



## HOUSING WORKING GROUP

### Envision 2040 Comprehensive Plan

#### Meeting Date

Monday, July 15, 2019  
Monday, August 19, 2019

#### Meeting Place

Paris-Bourbon County Library, 701 High St.  
Paris-Bourbon County Library, 701 High St.

#### Meeting 3

**Monday, June 24, 2019**

5 – 7 p.m.

City Barn at Farmer's Market, 720 High Street, Paris, KY



#### Attendees:

- Lauren Biddle, Paris-Bourbon County Chamber of Commerce Director
- Ron Carter, Hopewell Museum – Historic Paris-Bourbon County
- Craig Clark, Resident
- Mary Clay, MAI, Resident
- John Hutchison, Bourbon County Joint Planning Commission
- Todd Johnson, Building Institute of Central Kentucky
- Vanessa Logan, Resident
- Harry Park, Resident
- Drew Perraut, Magistrate
- John Plummer, Mayor, City of Paris
- Catesby Simpson, Resident
- Catherine Wells, Resident
- Anne Wilson, Resident
- Dale Wilson, Resident
- Alison Davis, University of Kentucky, CEDIK
- Andrea Pompei Lacy, Bourbon County Joint Planning Administrator
- Micki Sosby, Bourbon County Joint Planning Commission Planning Technician

#### Agenda

1. Recap from Meetings 1 and 2
2. Review goals and objectives
3. Crafting our objectives (Break-out groups)

- a. Rotate groups to review objectives
  - b. Discussion: How to measure success.
  - c. Report out
4. Next steps

**Review of Draft Housing Goals from Meetings 1 and 2 (handout to attendees):**

**GOAL 1: Expand and ensure a diverse range of housing choices.**

**OBJECTIVES:**

- a. Varieties of housing types and densities are promoted.  
*Meeting 2 notes: Based on population needs and infrastructure in place. Group 1 suggested eliminating this objective based on the market dictating this need.*
- b. Coordinate and plan housing for the millennial population of Bourbon County.  
*Meeting 2 notes: Group 1 suggested eliminating this objective based on the market dictating this need.*
- c. Encourage the expansion of affordable and middle-income housing opportunities and integrate new units throughout the community.  
*Meeting 2 notes: Group 1 suggested eliminating this objective based on the market dictating this need. Question arose about whether we have the ability to legislate.*
- d. Establish an information clearinghouse for financial and technical assistance for stabilization and renovation of urban and rural housing.  
*Meeting 2 notes: Group 1 suggested moving this objective to Goal 2.*
- e. Consider incentives to encourage creation of affordable- and middle-income housing.  
*Meeting 2 notes: Group 1 suggested eliminating this objective based on the market dictating this need.*
- f. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.  
*Meeting 2 notes: Group 1 suggested eliminating this objective based on the market dictating this need.*
- g. Flexible zoning/design regulations to encourage diverse housing options.  
*Meeting 2 notes: Group 7 suggested eliminating this objective based on the market dictating this need.*
- h. Energy-efficient development practices and resilient design features are encouraged incentivized.  
*Meeting 2 notes: Group 1 first suggested changing the word encouraged to incentivized, then suggested eliminating this objective based on the market dictating this need.*
- i. ~~Residences~~ Neighborhoods are designed for users of all abilities to have convenient and safe multi-modal access to jobs, education and services.  
*Meeting 2 notes: Group 1 suggested eliminating this objective based on the market dictating this need.*

Added objectives by Group 1:

- Infrastructure must be in place and/or ready for extension.
- Housing types should reflect the needs of interchangeable demographic groups to insure a sustainable supply of housing.

