



Zoning and Housing Policy

FACTS & FICTION

- We are not required to have a housing policy.
- There is sufficient housing stock.
- A range of housing price-points exists.
- Renters don't pay taxes.
- The next generation wants to buy a house.
- If we need more housing, builders will build it.
- There is a direct relationship between ED and housing.
- Using government programs means more public housing.
- Housing is a responsibility of the private sector.

2022 Program of Work
Community Agenda / STWP Update 2023-2027

STWP #	ITEM Short Title Brief Description	Schedule (M, T, W, T, F, S, S)	Priority (1-5)	Responsible Party	Estimated Cost	\$55 Source	Progress Measures & Comments
HOME & NEIGHBORHOOD							
WP-39-17	Housing Rehabilitation Review: Document single-family rental properties and review policies for short-term rentals and property management.	X X X - -	1	F&D, S&Z, HOC	Staff Time Volunteer Time	GF	Carroll over from STW work program (2021-2022). UNDERWAY. Research and dialogue ongoing re: locally-sourced term rentals and building/land.
WP-40-17	Housing Rehabilitation II: Pursue housing rehabilitation funds to stabilize housing in Primary Target Area (PTA) in DURAL.	X - - - -	1	Consultant F&D; HOC	\$100,000 CHF \$1,500 GF \$15,000 Donation	GF	Carroll over from STW work program (2021-2022). COMPLETE. Progress at 100% completion of grant funding, extension to May 2023 approved Dec '22. 2. ELMER - 100 Knight Circle - \$25,100 L. ELMER - 528 Osborne Lane - \$40,340 M. GILBERT - 478 Pearl Street - \$40,790 N. HOGAN - 764 Knight Circle - \$54,800 O. COLEMAN - 1088 Maple Street - \$51,800 P. B. MADRINE - 1088 Maple Street - \$48,700 (uncommitted - \$15,440) \$15,000 FUND OF C&B
WP-41-17	Affordable Workforce Housing Program: Develop housing program to incentivize affordable housing and workforce housing in areas of transit station.	X X X - -	1	F&D, HOC	Staff Time Volunteer Time	GF	Carroll over from STW work program (2021-2022).
WP-15-20	Housing Finance Study: Complete comparative study of local housing trends with local economic development, particularly in regard to trends in employment, demographic, job, and transportation trends.	X X X - -	1	F&D, HOC	STWP Time	GF	Carroll over from STW work program (2021-2022). UNDERWAY. Updated housing needs, collected residential sales census comprehensive data completed, building permit data collected.
WP-170-22	Missing Middle Models: Develop 5-6 alternative housing concept plans for modest-1200 pocket neighborhoods.	X - - - -	1	F&D, USA, HOC	\$1,000	GF	UNDERWAY. Two concepts reviewed by CHOC; three more underway.
WP-371-22	Workforce Housing Complex: 1.1 Pursue over 100 mixed-income, family-oriented complex utilizing tax incentive program (LIHTC) in West Side, DURAL.	X X X W -	1	F&D, HOC	Staff Time Volunteer Time	LIHTC	COMPLETE. Revenue income (12/42%) worksheet proposed endorsed by DCA indicated by DCA for 9th housing tax credit - Nov 2022. Started Nov 2022.
WP-172-22	Housing Rehabilitation III: Pursue housing rehabilitation and construction funds to stabilize and support homeownership in Primary Target Area (PTA) in DURAL.	X X X - -	1	F&D, HOC	\$116,500 CHF GF	GF	UNDERWAY. Granting writing services bid Dec '22; will also source, develop, and bid. Coordinating donation support for grant admin services.
WP-XXX-21	Index Property: Develop methodology and strategy for identifying and addressing scope of non-property issues.	X X X - -	1	F&D, HOC	Staff Time Volunteer Time	GF	

