

AUGUST 25TH HUMAN SERVICES & COMMUNITY BUILDING COMMITTEE

What's
Next?



GEORGETOWN-SCOTT COUNTY
COMPREHENSIVE PLAN 2016

6:00-8:00pm at the Scott County Extension Office





WORK PLAN

August

Housing Research

- a. Population Projections
- b. Affordability,
- c. Inventory, age, condition
- d. Code Enforcement and Rental Inspection concerns
- e. Public Surveys
- f. Action Items

September & October

No committee meetings

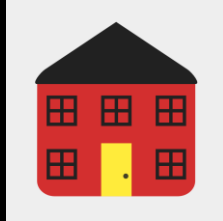
Staff: Present Goals and Objectives to Planning Commission and Local Legislative Bodies



Return to committee in November, date TBD

(Typical date is Thanksgiving)

HOUSING



BIG GOALS:

1. Develop/Offer/Provide a full-spectrum of quality housing options for all residents.
2. Preserve and maintain housing stock in established neighborhoods.
3. Decrease financial barriers to affordable housing.

HUMAN SERVICES



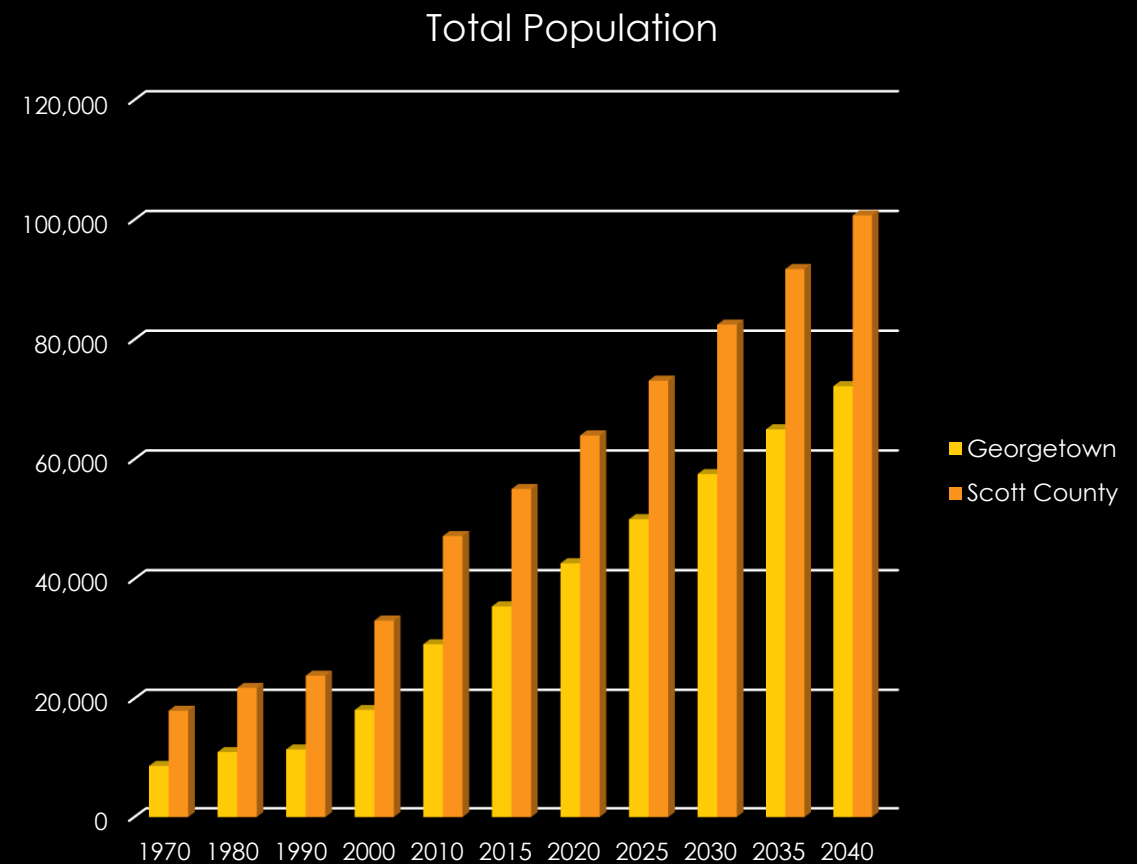
BIG GOALS:

1. Encourage quality educational and training opportunities for all Scott Countians throughout their lifetime.
2. Build our social capital and increase civic involvement.
3. Improve access to health and wellness services.

