



AD HOC HOUSING COMMITTEE

Council Meeting Date: June 21, 2022

Consider recommendations from the Ad Hoc Housing Committee to help with preserving access to attainable housing in Prairie Village

ACTION NEEDED

Make a motion to accept the Ad Hoc Housing Committee's recommendations and direct staff to begin working on implementation of the recommended strategies.

BACKGROUND

Mayor Mikkelson formed the Ad Hoc Housing Committee in the Fall of 2021 to form recommendations to the Governing Body on strategies to move the needle on preserving access to attainable housing in Prairie Village. The Committee used [Village Vision 2.0](#), the [Johnson County Housing Study](#), and the [UCS Housing For All Toolkit](#) to inform and shape their recommendations specific to Prairie Village.

The Committee met several times from September to April to work on their recommendations, and the final set of recommendations is attached for the Council's review. Committee co-chairs Ian Graves and Jon Birkel will present the committee's recommendations at the meeting. The committee's recommended strategies can be summarized to the following three categories:

- 1) Amend the City's zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts.
- 2) Support the rehabilitation of the existing housing stock to preserve existing attainable housing.
- 3) Ensure the City continues to participate in regional initiatives regarding housing attainability and transit connectivity.

The Committee recommends that specific changes to the Zoning Regulations be worked on by staff and the Planning Commission along with several opportunities for public input before any changes to the zoning regulations are made.

ATTACHMENTS

Final Recommendations from the Ad Hoc Housing Committee

PREPARED BY

Jamie Robichaud
Deputy City Administrator
Date: June 15, 2022

City of Prairie Village
Ad Hoc Housing Committee Recommendations
2022

- 1. Amend the City’s zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts in the following ways:**
 - Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts
 - Consider other “neighborhood-scale” housing options in R-1A and R-1B, such as:
 - Small-lot detached houses
 - Courtyard patterns
 - Multi-unit houses
 - Improve the R-2 district for wider range of small-scale, multi-unit types, such as:
 - Smaller lot duplexes
 - 3-and 4-plex “multi-unit” houses
 - Row houses (small lot)
 - Refine the R-3 district standard to focus less on “density” and more on building scale/form, to include provisions for small apartments, medium apartments, and large apartments
 - Improve the R-4 district for a wider range of higher-density, multi-unit types, such as:
 - Small lot detached houses (lot scale and courtyard patterns)
 - Row houses – small/large lots
 - Apartments (small/medium)
 - Promote mix of housing options and appropriate building types in C-O and C-1 districts.
 - Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards.
 - Update the City’s zoning map to identify the most appropriate locations for missing middle housing
 - Continue to monitor the status of short-term rentals in Prairie Village and research further regulations if trends show an increase within the next few years.

- 2. Support the rehabilitation of the existing housing stock to preserve existing attainable housing in the following ways:**
 - Expand existing grant programs and adopt new grant programs to incentivize the preservation and rehabilitation of the existing housing stock, such as:
 - Raise income threshold for property tax rebate program to capture more people
 - Increase percentage match for exterior grant program
 - Develop grant program to address home preservation for interior home improvements and aging in place
 - Develop an “opportunity to purchase” policy, which requires owners to notify tenants of intent to sell and provide them an opportunity to purchase with the right of first refusal
 - Work with MARC to adopt Communities for All Ages and promote Universal Design Standards

- 3. Ensure the City continues to participate in regional initiatives regarding housing attainability and transit connectivity.**