**GOAL 2: Support infill and redevelopment within existing infrastructure as a strategic component of growth.**

**OBJECTIVES:**

- a. Identify and inventory area of opportunity for infill, redevelopment, adaptive, reuse, and mixed-use development.
- b. Improve the environmental condition of blighted and deteriorating areas within the county.  
*Meeting 2 notes: Group 2 had some outstanding questions about this objective.*
- c. Bring properties into compliance with the building code.  
*Meeting 2 notes: Group 2 suggested taking objective out.*
- d. Explore opportunities to combine development efforts with historic preservation and natural resource conservation.  
*Meeting 2 notes: Group 2 suggested using this objective in full but add delineate historic districts and develop design standards in alignment with established architectural styles.*
- e. Respect the context and design features of area surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.  
*Meeting 2 notes: Group 2 suggested leaving this objective "as is".*
- f. Implement innovative programs, such as public infrastructure and land bank programs to facilitate sustainable development, including but not limited to, housing, affordable at all income levels, and commercial and economic activity.  
*Meeting 2 notes: Group 2 had some outstanding questions about this objective.*
- g. Create materials that educate the public about infill and redevelopment.  
*Meeting 2 notes: Group 2 suggested leaving this goal "as is".*

**GOAL 3: Provide well-designed neighborhoods while demonstrating sensitivity toward natural resource conservation.**

**OBJECTIVES:**

- a. Plan the development of new residential areas around the neighborhood concept by developing new areas as a neighborhood within itself, or by integrating it into an established neighborhood.  
*Meeting 2 notes: Group 3 suggested new language: Plan new residential areas with connections to community facilities to existing neighborhoods and to foster development.*
- b. Provide an opportunity for more mixed ~~compact residential~~ development, including townhouses and condominiums, apartment buildings, as well as commercial centers and work places within areas designated for future growth.
- c. Plan for the development of existing rural settlements through the provision of approved sanitary systems and ~~water supply~~ broadband.
- d. Encourage traffic calming techniques for neighborhood/subdivision streets in order to produce safer and more livable streets for motorists, pedestrians, bicyclists, and neighborhood residents.
- e. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development and redevelopment.
- f. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the surrounding population.  
*Meeting 2 notes: Group 3 liked this objective but doesn't know how it will work.*
- g. Strive for positive and safe social interactions in neighborhoods, including but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
- h. Minimize disruption of natural features when building new communities.
- i. Promote, maintain, and expand the urban tree canopy throughout Bourbon County.

**Discussion and changes in objectives based on this meeting:**

**GOAL 1: Expand and ensure a diverse range of housing choices.**

## OBJECTIVES:

- a. Varieties of housing types and densities are promoted.  
*Meeting 3 notes: Group 1 doesn't think this should be kept. Needs to be considered. Or "based on the local population and market demand, varieties of housing types and densities are promoted."*
- b. Coordinate and plan housing for the millennial population of Bourbon County.  
*Meeting 3 notes: Group 1 agrees but because "a" will include this – we need a variety, not just for millennials. Other suggestion was to make this a sub-objective of 'a'.*
- c. Encourage the expansion of affordable and middle-income housing opportunities and integrate new units throughout the community.  
*Meeting 3 notes: Group 1 wants to keep this objective but suggests changing 'throughout the community' to 'at different locations.' Other suggestion: affordable housing is incentivized housing based on income. Housing affordability should be the verbiage used – a market across all incomes where there is a house people can afford. Affordable housing in Bourbon County should be defined in the objective. Use HUD definition? What is the price range?*
- d. Establish an information clearinghouse for financial and technical assistance for stabilization and renovation of urban and rural housing.  
*Meeting 3 notes: Group 1 agrees*
- e. Consider incentives to encourage creation of affordable- and middle-income housing.  
*Meeting 3 notes: Group 1 thinks this should be kept as objective. Eliminate but add 'incentivize' to "c" above.*
- f. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.  
*Meeting 3 notes: Group 1 questioned if the market was currently dictating this. They suggest keeping this objective. Other suggestion was to change this to a sub-objective of 'a' above.*
- g. Flexible zoning/design regulations to encourage diverse housing options.  
*Meeting 3 notes: Group 1 suggested eliminating this objective but including 'design regulations' in "e" above.*
- h. Energy-efficient development practices and resilient design features are encouraged incentivized.  
*Meeting 3 notes: Group 1 suggested changing incentivized to encouraged.*
- i. Neighborhoods are designed for users of all abilities to have convenient and safe multi-modal access to jobs, education and services.  
*Meeting 3 notes: Group 1 suggested "Neighborhoods to be based upon a list of basic infrastructure requirements, including sidewalks. Other suggestion was to add sidewalks and safe roads.*

