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

**Objectives**

a. Flexible zoning/design regulations encourage diverse housing options.
b. Neighborhoods are able to grow while preserving their unique character.
c. Energy-efficient development practices and resilient design features are encouraged.
d. Varieties of housing types and densities are promoted.

**Policies**

**Land Use & Development:**

1. Encourage **new residential development and redevelopment to include** a variety of housing types including, but not limited to, detached and attached single family detached, single family attached, multi-family, mixed use, zero lot line, average lot, cluster, and cohousing, and accessory residential structures. Allow for accessory residential structures and apartments. Housing types should reflect the form district pattern. **(Cornerstone 2020 Guideline 3, A10)*

2. **Allow for housing options and environments that support aging in place.** Encourage housing for the elderly older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities. **(Cornerstone 2020 Guideline 3, A13)*

3. Encourage design of all appropriate/inclusive housing that is compatible with site and building design of nearby housing the character of the neighborhood and surrounding area. **(Cornerstone 2020 Guideline 3, part A15)*

   **Note:** Staff recommends deleting this policy as it is redundant with draft Community Form Goal 1, Policies E1 & E2.


5. Ensure that mobile homes are located to minimize negative visual impact on nearby land uses and to ensure that appropriate safety measures are used followed in the installation and siting of mobile homes and that mobile homes are compatible with the scale and character of the surrounding neighborhood. **(Cornerstone 2020 Guideline 3, A27)*

**Programmatic:**

6. **Preserve, rehabilitate, and reuse existing housing stock where feasible.** Support revitalization solutions to maintain existing housing stock in an effort to preserve sense of place and neighborhood vibrancy. Enhance programs and support regulations that facilitate the repair, maintenance, and improvement of housing in economically distressed neighborhoods.
7. Encourage inclusive communities, overcome disparities in access to community assets, and enhance housing choice for all residents throughout the community by coordinating plans and investments to affirmatively further fair and affordable housing.

8. Establish incentives and development programs to retrofit existing housing stock to improve energy efficiency.

Development/Programmatic:

9. Increase flexibility of design and parking requirements to promote adaptive reuse.

Goal 2: Facilitate the development of connected, mixed use neighborhoods.

Objectives
a. Residents have convenient and safe multi-modal access designed for users of all abilities to jobs, education and services.

b. Environmental and health impact risks are mitigated where residential uses adjoin higher intensity uses.

c. Walkable and accessible neighborhoods are promoted.

d. Housing is encouraged near existing and developing clusters of economic activity.

e. Infill development and adaptive re-use are promoted.

f. Universal access and proximity to parks, open space and recreational opportunities is prioritized.

Policies

Land Use & Development:
1. Encourage residential development that is compatible with adjacent residential areas and connected to the neighborhood and surrounding area. (Cornerstone 2020 Guideline 3, part A3)

   Note: Staff recommends the above change (shown in red) as the policy as recommended by the Work Group is redundant with draft Community Form Goal 1, Policy E2 (both were sourced from the same Cornerstone policy). The additional language added by the Work Group reflects the desire to add language about connectivity.

2. Allow a mixture of densities as long as their designs are compatible with the architecture and form of surrounding areas. Adjacent residential areas in different density categories may require actions to mitigate nuisances and provide an appropriate transition between the areas. Examples of mitigation as appropriate include vegetative landscape buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences. (Cornerstone 2020 Guideline 3, part A3)

   Note: Staff recommends deleting this policy as it is redundant with draft Community Form Goal 1, Policy E2 (both were sourced from the same Cornerstone policy).

