

Prairie Village Ad Hoc Housing Committee Meeting Agenda
November 16, 2021
5:30 p.m. – 7:00 p.m.
City Council Chambers at City Hall

- I. Opening Remarks and Introductions**
- II. Consider approval of minutes from September 16, 2021**
- III. Discuss goals and strategies from VV 2.0 and Housing Toolkit**
- IV. Next Steps on Prioritization**

Ad Hoc Housing Committee Meeting September 16, 2021

Welcome & Introductions

Chairs Jon Birkel and Ian Graves began the meeting at Harmon Park at 5:30 p.m. The following Housing Committee members were present: Jon Birkel, Ian Graves, Bonnie Limbird, Ron Nelson, Mary Rimann, April Engstrom (on behalf of Matt Gillam), and Mayor Mikkelson. Matt Gillam and Todd Harris were unable to be at the meeting due to other commitments. Jamie Robichaud was present as staff liaison to the Committee.

Jon Birkel and Ian Graves welcomed everybody and said this is meant to be an informal meeting to hear everyone's thoughts and ideas and do some goal setting. Ian added that when the council talks about housing, we ask the question: "is it going in the direction that is consistent with Village Values." The goal of the group is to bring different factions of people together to think about things that are outlined in Village Vision 2.0, the UCS Housing Toolkit, and put our heads together to chart a course for moving the needle on housing attainability in Prairie Village.

Mayor Mikkelson welcomed everyone and thanked them for agreeing to participate. He said that this committee is meant to be temporary and has a very specific purpose: over the next several months, create a deliverable of a written, prioritized list of recommendations to the City Council on attainable housing strategies for Prairie Village. He explained that the City Council will then ultimately decide, what, if anything, we do to prioritize attainable housing in Prairie Village.

Mayor Mikkelson then added the first place to start is the recently-adopted Village Vision 2.0, in which he explained provided a great background for our City, goals, and principles. This document outlines where we are as a City today and where we'd generally like to be in the future. Jamie Robichaud distributed copies of Village Vision 2.0 to all committee members.

Chairs Ian Graves and Jon Birkel then went around the room and asked all of the committee members to introduce themselves and give a little bit of information on their background: Ron Nelson, Ward 2 City Council Member and attorney; Ian Graves; Ward 6 council member and software engineer; Jon Birkel: planning commissioner and Director of Residential Development for Hunt Midwest; Bonnie Limbird: Ward 3 Councilmember and interior designer; April Engstrom: Prairie Village resident and Development Associate at Overland Property Group (a housing developer); Mary Rimann: long-time Prairie Village resident and local business owner; and Jamie Robichaud: Deputy City Administrator who oversees community development and planning for the City.

Goals and Vision

Co-chairs Ian Graves and Jon Birkel then began a discussion on the goals and vision of this committee and asked to hear about personal stories and anecdotes from committee members. Discussion topics included what is Prairie Village currently missing in terms of housing; what are we trying to achieve; how do we ensure our workforce like our

teachers and police officers and local business employees can continue to afford to live in Prairie Village?

The committee discussed the challenges of the aging apartment complexes in Prairie Village, which were once affordable places to live in the community. But as they age and experience reinvestment, the rents increase and result in a less affordable option for our fixed and lower income residents.

The committee also talked about how to attract developers to the community who can invest and develop housing products that are more attainable for our residents. April Engstrom shared her experience in her profession on federal tax credits for acquisition rehab and how those work.

Co-chair Jon Birkel said he would like to see an inventory of what Prairie Village needs in terms of a diversified housing portfolio and set a target metric, such as a number of attainable units, etc. He added that if we looked at the incomes of Prairie Village jobs, that might give us an idea of a target number and provide ideas on strategies for how to achieve that target.

Bonnie Limbird added to the discussion that an important part of the housing discussion is easing the current property tax burden on our residents by prioritizing and approving more commercial investment along the major corridors in Prairie village, such as 75th Street, which would offset the residential property tax burden and, in turn, impact housing costs in Prairie Village in a positive way.

Co-Chair Ian Graves said that there is also a challenge for a lot of growing families in Prairie Village and it is that these growing families need more space, but there are a lot of people aging in place and empty nesters in larger homes. We have missing middle housing, and there's nowhere for these growing families to go and there's nowhere for empty nesters to scale down. Mr. Graves believes that the City has an inventory problem, but we need the creation of the right kind of housing to solve the missing-middle inventory problem.