**TRADITIONAL
CONTEXT**

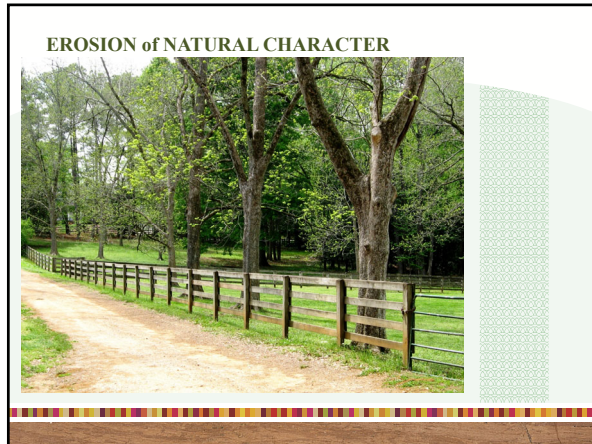


FEAR of DISRESPECT OF CONTEXT



LOSS to McMANSIONISM









ACCESSORY PRESSURES



SECOND HOME-IT IS & SHORT TERM RENTALS





STAGNATION by NIMBYism



Diversity Options



OLD IS NEW AGAIN

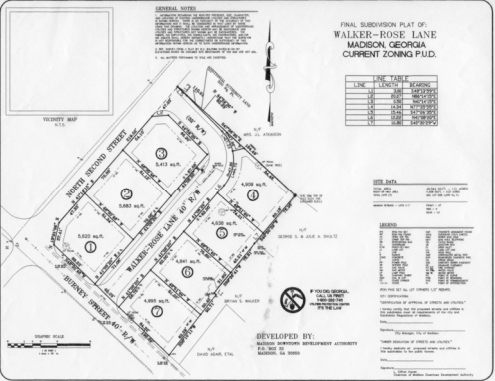
- Lower lot size and footprints
- Mix in duplexes and apartment houses

WALKER ROSE LANE - 2000

- COMMUNITY-INITIATED DEVELOPMENT – SINGLE-FAMILY (7)



**FINAL SUBDIVISION PLAT OF
WALKER-ROSE LANE
MADISON, GEORGIA
CURRENT ZONING P.L.U.D.**

TABLE

LOT	AREA	AREA	AREA
1	1,234.56	1,234.56	1,234.56
2	1,234.56	1,234.56	1,234.56
3	1,234.56	1,234.56	1,234.56
4	1,234.56	1,234.56	1,234.56
5	1,234.56	1,234.56	1,234.56
6	1,234.56	1,234.56	1,234.56
7	1,234.56	1,234.56	1,234.56
8	1,234.56	1,234.56	1,234.56
9	1,234.56	1,234.56	1,234.56
10	1,234.56	1,234.56	1,234.56
11	1,234.56	1,234.56	1,234.56
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82	1,234.56	1,234.56	1,234.56
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93	1,234.56	1,234.56	1,234.56
94	1,234.56	1,234.56	1,234.56
95	1,234.56	1,234.56	1,234.56
96	1,234.56	1,234.56	1,234.56
97	1,234.56	1,234.56	1,234.56
98	1,234.56	1,234.56	1,234.56
99	1,234.56	1,234.56	1,234.56
100	1,234.56	1,234.56	1,234.56

WALKER ROSE LANE - 2000

- COMMUNITY-INITIATED DEVELOPMENT – SINGLE-FAMILY (7)





THE ANCHORAGE- 2024

- MIXED UNIT (NOT USE) DEVELOPMENT – 36 UNITS



Diversity Options

OLD IS NEW AGAIN

- Lower minimum square footage
- Allow downtown/mixed use living (allowed on ground floor - %)
- Allow a range of ADUs Accessory Dwelling Units



Diversity Options

OLD IS NEW AGAIN


- Allow downtown/mixed use living (allowed on ground floor - %)