HOUSING DATA & POPULATION PROJECTIONS

POPULATION PROJECTIONS

	2010	2020	2040
Georgetown:	29,119	40,887	66,611
Sadieville:	302	352	452
Stamping Ground:	640	740	940
Unincorp. Area:	17,112	22,005	32,729
Total Scott County:	47,173	63,984	100,732



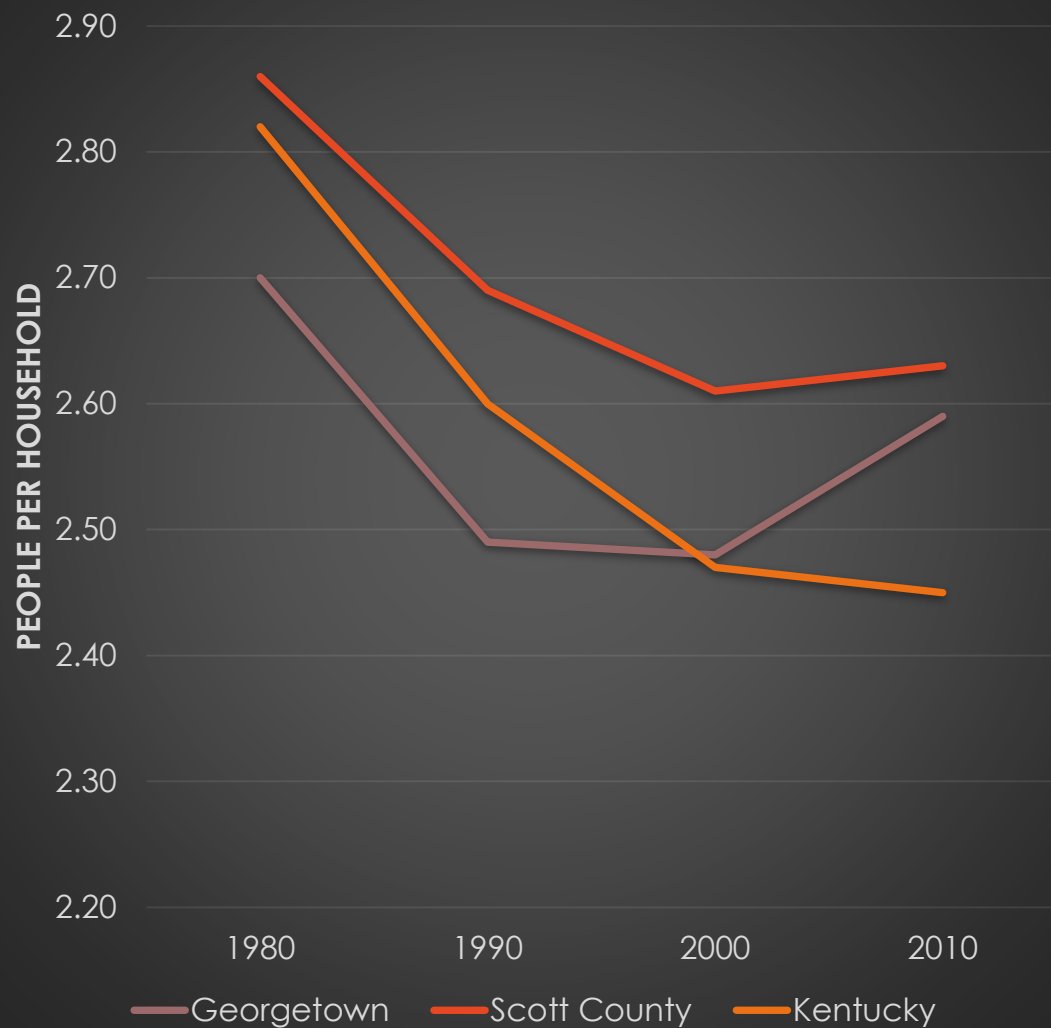
HOUSING DEMAND- GEORGETOWN

Year	2015	2020	2025	2030	2035	2040
Population not in Group Quarters	33,862	40,745	47,784	54,989	62,130	69,019
Estimated # dwelling units required based on 2010 Average Household Size (2.59)	13,074	15,732	18,450	21,231	23,989	26,648
Number of Additional households		2658	2718	2781	2758	2659
Additional Acreage needed to meet household demand based 1 du/ per 5 acres		604	618	632	627	604