Mary Rimann was asked by other committee members about her experience about where employees in her local business choose to live. She said that it is not easy for employees to live in Prairie Village; some are making \$40-60K with health insurance provided and most still cannot afford to purchase in PV. She added that it is hard enough to find employees right now and when she does find them, most are coming from KCK or other areas all outside of PV. She knows that most of the employees at Tavern in the Village don't live in Prairie Village either.

Bonnie Limbird asked what specifically are our next action items for this group. She wanted to see how certain ideas in VV2.0 and UCS toolkit overlap and identify what has already been identified as a top priority for Prairie Village.

The committee agreed that the next steps would be to develop the list of ideas from VV 2.0 and UCS toolkit into one document and do a prioritization exercise of those ideas, as well as others that are not contemplated in the documents.

The committee discussed next meetings and felt that the group needed to meet once a month and maybe as often as bi-weekly. Chairs Ian Graves and Jon Birkel said that we would work on compiling those lists and planning the prioritization exercise and would work on scheduling the next meeting in about a month.

The meeting adjourned at 7:10 p.m.

| Goal 1: Preserve and rehabilitate existing housing stock | Source |
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| Encourage housing revitalization by reviewing codes and ordinances | UCS Housing for All Toolkit |
| Evaluating Existing housing preservation, property maintenance, health and safety codes, and rehabilitation programs for effectiveness regularly, set new goals, and reallocate funding if needed | UCS Housing for All Toolkit |
| Create or modify a redevelopment code and/or variance process to encourage residential reinvestment while still ensuring building safety | UCS Housing for All Toolkit |
| Assist with maintenance and repair costs to ensure safe housing | UCS Housing for All Toolkit |
| Promote "Opportunity to Purchase" Policies, which require owners to notify tenants of intent to sell and provide them (or an approved third party) an opportunity to purchase. | UCS Housing for All Toolkit |
| Support rehabilitation of existing housing stock, including expanding exterior grant program | Village Vision 2.0 |
| Adopt a rehabilitation building code to allow incremental life-safety improvements to the existing housing stock | Village Vision 2.0 |
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| Goal 2: Reduce overall household expenses so housing is more affordable | Source |
| Reduce overall household expenses near employment centers with transportation options by providing incentives to developers in these locations. Work with MARC to include projects for the Transportation Improvement Plan that improve access to housing and jobs. | UCS Housing for All Toolkit |
| Expand utility assistance program resources and reach. | UCS Housing for All Toolkit |
| Provide additional housing choice vouchers, allow for voucher portability between jurisdictions, and increase landlord education and awareness to promote voucher acceptance. | UCS Housing for All Toolkit |
| Work with housing authorities to consider incentives for locating affordable housing developments, and of Replacement Housing Factor (RHF) Fund units near transit. | UCS Housing for All Toolkit |
| Encourage employers to offer a program to provide additional housing services and resources and reduced rent on market rate rental housing. | UCS Housing for All Toolkit |
| Support incentives and partnerships to address quality of life issues, including wrap-around services that create or provide access to health and wellness spaces and activities. | UCS Housing for All Toolkit |
| Consider establishing a tax abatement program to ease burden of increased taxes caused by rapid investment | Village Vision 2.0 |
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| Goal 3: Increase the variety of housing product types, especially middle-density | Source |
| Facilitate the construction of infill housing by identifying infill sites and proactively planning ways to aid in site prep, infrastructure, up-sizing, and sharing risks in developing new market rate residential units. | UCS Housing for All Toolkit |
| Develop an infill housing pattern book for Second-Tire Suburbs in KC Metro and using this to create neighborhood design standards that require infill development to complement the existing neighborhood's character. | UCS Housing for All Toolkit |
| Modify parking requirements and expand shared parking. | UCS Housing for All Toolkit |
| Encourage and incise the development of missing middle housing types by amending ordinances to allow blended densities and encourage developers to create residential products in a range of sizes for a range of income levels. | UCS Housing for All Toolkit |
| Develop missing middle housing plans for neighborhood, corridors, or opportunity sites, such as abandoned malls or brownfield sites. | UCS Housing for All Toolkit |
| Encouraging more sustainable neighborhood through smart planning principles that encourage density near commercial activity centers, promote walkability, and integrate green spaces. | UCS Housing for All Toolkit |
| Amending local ordinances to allow quality, attainable housing, especially in missing middle housing by-right in more zoning districts, thereby eliminating the need to rezone, reducing costs and risks associated with public hearings and City Council approval | UCS Housing for All Toolkit |
| Developing a missing middle housing handbook that covers, zoning, site selection, design, entitlement, and provides a template to help developers align housing proposals with a city's comprehensive plan goals and targeted housing needs, increasing the chance for site plan approval. | UCS Housing for All Toolkit |
| Fast-track approval of development projects containing affordable housing. | UCS Housing for All Toolkit |
| Facilitate adaptation of existing homes and construction of new units that accommodate people of all ages and abilities throughout their lifespan by adopting Communities for All Ages and Universal Design standards. | UCS Housing for All Toolkit |
| Amending ordinance to allow for homes in which eight or fewer unrelated elderly persons reside together in co-housing. | UCS Housing for All Toolkit |
| Amending ordinance to allow for Accessory Dwelling Units (ADUs) to accommodate multi-generational housing. | UCS Housing for All Toolkit and Village Vision 2.0 |
| Update zoning code to enable a greater variety of housing types, with specific standards to address appropriate location, criteria, scale, and design. | Village Vision 2.0 |
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| Goal 4: Incentivize production of affordable and attainable housing stock by sharing risk, reducing gaps in the private market, and funding housing | Source |
| Convene housing funders and other stakeholders to identify attainable housing financing gaps for the region. | UCS Housing for All Toolkit |
| Utilize non-profit organizations with access to additional private funding, local, state, and federal dollars to build affordable housing, buy and rehabilitate low-quality homes and sell them at attainable costs. | UCS Housing for All Toolkit |
| Create a central database of existing housing programs/resources, including financial assistance programs and other necessities that affect the cost of living (i.e. childcare, transportation and student debt), lean on community partners to help market it to the community, and partner with organizations to ensure the database is actively reviewed and updated. | UCS Housing for All Toolkit |

