

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: Angie Davenport, Marvin Mast, Lucas Soltow, Roy Little, Nathan DeBerry, Steve Dechant, Kelly Anne Lanham, and Lisa Gleason. Ryan Patton, Jeff Thomson and Dan Rich were absent. Adam Stewart, Neighborhood Coordinator and Julia Westfahl, SCKEDD 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 September 2, 2020 meeting were approved on a motion by Mast, seconded by Little, passed unanimously.

3. ANNOUNCEMENTS

a. Updates on FHLB grant status

Hvitløk said we are waiting for additional information that we should receive in December. Westfahl said contractor prices in the area are being reviewed along with the applications.

4. WRITTEN REPORTS

a. October 2020 Housing Dashboard

Hvitløk said there are still some rental inspections occurring. There have been 479 inspections this year and 182 violations. There have been more property maintenance inspections this year but fewer violations than last year. There have been 16 new residential permits and 30 demolitions, no new infill houses or new NRP applications. Brush Up Hutch applications are at 22 and one Zero Interest loan. In 2021 we will look at all programs to see what is working and what is not or what needs changing. Gleason said to make sure to take covid into account for the lower numbers.

Seitnater has taken photos of Down Payment Match homes to show at the next meeting. Soltow asked where these houses funded in 2020 are located. Seitnater said five are in College Grove and two in Houston Whiteside.

The Building Official position is being advertised now. When that position is filled, the code enforcement officer position will be reviewed. A Housing Commission member could be involved in this process.

Gleason said one City Council member responded to her letter to keep the code enforcement position.

5. NEW BUSINESS

a. Featured Neighborhood Report

Stewart said Creekside neighborhood has been working on improvements to Bernard White Park and renderings of these drawings were shown that include a half basketball court, picnic area,

playground element, and will connect to the Jim Martinez Sunflower trailhead. A bench swing is also being considered so there is something for all age groups.

There will be a virtual meeting with the HMS8 neighborhood to determine a neighborhood name and come up with ideas for the neighborhood.

Grace Arbor is considering a project of one to one match with homeowners on tree trimming to improve sidewalk walkability and better clearance of intersections. They will pursue a grant for this. Gleason said sidewalks need repair if grants are available for that. Tree roots have done damage. Two houses in Grace Arbor repaired their own sidewalks.

Mailers were sent to SW Bricktown to remind residents of home improvement programs available to fix their homes. The mailing was paid by a grant from the Hutchinson Community Foundation.

b. Update on CDBG Grant for Creekside

Seitnater reported Michele from SCKEDD has reviewed three owner occupied applications and one rental application for radon and lead testing. When results are in, the next step will be bid packets and a bid tour date for contractors to look at the houses and submit bids by early December. The grant completion date is March 2022. The available funds could improve eight to ten homes. We have twelve applicants currently for this area. The neighborhood newsletters have helped with promoting this project.

c. Update on COVID and Housing

a. Kansas Eviction Protection Program Introduction from SCKEDD

Westphal said 35 million dollars has been made available from the governor for rent assistance because of covid loss of work. A joint application with the tenant and the landlord is completed with the funds paid directly to the landlord. The landlord cannot evict or charge late fees with this program. Applications must be made by December 31, 2020. The Salvation Army is also a partner in helping people fill out paperwork. The number to call for assistance is 620-259-6544. Soltow said one of his tenants has gone through this process and it is fairly simple however, they must have access to a computer. Lanham said this is a short time frame to use this money. She is concerned there will be a new wave of applicants in need in another six months. Having children home from school for learning is making a huge impact on hourly wage employees that cannot work when the students must learn from home.

Westfahl said she is in need of applications for the weatherization program. The homes they have looked at do not qualify as they require too much work for this program.

6. OPEN COMMENTS

- a. Lanham said the Plaza Towers was purchased by a young couple from Kansas City. They are now the new owner of the Leon Hotel. This should be a positive impact on the downtown neighborhood.

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- b. Dechant asked about door hangers. Hvitløk said they are on hold for now until a new building official is on board. The letter with information about city resources has had a few edits but mostly the same information is required.

7. OTHER

- a. The next Housing Commission meeting is scheduled for November 18 at 3:30 p.m. The 2021 Resolution of Dates will be presented at the next meeting with 3:30 as the new time.

8. ADJOURNMENT – The meeting adjourned at 4:27 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 18th day of November, 2020.



Secretary