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Density Options

FLEXIBILITY

- Planned unit developments
 - Creative solutions – mixture of land uses.
 - Efficiency of services – clustered development.
 - Environmental protection – unique placement.
- Mixture of housing types.
- Alternative development standards.
- Negotiated zoning – it's not the easy, admin path.
- Comes with conditions – don't ask; don't get.
- Community benefits test.
- CONTROL – CONTROL - CONTROL

THE ANCHORAGE - 2024

- MIXED UNIT (NOT USE) DEVELOPMENT – 36 UNITS



THE ANCHORAGE- 2024

- MIXED UNIT (NOT USE) DEVELOPMENT – 36 UNITS



CLUSTERED DEVELOPMENT

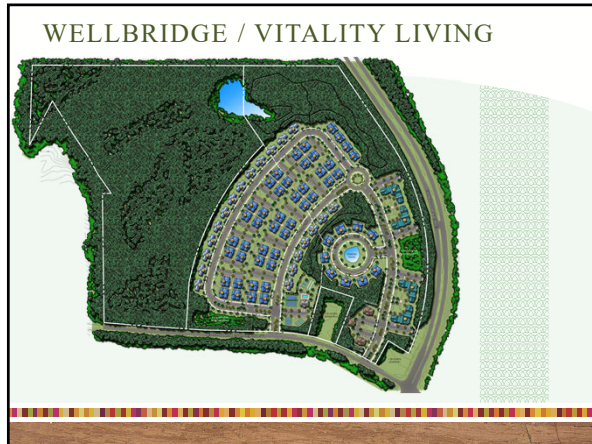


CLUSTERED DEVELOPMENT



ARTISAN VILLAGE





Scale Options

MINIMUMS

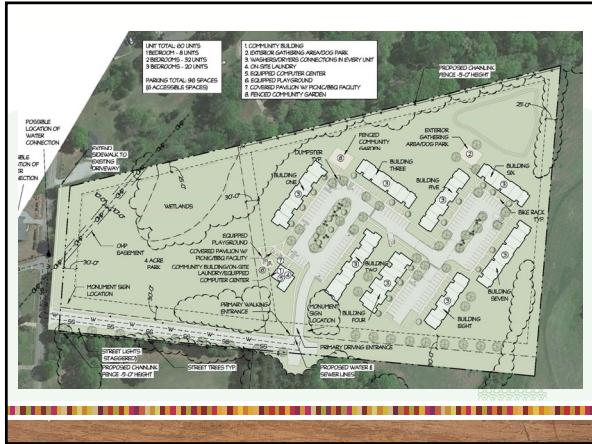
- Acreage per unit (levels the playing field).
- Balanced with a Transfer of Development Rights (TDR) program.

MAXIMUMS

- Maximum height.
- Maximum impervious surface.
- Maximum number of congregate units and units per acre.



Day 1 - Minor Zoning Changes that have a BIG Impact





CARMICHAEL COMMONS - 2022

• LIHTC - BLENDED INCOME HOUSING (60)

UNIT TYPE	AMI RESTRICTIONS	# of UNITS	MONTHLY RENTS
1 Bedroom	LIHTC 50%	2	\$530
	LIHTC 60%	5	\$640
	Market Rate	1	\$675
2 Bedroom	LIHTC 50%	6	\$605
	LIHTC 60%	23	\$725
	Market Rate	3	\$750
3 Bedroom	LIHTC 50%	4	\$645
	LIHTC 60%	14	\$785
	Market Rate	2	\$800

The rent is based on a percentage of the Annual Median Income (AMI) for Morgan County as set by the US Department of Housing and Urban Development (HUD). The base AMI for a household was \$64,011 for 2020.

The AMI varies based on household size and can cause the qualifying income to vary.

Scale Options

PROXIMITY

- Specific proximity to commercial.
- Specific proximity to transportation.
- Specific proximity to greenspace.

