

Human Services and Community Building Sub-Committee Comprehensive Plan Update

Thursday, August 25, 2016
5:00-7:00pm
230 East Main Street, Georgetown, KY 40324

AGENDA

| Time | Topic |
|-------------|---|
| 5:00-5:05pm | Welcome |
| 5:05-5:25pm | Housing Data & Population Projections <i>PowerPoint</i> |
| 5:25-5:45pm | Public Surveys <i>Previous:</i> <ul style="list-style-type: none">• 2015 Comp Plan Survey Results (General use with Comp Plan Update) <i>Proposed:</i> <ul style="list-style-type: none">• Developers, Realtors, Chamber of Commerce, Rental Companies/Owners• General Public |
| 5:45-7:00pm | Housing Chapter Goals & Action Items <ol style="list-style-type: none">1. <i>Develop/Offer/Provide a full-spectrum of quality housing options for all residents.</i>2. <i>Preserve and maintain housing stock in established neighborhoods.</i>3. <i>Decrease financial barriers to affordable housing.</i> |

UPCOMING DATES

**No committee meetings scheduled for September or October.
Plan for committee meeting in November, date to be determined (would fall on
Thanksgiving).**

Human Services Sub-Committee Meeting Minutes

Date: Thursday, July 28th, 2016

In Attendance: Matt Summers, staff Megan Chan, staff
 Kandice Whitehouse, chair Theo Leverenz
 Nathaniel Price Michelle Carlisle
 Amber Broaddus

The meeting convened in the Planning Office at 5:00 p.m.

Welcome & Introductions

Megan Chan welcomed the attendees to the meeting, and began introductions. Subcommittee members introduced themselves to the group and briefly described their backgrounds. Megan gave an overview on the purpose of the subcommittees and the comprehensive plan. She elaborated on the comprehensive plan update process to date, and summarized the overarching goals that each subcommittee developed.

Megan reviewed the work plan for the subcommittee, reviewing the agenda for the current meeting and outlining the process moving forward. Megan introduced the survey located in the provided packet. Theo suggested realtor and the Chamber of Commerce would be a good audience for the survey.

There was discussion regarding the issue of affordable housing and the perception surrounding 'what is affordable housing'. There was consensus that a greater integration of housing types and affordability levels will build a stronger community. Megan asked members to submit comments regarding the survey to staff.

Megan asked the members to read through the goals for the different subcommittees and review them with the following two questions in mind:

1. Are the goals and action items beneficial to the wide range of people and needs in our community?
2. How can we improve them or make them more inclusive?

Infrastructure & Public Facilities

1.1 Should be modified to include additional services i.e. libraries, schools, and community centers.
2.4 How do we ensure there will not be developments with the number of human service issues that we see at the mobile home park along the southern county boundary.

There was a discussion regarding the gap between the perception of poverty, homelessness, drug use, etc. in Scott County and the reality of these issues.

Heritage

Nathaniel asked how historic preservation can be balanced with allowing property owners maintain their property in accordance with what is affordable or in line with the owner's uses. Megan talked about the draft H-1 Ordinance that Planning Staff and the City have been meeting on.

2.2 Add language about not polluting the Elkhorn.

Environment

Amber asked how zoning regulations currently interact with water features in Scott County. She also asked about whether urban agriculture was gaining traction in Georgetown.

Action item could be to work with the Agriculture Extension Office and other groups to provide community education regarding composting.

Economic Growth

Health and wellness of communities can dramatically impact a company's willingness to locate in a community. Amber has studied this issue, and having a culture of health and wellness will encourage more companies to come to Scott County. Scott County is among the healthiest counties in the state. It is important to build health and wellness into economic growth.

How do we encourage a growth of high wage employers with enough diversity to create a resilient community?

Logistics, Details, & Dates

The next meeting will be on Thursday, August 25th from 5-7PM at the Planning Commission Office.

There are also two special meetings that have been scheduled to review the urban service boundaries and future land use recommendations for Sadieville and Stamping Ground.

- Sadieville: Wednesday, August 3rd at 6:00pm in Sadieville City Hall
- Stamping Ground: Thursday, August 4th at 6:00pm in Stamping Ground City Hall

There was no other business to discuss and the meeting was adjourned at 7:00PM

Draft Survey #1:

For Developers, Realtors, Chamber of Commerce, Rental Companies/Owners

1. A standard calculation for affordable housing is spending up to 30% of a household's take-home income toward rent or mortgage payments. You can think of this as the rental rate or monthly mortgage for a two-bedroom unit. What price point does affordable housing mean to you?

