Prairie Village Ad Hoc Housing Committee Meeting Agenda
December 8, 2021
5:30 p.m. – 7:00 p.m.
Public Works Conference Room – 3535 Somerset

I.   **Opening Remarks and Introductions**

II.   **Consider approval of minutes from November 16, 2021**

III.   **Continue discussion on prioritization of strategies**

Ad Hoc Housing Committee Meeting Minutes
November 16, 2021

Opening Remarks & Introductions

Chairs Jon Birkel and Ian Graves welcomed everyone to the meeting. Committee members Ron Nelson, Bonnie Limbird, and Mary Rimann were present. Matt Gillam, April Engstrom and Todd Harris were absent. Mayor Mikkelson and Jamie Robichaud were present in their advisory capacity to the committee.

Consider Approval of Minutes from September 16, 2021

Ron Nelson moved to approve the minutes from the September 16, 2021 meeting. Bonnie Limbird seconded. The minutes from the September 16, 2021 meeting were unanimously approved by the Committee.

Housing Presentation from Jon Birkel

Chair Jon Birkel gave a presentation on some research he put together regarding what workforce housing means for Prairie Village, including the average salary for works in Prairie Village businesses and how that salary plays in to their housing and transportation costs.

Discussion on goals and strategies from Village Vision 2.0 and the UCS Housing Toolkit

The committee worked its way through Goals 1 and 2 of the Goals and Strategies spreadsheet, identifying the most relevant strategies for Prairie Village. The committee agreed to meet again in a few weeks to finish reviewing Goals 3, 4, and 5 prior to completing a prioritization exercise of the most relevant goals adopted by the committee.

The meeting adjourned at 7:20 p.m.

Strategies - UCS / VV2.0		Existing Property Conditions					
		Indicate how each idea might apply to each of the land use areas: NA, 1 (if direct application), 2 (which will need additional detail and or process)					
Goal 2: Preserve and rehabilitate existing housing stock	**Source**	Residential Home Lots	Apartment Properties	Commercial & Retail Centers	Institutional & Religious	City Owned Properties & Parks
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 - strike	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					
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 expanding a tax abatement program to ease burden of increased taxes caused by rapid investment	Village Vision 2.0					
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-Tier 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 incentivise 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 s 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					
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					

	Source					
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					
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					
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 a 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					