3. Locate higher density and intensity uses along transit corridors and in or near activity centers housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density residential uses should be located along transit corridors and in or near activity centers. (Cornerstone 2020 Guideline 3, A11)
4. **Encourage residential land uses in designated centers.** Encourage the inclusion of residential and office uses above retail and other office uses in mixed-use, multi-story retail buildings. Provide flexibility to allow live-work units. *(Cornerstone 2020 Guideline 2, A6)*

Programmatic:

5. **Adopt standards and regulations to encourage the use of vacant properties for new housing.**

6. **Provide flexibility in the Land Development Code for housing to adapt to changing climates, demographics and technology, including but not limited to building materials, design elements, and energy production and conservation methods.**

Development/Programmatic:

7. **Ensure adequate access between employment centers and population centers.** *(Cornerstone 2020 Guideline 6, A2)*

8. **Encourage development, redevelopment, and rehabilitation and reinvestment opportunities of housing** in downtown, older and declining neighborhoods and older industrial areas that is consistent with the desired form district pattern. *(Cornerstone 2020 Guideline 6, A3)*

9. **Incentivize residential development surrounding nonresidential use or as a component of a mixed use development through flexible design and dimensional standards while maintaining appropriate transitions between incompatible uses.**

10. **Discourage new residential development near or within heavy industrial areas. In order to mitigate adverse impacts, programs that recondition existing housing in such heavy industrial areas with nuisance uses should be explored.**

**Goal 3: Ensure long-term affordability and livable options in all neighborhoods.**

**Objectives**

a. Redevelopment of vacant and underused properties for residential uses is encouraged.

b. Adaptable design elements, including universal design, are promoted.

c. Housing types are integrated into and designed to complement the surrounding neighborhood.

d. Existing housing stock is maintained and improved.

e. Energy-efficient practices are encouraged to reduce housing costs.

**Policies**

Land Use & Development:

1. **Encourage provision of appropriate/inclusive fair and affordable housing** by providing a variety of ownership options and unit costs throughout Jefferson County Louisville Metro. Expand opportunities for people to live in sound quality, variably priced housing in locations of their choice by encouraging lower-cost affordable housing in dispersed locations throughout the community. *(Cornerstone 2020 Guideline 3, A14)*

2. **Form district standards should encourage** the use of innovative methods such as clustering, mixed-use developments, cohousing, and accessory apartments to increase the production of appropriate/inclusive fair and affordable housing. *(Cornerstone 2020 Guideline 3, part A15)*

3. **Provide safe and affordable housing opportunities and related supportive services throughout Louisville Metro to serve the homeless population and those in need of housing, including but not limited to rent assistance, transitional housing, and shelters. Allow for supportive housing**
to be available for individuals entering or re-entering society upon their exit from residential care facilities, correctional facilities, foster care or similar institutions.

4. Promote and encourage the inclusion of design features that make housing safer and/or are known to help reduce crime (i.e. lighting, fences, front porches).

Programmatic:

5. Incorporate incentives for the development of appropriate fair and affordable housing in the Land Development Code. They may include but not be limited to density bonuses for projects that include low/moderate income housing, waiving local fees as appropriate, and encouraging mixed-use projects that include appropriate housing components. (Cornerstone 2020 Guideline 3, A16)

Note: To be consistent with the Advisory Committee’s past comments regarding references to the Land Development Code, Staff recommends the above change (shown in red).

6. Provide incentives that allow for smaller lot sizes in single family residential zoning districts to increase opportunity and limit the burdens associated with housing costs.

7. Support affordable housing initiatives such as the Louisville Affordable Housing Trust Fund and Louisville CARES. Pursue a variety of sources and mechanisms including new financial and regulatory tools to preserve and develop housing units and various assistance programs for households whose needs are not met by the private market.

8. Perform and update a county-wide housing needs assessment to evaluate current housing conditions and markets.

9. Support programs that assist homeowners with housing costs such as mortgage and home improvement loans in formerly redlined neighborhoods.

10. Encourage neighborhood and community groups to provide resources to repair, maintain, and reuse distressed property in their communities.

Development/Programmatic:

11. Encourage and incentivize developments with a residential component to provide affordable housing as part of their development plan.

12. Where needed, as determined by a housing needs assessment, consider regulations for certain residential developments that receive public funding or financial incentives to provide affordable housing.

13. Encourage energy-efficiency investments to reduce overall housing costs and increase long term affordability.