City of Hutchinson

Housing Initiatives

Housing Timeline

• 1995 Mayor’s Task Force on Housing
  Recommendations
• 2001 Housing Needs Assessment
• 2009 Housing Needs Assessment
• “A Roof Over Our Heads” a six part series published by the Hutchinson News – July to August 2011
• 2012 Housing Program Manager Hired

Current Housing Programs & Projects

1. Land Bank
2. Residential Infill Incentives
3. Neighborhood Revitalization Program
4. Community Development Block Grant
5. Brush Up Hutch! Paint Program
6. Rental Registration & Inspection Program
7. Other Projects
   1. Santa Fe Townhomes
   2. Wiley Building
   3. Neighborhoods Initiative

Issue: Vacant properties with absentee owners

Solution: Hutchinson Land Bank

Land Bank Goals:
- Strengthen and improve neighborhoods
- Promote construction of infill housing
- Reduce and eliminate blight
- Operate efficiently and effectively
- Advance the economic and social interest of the City and its residents

Upcoming Projects:
1. Test Build by Interfaith Housing Services
2. Marketing of properties

Issue: Lack of new infill housing
SOLUTION: Residential Infill Incentives

- Properties south of 17th Avenue
- Residential zoning
- Served by water and sewer
- Incentives
  - Refund of building permit and sewer/water tap fees for a single family or duplex structure
  - Site must be vacant or have a structure to be demolished followed by new construction

ISSUE: Deteriorating condition of structures

SOLUTION 1: Neighborhood Revitalization Program

- Improvement projects located south of 11th Avenue.
- Property tax rebate for the increment of improved value from new construction or improvement of an existing structure
  - Both commercial and residential projects are eligible
  - Improvements must increase value of residential property 5+% and 15+% for commercial property

SOLUTION 2: Avenue A CDBG Funding

$400,000 CDBG housing rehabilitation grant.

- Provides up to $25,000 for low- to moderate income (LMI) households in housing rehabilitation
  - Health and safety
  - Weatherization
- Owner occupied or rental units within the target area
  - East Avenue A, from Walnut to K-61 Highway

SOLUTION 3: Brush Up Hutch! Paint Program

- Reimbursement paint program
  - Eligible applicants may receive a reimbursement up to $300
  - Applicants must be:
    - Income eligible
    - Homeowners, rentals are not eligible
    - Must not own more than 1 property
    - The homes must be in need of paint
  - To date, 59 homes have been painted through the program

ISSUE: Deteriorating and unsafe rental housing stock
SOLUTION 1: Adoption of IPMC

- City of Hutchinson adopted the International Property Maintenance Code on February 1, 2011
- 165 IPMC violations for the 2014 calendar year

IN PROGRESS: Rental Registration & Inspection Program

- Mandatory Rental Registration & Inspection Program:
  - Registration of all rental properties in Hutchinson
  - Inspections are based on health and safety requirements
  - Results will be posted on the city website

Other Housing Projects

- Santa Fe Townhomes
  - 14 unit rental project
  - Created through a partnership between New Beginnings and the City of Hutchinson
  - Moderate Income Housing Grant

- Historic Wiley Building
  - 73 unit rental project in the historic downtown
  - Low Income Housing Tax Credit
  - City partnered through partial funding of parking garage

Other Projects

- Neighbors Initiative
  - Hosting two nationally known speakers on empowering our neighborhoods for change
  - Annual Fair Housing Seminar
    - Fair and Accessible Housing
    - Kansas Landlord-Tenant Act
  - Partnership with NeighborWorks America

Questions