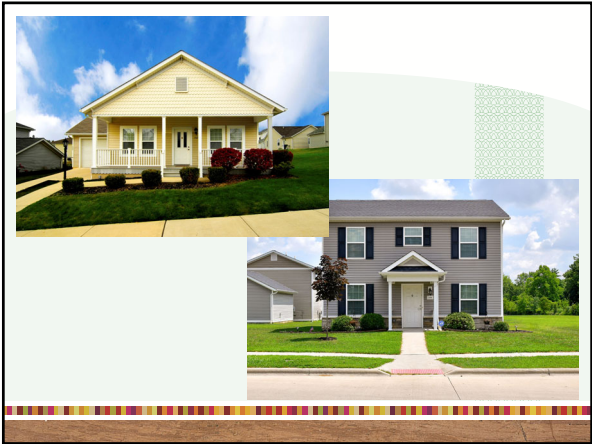
DISTANCING

- Minimum distance from developments of similar size.
- Minimum distance from development of smaller size.



PRIOR FARMS - 2023
MARKET RATE - HOUSES (40)





Flexibility Options

COMMUNITY BENEFITS TEST

- Package variance.
- Beyond a site benefit.

EXAMPLES

- Protected natural resources.
- Recreational amenities.
- Public art contributions.
- Mixture of incomes desired by community.

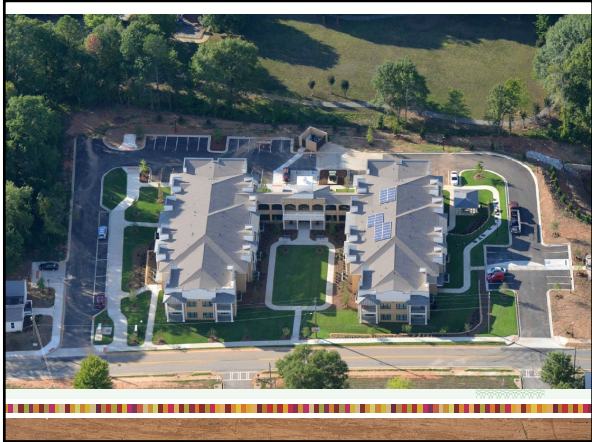
SILVER LAKES COURT

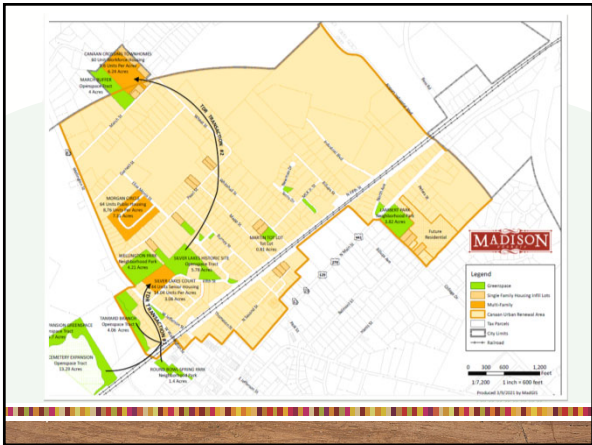
FOR SALE
\$199,000
3,600 sq. ft. 3/4 A.C.















Housing Policy

POLICY AUDIT

- Zoning Ordinance for Housing Edits
 - >>> Remember SERVICE IMPACTS
 - >>> Qualified Yes ("Yes But" Mentality)
 - >>> Distancing Requirements
 - >>> Reasonable but Enforced
- District vs Overlay (e.g., Urban Renewal, Historic District, A&E, etc.)
- Negotiated Zoning – Don't Ask, Don't Get
- Hand in Hand: Short-Term Rental Regulation & Designating Acceptable Lodging & Rental Opportunities
- Read for the Big Tool? Transfer of Development Rights

Housing Policy

POLICY AUDIT

- When is the last time you proactively reviewed your zoning ordinances for housing policy impacts?
- Are you ordinances and regulations written to accomplish what you want to encourage?
- Are you guiding/facilitating good growth or are you merely reacting to land use proposals?