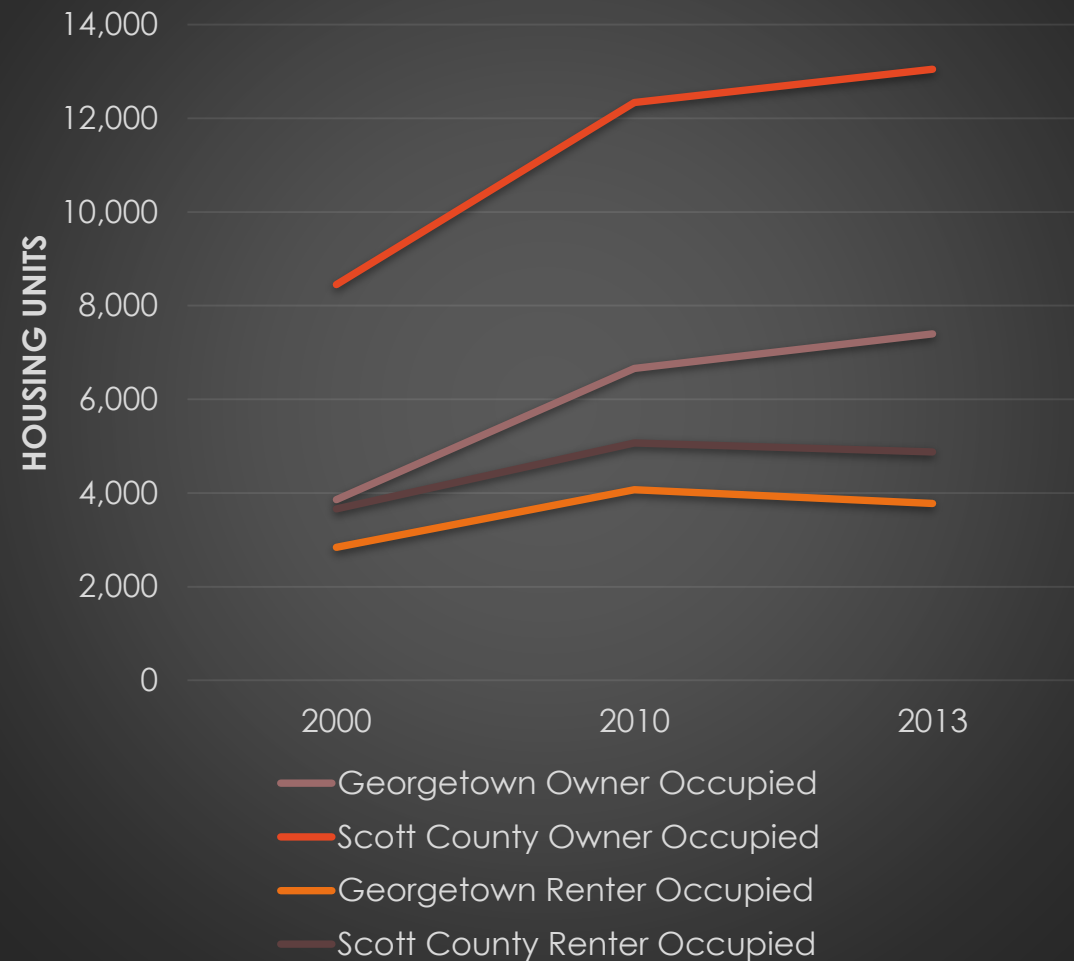
HOUSING DEMAND- RURAL AREAS

Year	2015	2020	2040
Population not in Group Quarters	20328	22,147	30,321
Estimated # dwelling units required based on 2010 Average Household Size (2.59)	7,490	8,551	11,707
Number of Additional households		1061	3156
Additional Acreage needed to meet household demand based 1 du/ per 5 acres		5305 acres	15,780 acres

