

Housing Recommendation Redline Draft

Housing

The Kenton County Comprehensive plan is comprised of nine elements. Recommendations and associated tasks for implementation have been developed for each element to implement the goals and objectives that serve as the foundation for the plan. The recommendations were derived after extensive public discussions, discourse and dialogue and are based on research which includes local data as well as national trends. They explore different facets of the county's physical development as well as its economic and social well-being and provide a roadmap for implementation. The Housing element addresses policies that will encourage a robust supply of various housing options that is consistent with housing demand in Kenton County for residents in all stages of life.

The Housing element encompasses the idea that residents of Kenton County should have safe and affordable housing choices to meet their needs. Local and national trends point to changing demographics and changing housing preferences. Providing housing options for a variety of generations, lifestyles, and incomes is important for the county to be competitive within the region. Click on the main headings below to learn more about the plan's Housing recommendations.

1. Recommendation:

Diversify housing mix and density.

Associated Goals and Objectives:

- Goal 1 – Objective A
- Goal 1 – Objective C
- Goal 1 – Objective D
- Goal 2 – Objective A
- Goal 2 – Objective C
- Goal 2 – Objective D

Tasks:

1. Address housing stock needs by ensuring the availability of income-aligned housing options for all residents.
2. Assist jurisdictions and the general public by sharing tools such as the national best practices, housing demand study, demographics, incomes, and current supply of housing stock to encourage a proactive approach to attracting the types of housing needed for residents within Kenton County across all generations, familial statuses, and demographics.
3. Identify areas or sites that have adequate capacity for infrastructure and utilities that are the suitable for development or redevelopment to meet housing demands, including areas for increased density residential development. Jurisdictions should identify appropriate and suitable areas within their boundaries for increased density residential development.
4. Work with a broad range of experts and stakeholders to understand the physical, financial, and regulatory barriers to providing a wider variety of desired housing products.
5. Encourage additional income-aligned housing options to include two-family, three-family, four-family, townhomes, condominiums, and multi-family residential. This includes rental and for sale housing options across all price points in Kenton County.
6. Establish zoning mechanisms and incentives to provide mixed residential uses which may include a variety of residential types as well as mixed residential/commercial use.
7. Consider housing styles that incorporate accessible layouts for seniors and persons with disabilities.
8. Consider increasing recommended densities when sufficient information is provided to show the facilitation of income-aligned housing.

Basis:

The 2023 NKADD Housing Study identified an imbalance between housing costs and household incomes. There is a demand for a wider variety of housing types throughout the county, especially the production of one- and two-bedroom units (rentals and ownership) across most income levels and three-bedroom rentals for lower income households. To facilitate economic development and be competitive in attracting and keeping an adequate and talented workforce, it is important to provide income-aligned housing options. Income-aligned housing ensures that individuals and families with varying income levels can access safe, decent, and affordable housing options. Increasing the housing density around commercial centers will allow more residents to forgo using an automobile to commute to work, reducing air pollution and increasing healthy living practices. There is a demand for more mixed-use development in the county, and national research identifies a sizable percentage of young adults and seniors want to live in a mixed-use environment where amenities are within walkable distances.

2. Recommendation:

Target neighborhoods in need of improvement for rehabilitation and redevelopment programs.

Associated Goals and Objectives:

Goal 1

Goal 2 – Objective A

Goal 2 – Objective B

Task:

1. Collaborate with housing agencies, neighborhood groups, local jurisdictions, social service agencies, and the development, construction, and lending communities to identify neighborhoods with declining property values.
2. Explore public and non-profit sources for rehabilitation funding.
3. Encourage jurisdictions to enforce zoning and property codes to help maintain property values and aid in finding programs that help in the upkeep of rental properties.
4. Seek opportunities to incentivize redevelopment when appropriate.
5. Identify creative reuse of existing non-residential properties for housing redevelopment.

Basis:

Residential neighborhoods can decline quickly if left unattended. Properties in declining neighborhoods lose value and reduce property taxes. Rehabilitation of existing housing communities or non-residential buildings will improve the marketability of these communities and make them more attractive for reinvestment.

3. Recommendation:

Encourage new housing developments within close proximity to areas where utilities, commercial activity, and community services already exist.

Associated Goals and Objectives:

Goal 1 – Objective F

Goal 2 – Objective A

Goal 2 – Objective D

Task:

1. Identify areas in the county that are appropriate for housing development and proactively address infrastructure needs and amenities that will make it attractive for development.
2. Evaluate the economic and physical impact that new development will have on existing community facilities, infrastructure, and workforce as part of the decision-making process.
3. Assist municipalities to be proactive in marketing appropriate locations and developing incentives for residential development.
4. Develop a database that provides access to information about developable sites within the county including housing, commercial uses and community services that can be located within close proximity to one another.
5. Review and support local zoning and other policies to encourage denser development near employment hubs, transit lines, gathering places, and activity nodes.

Basis:

Locating new housing development which may include single or varying densities around existing infrastructure will increase the vibrancy of commercial areas, improving financial stability. Residential development near desirable amenities will lessen the public's need to travel long distances to work, play, learn, and shop.