



Southside Steering Committee

City of Paducah | Planning Department | January 9th, 2023

Members Present

Mike Muscarella
Susan Ybarzabal
Leslie Ballard
Rev. Charles Dunbar
Bryson Wells
Jay Staples
Kristian Prather
Connie Ragsdale
Sonya Thompson
Tami Snyder

Members Absent

Staff/Guests

Melanie Reason – Planning Dept.
Nic Hutchison – Planning Dept.
Palmer Stroup – Planning Dept.
Mayor George Bray
Commissioner Raynarldo Henderson

1. Planning Process: Southside Neighborhoods Initiative Planning Framework

Review of the established planning process: Value Statements -> Setting Goals/Objectives-> Programs

- Values are the common language and shared goals of the community. Value statements established in each area of concentration act as the gold standard and define success for our programs.
- The Goals/Objectives of each area of concentration will focus on solving neighborhood level problems and enhancing neighborhoods overall.
- Programs will be developed within each area of concentration to meet the Goals/Objectives housed in each area of concentration.

2. Vision: Housing Programs

The group discussed possible value statements for Housing that will encompass the community's view on priorities for housing in Southside neighborhoods.

→ *Neighbors feel proud of their homes and the street they live on.*

- *Neighborhoods are full and full of life.*
- *Southside neighborhoods are attractive and compete for residents.*
- *Southside neighborhoods are healthy and offer equitable opportunities for shelter and aging in place.*

Housing Policy Goals:

- Maintain historic character and identity
- Stabilization of existing housing stock
- Increased housing stock and housing choice at multiple price points
- Fill vacant lots with new development
- Utilize anti-displacement strategies to keep families in neighborhoods they love
- Promote equitable, safe, and environmentally resilient housing
- Create certainty and protection for those offering and utilizing rental property

Established goals can be met by implementing the following programs.

Programs Phase 1- 3 years 2023-2026

Surplus Property-Increase Density by filling city owned vacant lots

- Offer vacant city lots for \$1
- Waived application fees and expedited processing
- Free house plans
- No minimum investment on proposal (anti-displacement)

Discussion surrounded defining the character of Southside neighborhoods. A sub committee was formed to facilitate community discussions and to establish design guidelines for infill development. Members include Kristian Prather, Mike Muscarella, and Sonya Thompson, Chad Clark; staffed by Palmer Stroup.

Homeowner Rehab-Increase housing quality

- Contract with Paducah Alliance of Neighbors
- Stabilization and efficiency
- Essential elements like foundations, roofs, floors, windows etc.
- Approval is income based with no minimum (anti-displacement)

Discussion surrounded the clarity of this program being geared toward homeowner occupied units, and how a program might be formulated to improve conditions on rentals. The committee would like to look for additional partner organizations to do rehab work.

Adoption of the Uniform Residential Landlord and Tenant Act

- To create a standard agreement for tenants and landlords, providing mutual protection for both parties.
- Ensures rental properties have a shared minimum habitable standard

- Also helps protect property owners by discouraging vacancy
- Will be adopted city wide

Discussion surrounded the current adherence to these standards, and how some landlords are already utilizing them as a framework even though they are not official policy. It was noted that the early adopters of this regulation are larger Cities, and the potential challenges of enacting this legislation in Paducah were discussed. It was also noted that this legislation provides common standards and security for both landlord and tenant without regulating rental costs. A subcommittee was formed to further explore this legislation. Members include Jay Staples and Rev. Dunbar; staffed by Melanie Reason.

New Build/Reinvestment Incentive- Increase housing quantity to solicit private investment.

- Encourage new builds by offering a 15% rebate. Minimum investment is \$50,000.
- Can also be applied to existing structures.
- Geared towards owner occupants. Made for a transition into homeownership.
- 50k minimum is to promote quality builds at low to mid prices. It also is not too high as to keep out potential developments and only allow for higher priced homes
- Program area is the Walter Jetton neighborhood

Discussion surrounded establishing a program area to concentrate the effects of this incentive, the minimum investment amount, and the qualification of owner-occupants to receive the reimbursement. The final details will be decided at the January 20th meeting.

3. Discussion: Business Grants

- a. Tabled, will discuss at January 20th meeting.

4. Next Steps: Next meeting and action items

- a. Action Items: provide data to the Steering Committee on the housing incentive program area.
- b. Mayor Bray tasked the committee with reviewing and finalizing housing and business incentives before February 1st, 2023. There will be two working sessions in January 2023 to meet this goal:

- ~~1. Monday January 9th, 2023 – 5:30pm at CFSB Southside~~
2. Monday January 23rd, 2023 – 5:30pm at CFSB Southside