2. Do you think we have enough affordable housing within our community?

3. Is there a certain type, size, or price of housing that you feel we need more or less of in our community?

4. What is the maximum distance you would want to live from...
 - a. A grocery store? _____ miles
 - b. A neighborhood park? _____ miles
 - c. Restaurants/Retail? _____ miles
 - d. Other: _____ miles

5. How could we provide more flexibility in the Zoning Ordinance?

6. Do you have any suggested Action Items for the Housing Chapter?

7. Please share any additional thoughts or comments below or on the reverse side of this page:

Draft Survey #2:

For General Public

Suggestions???

- Desired rental locations?
- Price ranges desired?
- Code enforcement?

This was something the committee recommended previously, but hasn't discussed.

Draft Goals & Action Items – Housing Chapter:

Goals

- 1. Develop/Offer/Provide a full-spectrum of quality housing options for all residents.**
 - 1.1. Encourage the expansion of affordable housing opportunities, and distribute new affordable units throughout the community.
 - 1.2. Increase availability of housing options for elderly residents (age-in-place).
 - 1.3. Increase availability of assisted living facilities and shelters.
 - 1.4. Provide greater flexibility through the Zoning Ordinance and the Future Land Use Map to meet the shifting housing demand due to demographic changes for different housing types and densities within development.

- 2. Preserve and maintain housing stock in established neighborhoods.**
 - 2.1. Eliminate sub-standard housing
 - 2.2. Conduct regular inspection of rental housing
 - 2.3. Scott County and its cities and towns will explore opportunities to combine development efforts and infill with historic preservation and natural habitats, placing priority on preserving existing residential structures of historic value and retaining neighborhood character. See Heritage Chapter/Implementation Chapter for further detail.
 - 2.4. An Historical Property and District Ordinance should be adopted to support preservation efforts. See Heritage Chapter/Implementation Chapter for further detail.

- 3. Decrease financial barriers to affordable housing.**
 - 3.1. Improve availability of and access to low- and middle-income housing options.
 - 3.2. Municipalities should collect, maintain, and disseminate information and vital statistics on housing affordability such as cost demand and supply of housing stock.
 - 3.3. Establish an information clearinghouse for financial and technical assistance for stabilization and renovation of urban and rural housing.
 - 3.4. Consider costs of development and various tools which can be used to evaluate project proposals and to incentivize creation of affordable housing (Regarding City and Developer Financing).

Action Items (for Implementation Matrix)

Policy Changes

- Develop incentives for creation of affordable housing.
- Develop policy such as impact fees, housing linkage fee (Boone, NC – see Comp Plan) to reduce cost of providing infrastructure to affordable housing projects (which ultimately lowers housing price).
- Reduce fees, review time, and/or or provide city/county funded services and utilities to applicants who develop affordable housing.
- An Historical Property and District Ordinance should be adopted to support preservation efforts.

Partnerships and Education

- Continue work with the newly created Code Enforcement Board and working group to: 1) Enforce the property maintenance code, 2) Eliminate sub-standard housing, 3) Conduct regular inspection of rental housing, and 4) Ensure facilities are sanitary for resident health and safety.
 - Enforce property maintenance code.
 - Ensure facilities are sanitary for resident health and safety.
 - Rehabilitate or replace dilapidated housing units.

Research and Studies

- Prepare an Affordable Housing Market Analysis. (See Bowling Green for example)
- Identify and monitor the number, location, occupancy, and condition of rental and owner-occupied units.
- Develop and maintain a public list of sites that may be suitable for development of affordable housing.
- Review possible Zoning Ordinance amendments:
 - Allow “Flex” zone and add designated areas to the Future Land Use Map

- Consider incentives for affordable housing that are commensurate with the proportion of affordable units. Incentives could include, but are not limited to: density bonuses; expedited review/permitting; waiver of fees for review/permitting; and, relaxation or waiver of minimum vehicle parking requirements.
- Consider revisions to single-family zoning districts to permit “mother-in-law apartments/granny flats.” If desired, these may be distinguished through zoning from other types of accessory dwelling units by a requirement for the occupant(s) to be related to the occupant(s) of the primary dwelling unit.
- Review and amend the Assisted Living and Shelter/Temporary Housing definitions and zoning requirements.

Physical Projects

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