs to homes which also includes work on plumbing, electrical and heating upgrades.
 - c. Lanham said Plaza Towers and Garden Grove apartments are under contract and the potential owners are looking to invest in upgrades.
7. OTHER
- a. The next regularly scheduled Housing Commission meeting is July 22, 2020 at 4:00 p.m.
8. ADJOURNMENT – The meeting adjourned at 4:45 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 22nd day of July, 2020.



Secretary

Ryan Hvitlök, AICP
Director of Planning & Development