### Added objectives by Group 1:

- Infrastructure must be in place and/or ready for extension.  
*Meeting 3 notes: Group 1 agreed with this.*
- Housing types should reflect the needs of interchangeable demographic groups to insure a sustainable supply of housing.

## **GOAL 2: Support infill and redevelopment within existing infrastructure as a strategic component of growth.**

### OBJECTIVES:

- a. Identify and inventory area of opportunity for infill, redevelopment, adaptive, reuse, and mixed-use development.  
*Meeting 3 notes: agree. Add "and educate the public"*

- b. Improve the environmental condition of blighted and deteriorating areas within the county.  
*Meeting 3 notes: Suggested "Enforce building codes to eliminate blighted and deteriorating areas within the county."*
- c. Bring properties into compliance with the building code.  
*Meeting 3 notes: Suggested taking this out because it can't be done legally.*
- d. Explore opportunities to combine development efforts with historic preservation and natural resource conservation.  
*Meeting 3 notes: Agreed with suggestion from Meeting 2 to add "delineate historic districts and develop design standards in alignment with established architectural styles."*
- e. Respect the context and design features of area surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.  
*Meeting 3 notes: Agreed*
- f. Implement innovative programs, such as public infrastructure and land bank programs to facilitate sustainable development, including but not limited to, housing, affordable at all income levels, and commercial and economic activity.  
*Meeting 3 notes. Suggestion to eliminate this because it was too broad of objective.*
- g. Create materials that educate the public about infill and redevelopment.  
*Meeting 3 notes: add 'Enforce the ordinances prohibiting non-conforming illegal uses.' Other suggestion was to eliminate this but add "and educate the public" in 'a' above.*

**GOAL 3: Provide well-designed neighborhoods while demonstrating sensitivity toward natural resource conservation.**

**OBJECTIVES:**

- a. Plan the development of new residential areas around the neighborhood concept by developing new areas as a neighborhood within itself, or by integrating it into an established neighborhood.  
*Meeting 3 notes: Suggestion to strike this out. Other suggestion was 'New developments should be established near neighborhoods...as it depends on where the new neighborhood is going and the new neighborhood shows up as a result of the existing neighborhood.'*
- b. Provide an opportunity for more mixed development, including townhouses and condominiums, apartment buildings, as well as commercial centers and work places within areas designated for future growth.  
*Meeting 3 notes: Suggested adding 'for all generations'.*
- c. Plan for the development of existing rural settlements through the provision of approved sanitary systems and broadband.  
*Meeting 3 notes: Suggestion to strike this out. No sewers, no development. Other suggestion was to add water supply back in.*
- d. Encourage traffic calming techniques for neighborhood/subdivision streets in order to produce safer and more livable streets for motorists, pedestrians, bicyclists, and neighborhood residents.  
*Meeting 3 notes: Change to 'Encourage traffic calming techniques and safety..... Other suggestion was to combine 'g' and 'd'*
- e. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development and redevelopment.  
*Meeting 3 notes: Suggested this was too 'wordy'*
- f. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the surrounding population.  
*Meeting 3 notes:*
- g. Strive for positive and safe social interactions in neighborhoods, including but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.

- Meeting 3 notes: Suggested to strike this out. Other suggestion was to combine 'g' and 'd'*
- h. Minimize disruption of natural features when building new communities.
  - i. Promote, maintain, and expand the urban tree canopy throughout Bourbon County.

Next meeting: Monday, July 15th from 5-7 p.m. at Paris-Bourbon County City Barn. Plans are to: