

## Sidney, Nebraska, August 16, 2021 A Fair Housing City

A special meeting of the Mayor and Council of the City of Sidney, Nebraska, was convened in open and public session at 5:30 p.m. on August 16, 2021 in the Council Chambers. Present were: Mayor Gallaway and Council Members: Olsen, Arterburn, and Radcliffe. Absent: Sherman. Others present: City Manager Scott, City Attorney Leef, and City Clerk Borchert. Notice of the meeting was given in advance thereof by publication in the Sidney Sun Telegraph, a designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the members of the City Council and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the City Council. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Mayor Gallaway informed the public that the meeting was being conducted in accordance with the Open Meetings Act.

Mayor Gallaway asked for a motion to excuse Councilman Sherman. Arterburn moved, Olsen seconded. Roll call: Yeas: Radcliffe, Olsen, Arterburn, Gallaway Nays: None Abstain: None Absent: Sherman Motion carried.

Mayor Gallaway stated the purpose of the workshop was to discuss with RDG Planning and Design, the Housing Study; and consideration of Resolution No. 20210803, re: same

Amy Haase, representing RDG Planning & Design, presented the study. The average age of respondents were in their 40's. The response to the survey was low. The process was divided into three buckets – discovery, marketing, and on the ground aspect. The community survey included needs and product types, which a large percentage of respondents felt there was not an adequate supply of housing for most household types except for single professions and young couples without children. Products like three-bedroom homes for families and townhome/duplexes for empty-nesters and retirees were seen as opportunities. Sidney is about 60% owner occupied and 40% renter occupied. The vacancy rate in 2019 was about 8%. Empty nesters and seniors are interested in apartments and owner-occupied duplexes, which would open up their homes to younger families for purchase. Residents were asked about different programs the city could have. The removal of dilapidated properties was supported. 61% of those surveyed did not want greater enforcement of properties. Over the past two decades Sidney has been successful at attracting workers between ages of 25 and 34. Based on the survey, adults over the age of 55 have been attracted to Sidney. Since the Spring of 2020 employees working patterns have been changing, creating more opportunities for Sidney to attract workers for an affordable and high-quality community. In 2019, the average median home value was \$111,000. Households are considered house burdened if they spend more than 30% of their household income on housing. Sidney was at its high for building permit activity in 2013, slowly declined in 2014 through 2017; rising again in 2018 and again declining in 2019. Sidney's extremely low unemployment rate and low vacancy rate would indicate that there is no reason the city should not continue to experience steady population growth, but quality housing options would be essential. Goals: Increasing variety to include smaller scale multi-family and maintenance free options, finding ways to share risk to fill demand and being strategic to do rehab on affordable homes. Strategies: Sidney should organize community partnerships around housing in support of economic development and achieve a more balanced housing market. A non-profit developer can broaden the work being done in housing. Including new construction of below market rate housing, rehabilitation of older housing, construction of new product types or conversion of historic structures. Financing tools are necessary in all strategic directions; housing trust funds, lending consortium and Economic Development Fund (LB840). City Manager Scott said the city will be putting some programs and plans together tomorrow night in the budget workshop to be placed on the agenda for the next meeting.

Kim Matthews, Economic Development Director, said there will be an open invite concerning the Housing Study tomorrow at 9:00 a.m. at City Hall. Haas will be doing the presentation.

There were no further questions or comments.

Mayor Gallaway asked for a motion to pass Resolution No. 20210803, accepting the Housing Study findings and results from RDG Planning and Design. Olsen moved, Radcliffe seconded, "That the Housing Study findings and results from RDG Planning and Design be approved." Roll call: Yeas: Radcliffe, Olsen, Arterburn, Gallaway Nays: None Abstain: None Absent: Sherman Motion carried.

Meeting adjourned at 6:31 p.m.

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/s/ROGER GALLAWAY, MAYOR

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ATTEST: /s/LORI BORCHERT, CITY CLERK