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| Create a funding mechanism for attainable and affordable housing by creating a housing trust fund. Local and state housing trusts provide shared equity programs, combining tax credits with tax-exempt bonds to incentivize housing production. | UCS Housing for All Toolkit |
| Create a community land trust. | UCS Housing for All Toolkit |
| Explore new financing strategies, such as special benefit districts, revenue bonds, and pool or public and private funds to assist with pre-development costs. | UCS Housing for All Toolkit |
| Promote the Low-Income Housing Tax Credit (LIHTC) program, which allows owners or purchases of multi-family buildings to revitalize older properties in need of renovation. | UCS Housing for All Toolkit |
| Provide flexible HOME investment partnership program dollars to create new affordable housing. | UCS Housing for All Toolkit |
| Use HUD technical assistance and capacity building to strengthen fair housing compliance and educate jurisdictions and non-profits about resiliency. | UCS Housing for All Toolkit |
| Remove code uncertainties in the development process. Cities can review their zoning ordinances, infrastructure standards, and design recommendations to increase efficiencies during the development review phase to support diversity and affordability of housing types. | UCS Housing for All Toolkit |
| Waive or reduce development fees and charges for housing developments that include a targeted percentage of affordable housing units integrated into the development. | UCS Housing for All Toolkit |
| Allow technology and building materials that are durable, energy efficient, and relatively inexpensive as well as off-site construction of units. | UCS Housing for All Toolkit |
| Ensure Black, Indigenous, People of Color (BIPOC) developers, contractors, and service providers benefit from government housing investments and non-profit programs. | UCS Housing for All Toolkit |
| Modify zoning and ordinances to allow for homeless shelters in municipalities and increase access to housing, shelter, services, programs, resources, and information for those experiencing homelessness. | UCS Housing for All Toolkit |
| Establish incentive policies regarding affordable housing development, including potentially creating a Housing Trust Fund | UCS Housing for All Toolkit |
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| Goal 5: Build affordable and attainable housing advocacy | Source |
| Develop a grassroots network of housing advocates in all communities to be a voice of housing affordability and diversity | UCS Housing for All Toolkit |
| Educate various sectors in our community on the history and impacts of systemic racism in Johnson County to increase knowledge of our shared history and promote a more unified narrative for our community. | UCS Housing for All Toolkit |
| Promote social diversity and importance of housing options by offering access to peer learning or study groups for residents interested in actively supporting attainable housing solutions. | UCS Housing for All Toolkit |
| Develop and manage a housing fact book to be widely used by realtors, elected officials, citizen groups, and others when advocating for housing programs, products, and location. | UCS Housing for All Toolkit |
| Support job training efforts to expand the pool of available housing workers to help reduce construction costs and delays occurring from a lack of available workers. Partner with local schools, builders, and organizations to create internship programs to help develop housing worker pool. | UCS Housing for All Toolkit |
| Expand the benefits of homeownership to more people. Create a "Homeownership University" that teaches the nuts and bolts of working with real estate agents, choosing an affordable mortgage, accessing down payment and closing cost assistance, as well as budgeting, planning, record keeping, home repair, and taxes. | UCS Housing for All Toolkit |