



HOUSING WORKING GROUP

Envision 2040 Comprehensive Plan

Meeting Date

Monday, May 20, 2019
Monday, June 3, 2019
Monday, June 24, 2019
Monday, July 15, 2019
Monday, August 19, 2019

Meeting Place

Annunciation Hall, 1018 High Street
Paris-Bourbon County Library, 701 High St.
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Monday, May 20, 2019

5 – 7 p.m.

Annunciation Hall, 1018 High Street, Paris, KY



Attendees:

- Stan Galbraith, City of Paris Commissioner
- Drew Perraut, Bourbon County Fiscal Court Magistrate
- John Hutchison, Bourbon County Joint Planning Commissioner
- Wendell Curtis, Bourbon County Joint Planning Commissioner
- John Plummer, Mayor City of Paris
- Alice Melendez, Plowshares Home Improvements
- Charlie Nichols, Realtor
- Lauren Biddle, Paris-Bourbon County Chamber of Commerce Director
- Christie Overman, Property Manager
- Shanda Smith, Bluegrass Federal Savings and Loan CEO
- Guy Bowman, Bourbon County Joint Planning Commission Chair
- Alison Davis, PhD University of Kentucky, CEDIK
- Andrea Pompei Lacy, Bourbon County Joint Planning Administrator
- Micki Sosby, Bourbon County Joint Planning Commission Planning Technician

Agenda

1. What is comprehensive planning?
2. What is the role of a working group member?
3. What have we learned from the community?

4. What does the data tell us?
5. What is a goal?
6. Let's craft our housing goals! (break out groups)

Introduction: Andrea Pompei Lacy

Welcome: Guy Bowman

Introduction of Alison F. Davis, PhD. Executive Director, Community and Economic Development Initiative of Kentucky (CEDIK). Professor, Department of Agricultural Economics. University of Kentucky. Discussion of Housing Demand Survey.

What is Comprehensive Planning?

Who plans? Individuals, families, businesses.

Who do we plan for? Everyone. All inclusive.

Why do we plan? Economic well-being, public safety. Sustainability. To be equitable.

Required by KRS 100.183

Community Engagement: Artwalk events; Chatauqua Days in Millersburg, On the Table Events, Focus Groups, surveys.

Community Strengths: Small town vibe, community events, natural resources, local businesses, our people, community facilities, schools, history, architecture

Challenges: Housing, infrastructure, Blighted and abandoned properties, mindset, economic sustainability, entertainments activities, education and training, drugs, crime rate, health care, local businesses.

Flow of information for comprehensive plan:

Community engagement information

Working groups

Advisory Committee

Planning & Zoning Commission

Legislative Body

Role of Working Group members: Draft goals, objectives and action items. There are five meetings schedules over four months.

What did community/data tell us?

Community: Overwhelming interest in single family dwellings with larger lots. Interest in suburban or rural living. Shortage of multi-family dwellings – lower maintenance housing. Need for affordable housing, housing for middle-aged, senior housing. Infill housing. Substandard housing. Housing shortage in Fayette County could be opportunity for Bourbon County. Could range from 40 to 400 based on in-commuters.

What is a goal? Big picture with focus on outcomes. Objectives are more short-term.

SMART goals: Specific, Measurable, Achievable, Relevant, Timely

CHASE Principle: Connected, Healthy, Authentic, Sustainable, Equitable.

Mention of two groups in Bourbon County: 1) stay the way things are/preservationist. 2) Others that are interested in change. Hard to bring both groups together.

Discussion of 5-acre, 250' road frontage minimum in Bourbon County.

Current Housing Goal: To provide an adequate supply of affordable housing to meet the needs of the community. Presentation of possible new housing goals:

- **Expand and ensure a diverse range of housing choices.**
- Provide a full-spectrum of quality housing options for all residents.
- **Support infill and redevelopment within existing infrastructure as a strategic component of growth.**
- Preserve and maintain housing stock in established neighborhoods.
- **Provide well-designed neighborhoods while demonstrating sensitivity toward natural resource conservation.**
- Address community facilities at a neighborhood scale.
- Facilitate the development of connected, mixed-use neighborhoods
- Ensure long-term affordability and viable options in all neighborhoods.
- Decrease financial barriers to affordable housing.

Break out groups to discuss top three goals and form possible wording within the SMART Goal framework. One possibility was for the 'Provide well-designed neighborhoods while demonstrating sensitivity toward natural resource conservation' option: "Attract 10% of in-commuters by 2040 with a focus on cluster housing." Specific – attract in-commuters. Measurable – 10%. Achievable – only 10% of in-commuters. Relevant – increasing our housing inventory. Timely – setting a 2040-time frame.

Discussion of increase in property valuation and effect on school tax rates.

Next meeting: Monday, June 3rd from 5-7 p.m. at Paris-Bourbon County Library. Plans are to:

- Finalize draft goals
- Craft objectives