

V. HOUSING POLICY

GOALS & OBJECTIVES

The Goals and Objectives created for the Clinton County Housing Plan represent the overall community vision for the future of housing, neighborhood, and community development/redevelopment. This policy portion of the housing plan document will consist of a series of goals with supporting objectives and strategies. The creation of this section is largely the result of input received from public meetings, numerous surveys, and other data that were collected through the planning process.

- ! **A GOAL is a general statement describing a future condition desired by the community.** A goal does not suggest specific actions, but describes a desired outcome. The goals will provide a greater focus, offer guidance, and establish policy for specific and pressing housing issues so that the Clinton County community and leadership are equipped for better decision-making.
- ! **An OBJECTIVE is a statement that describes an activity to be accomplished in pursuit of a larger goal.** Each objective establishes measurable progress towards a goal, and is usually time dependent.

Encourage the Development and Redevelopment of Communities.

- ! Develop design guidelines and site criteria that maintain residential choices of unit size, cost, and other amenities and support the economic feasibility of new construction and development.
- ! Ensure the provision of necessary amenities in close proximity to existing and new residential neighborhoods.
- ! Assure the protection and compatibility of all land uses including commercial, residential, park, and historic sites.
- ! Define areas for redevelopment and create a master plan including public infrastructure for phasing improvements to those areas.
- ! Encourage development and redevelopment patterns that emphasize the importance of the village/neighborhood community concept.
- ! Support greater mixed land-use areas.
- ! Reduce strip commercial areas whenever possible.
- ! Support the creation of downtown development districts, primarily in Frankfort.
- ! Support the development and implementation of financial incentives for downtown redevelopment (TIF, BID, etc.).
- ! Encourage development and improvement of streets through pedestrian friendly design.
- ! Encourage connective pedestrian/bicycle links in all development.

Encourage the Revitalization of Neighborhoods.

- ! Reclaim the historic and residential character of neighborhoods.
- ! Create target rehabilitation areas in neighborhoods to act as a catalyst for rejuvenation and to illustrate the potential for the area.
- ! Create safe and secure neighborhood environments.
- ! Resolve parking issues in neighborhoods.
- ! Maintain and enhance the streetscapes and open spaces in neighborhoods to increase livability.
- ! Encourage the construction of infill housing in existing neighborhoods.
- ! Encourage the delineation of neighborhood districts for future planning and organization.
- ! Create a neighborhood enhancement program.
- ! Coordinate all redevelopment efforts with public works projects whenever possible.

Encourage the Preservation and Enhancement of the Housing Stock.

- ! Improve the quality of the rental and owner-occupied housing stock.
- ! Look for opportunities to reclaim larger single-family dwellings from conversion to multi-units.
- ! Reduce or restrict future conversions of single-family dwellings into rentals.
- ! Create incentives and opportunities that encourage homeowners and rental property owners to maintain and improve their properties.
- ! Improve the exterior appearances of houses, outbuildings, and apartment structures.
- ! Create rehabilitation and weatherization programs.
- ! Encourage the creation of a variety of housing types including mixed residential stock.
- ! Maintain an adequate supply of rental housing in larger communities.
- ! Ensure that the existing housing stock is maintained in sound condition and adheres to code requirements.
- ! Develop a stricter code enforcement program with progressive penalties.

Encourage the Availability of Greater Ranges of Housing.

- ! Encourage the construction of new housing.
- ! Increase the supply of affordable rental housing for low and moderate-income households through the rehabilitation of existing structures as well as new construction.
- ! Support and participate in rental assistance and rental subsidies programs.
- ! Encourage the provision of housing for local employees (high and lower-end units).
- ! Encourage development of new housing for low- to moderate-income households.
- ! Develop a purchase counseling program to guide first-time and low-income individuals and families through the home buying process.
- ! Participate in or develop home purchase assistance programs such as mortgage buy downs, homesteading programs, etc.

Encourage the Provision of Housing for Special Needs Groups.

- ! Increase the supply of affordable owner and rental housing for low- and moderate-income seniors and special needs populations.
- ! Increase the supply of supportive housing for homeless and special needs populations, particularly transitional and permanent housing options.
- ! Encourage a variety of housing types and care choices for disabled and elderly residents.

- ! Encourage innovative housing models and types for special needs groups.
- ! Encourage the creation of housing to meet the needs of seasonal workers/visitors.
- ! Develop partnerships with groups – churches, non-profits, Habitat for Humanity, high-school trade classes, etc. – that focus on special group needs.
- ! Build partnerships with existing senior housing providers to expand services if necessary and possible.

Encourage the Formal Organization of Housing Stakeholders.

- ! Promote better tenant/landlord relations and educate them about expectations and laws.
- ! Promote greater local government involvement in the creation and preservation of the housing stock, neighborhoods, and the community.
- ! Increase residents’ commitment to the neighborhood through the creation of neighborhood-based associations and networks that will enable residents to address housing and neighborhood concerns.
- ! Establish neighborhood-wide housing improvement workshops and forums.
- ! Develop an effective system for implementing and monitoring housing actions/programs.
- ! Establish and enforce standards for housing unit construction and rehabilitation.