

Chapter X HOUSING

BACKGROUND INFORMATION

This chapter incorporates the information contained in the 1978 Housing Plan, together with the updated information provided in the 1987 and 1999 Periodic Review Order. The cost figures have not been increase to reflect current prices, so the information will appear outdated.

With the increase in construction costs for single-family homes in recent years, this type of home is no longer within the economic reach of many potential buyers. Alternative types of housing must be provided for and given equal consideration in Boardman's housing scheme. Alternatives to single-family detached homes are mobile homes, modular homes, apartments, condominiums, planned unit developments, and other forms of cluster housing. Planned unit development sand cluster housing, which decrease total construction costs of utilities, save in energy consumption and provide low cost recreational activities (parks, tennis, swimming) within each development should be encouraged. It should be apparent that all accepted types of housing must be provided for in the City's Comprehensive Plan. The City has a responsibility to adopt regulations and ordinance, which accommodate adequate housing for the full spectrum of potential future residents.

PREVIOUS STUDIES

In 1978, a confidential housing survey was conducted through a mail-out questionnaire to all Boardman residents with a 25 percent response rate. The survey described that residents in the middle age group (36 to 50) owned their own home and were satisfied with their living arrangements. The survey noted that the younger age group and those migrating to the Boardman area created the most demand for new housing. The findings also added that apartments and mobile homes have appeal to people over 51 who do not have a family at home and would rather not have the upkeep associated with a conventional home. This type of housing also appeals to young people moving in without large families. The survey also found that lower income families found little or no housing stock to meet their needs or income level.

BUILDABLE LANDS INVENTORY-1997

As part of the Periodic Review Work Tasks, the City completed a Buildable Lands Inventory in 1997: *North Morrow County TGM Project, Community Visioning Analysis of Buildable Lands and Housing Needs*. This study is incorporated into the Comprehensive Plan by reference. It identified that the City of Boardman has ample land within its Urban Growth Boundary (UGB) to meet commercial and housing needs for the next 20 years and beyond, given population projections provided for the Inventory. According to the Inventory:

- There are 676 acres of residentially (and farm use) zoned land available for development within the next 20 years on vacant parcels or large properties with the potential for infill development. There are an additional 350 vacant platted lots or small lots with the potential for another housing unit (infill potential)
- Depending on the density and type of housing units developed, between 152 and 232 acres of land are needed to accommodate a projected 20-year increase of 674 additional housing units for 1,864 people.

One finding from the Buildable Land Inventory is that demographics of the City suggest that approximately 50% of the low income families in the City would benefit from the development of additional government assisted housing. Specific policies to address affordable housing are included in the next section of this Chapter.

GOAL X: HOUSING POLICIES

1. The City shall provide a variety of living environments to meet regional housing needs for those of different family size and income.
2. The City, recognizing the financial difficulties of a segment of the City's population in providing themselves safe, sanitary and healthful shelter, shall work cooperatively with the private sector to seek state and federal aid where desirable to assist persons to obtain suitable housing.
3. Encourage new development concepts to meet changing housing demands and to provide self-contained recreation facilities.
4. Locate high-density multiple-family developments in areas to offer a buffer between single-family residential and commercial or industrial uses, close to schools and shopping, and with quick access to arterial streets.
5. Encourage planned unit developments while maintaining an overall low-density profile by incorporation of more open space in the development.
6. Promote energy efficient programs.
7. Provide infill opportunities for attached rowhouse development, duplex and triplex development in residential neighborhoods.
8. The City shall promote where possible, the evolution of safe and aesthetically pleasing residential neighborhoods that are efficiently integrated with business and commercial property, schools, parks, public facilities and other urban development.
9. The City shall give consideration to development of alternative residential construction both in form and layout for such reasons as aesthetics, energy conservation, reduced development costs and provision of open space.
10. Encourage through provisions in the City's Development Code, the opportunity to develop mixed use Development (commercial and higher density residential) to provide affordable housing options for all residents of Boardman.
11. The City shall encourage residential development within city limits in areas which are appropriate for urban development.
12. Work with federal and State agencies to establish funding for low to moderate income housing projects within Boardman.
13. Given recent growth trends, it will be important for the City and Morrow County staff to monitor the supply of buildable land and, if necessary, revise future housing need and land supply projections.