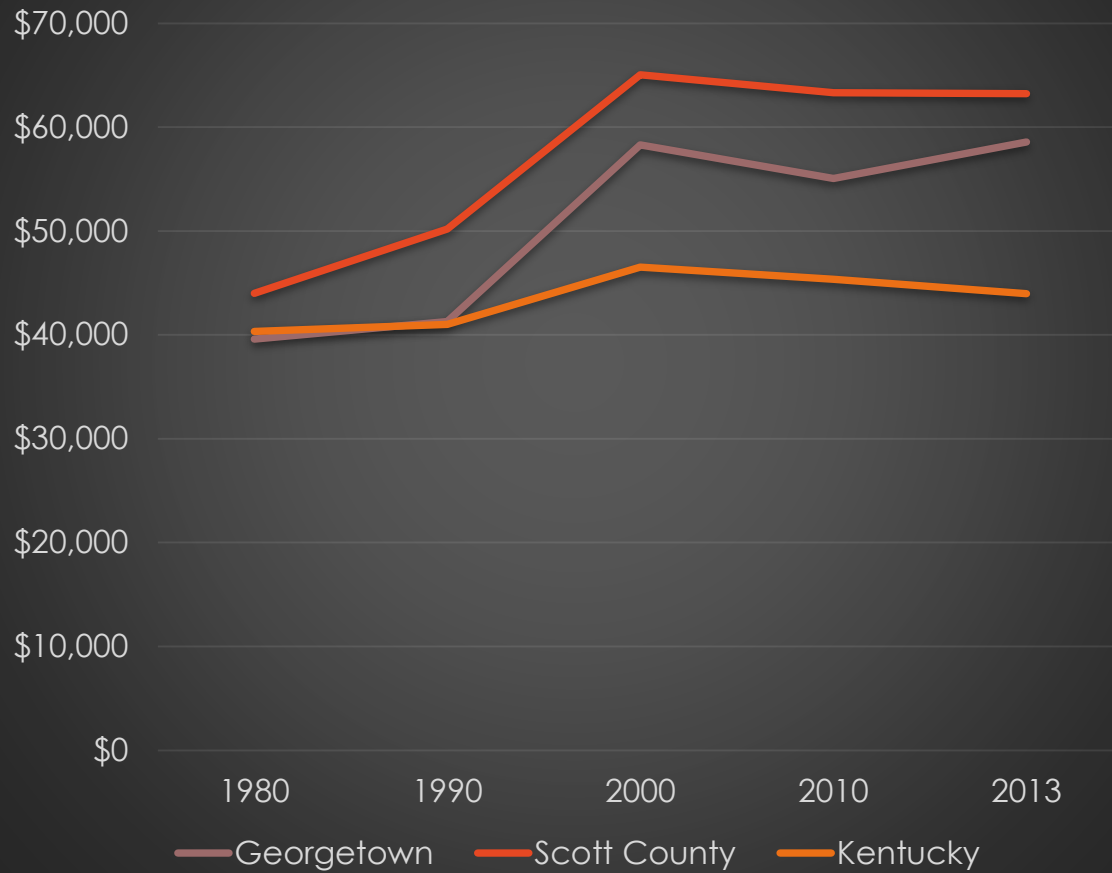
Average Household Size



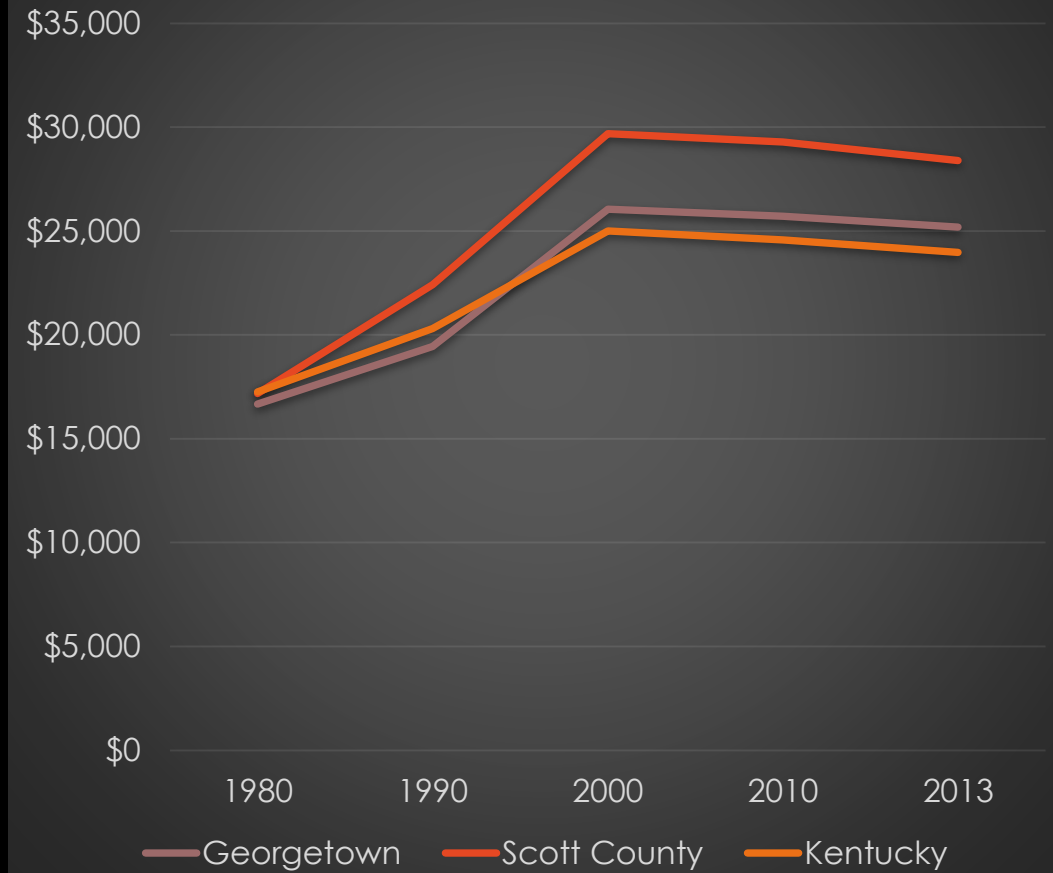
Owner and Renter Occupied Housing Units



Median Household Income Adjusted to 2015 Dollars



Per Capita Income Adjusted to 2015 Dollars

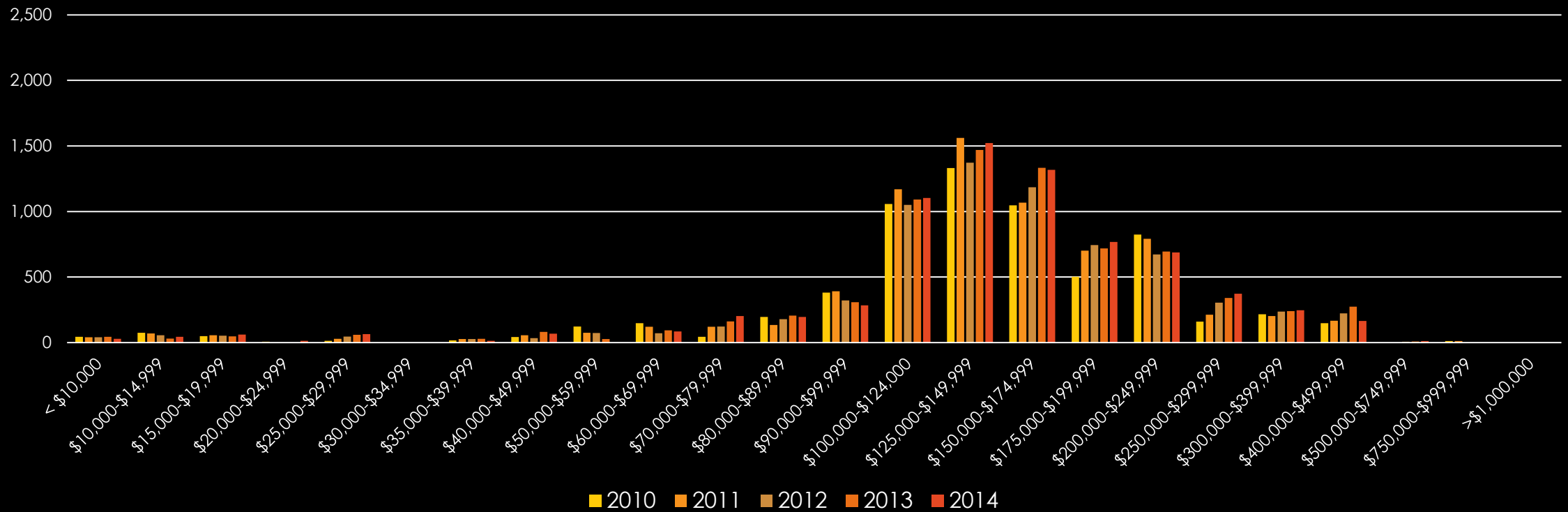


It's generally recommend to spend <30% of household income on housing costs, including rent/mortgage payment + utilities

Georgetown Median Household Housing Cost Estimate at 30% = \$1,450/month
100% Poverty Level for 3-Person Household (\$20,090/year) at 30% = \$502/month

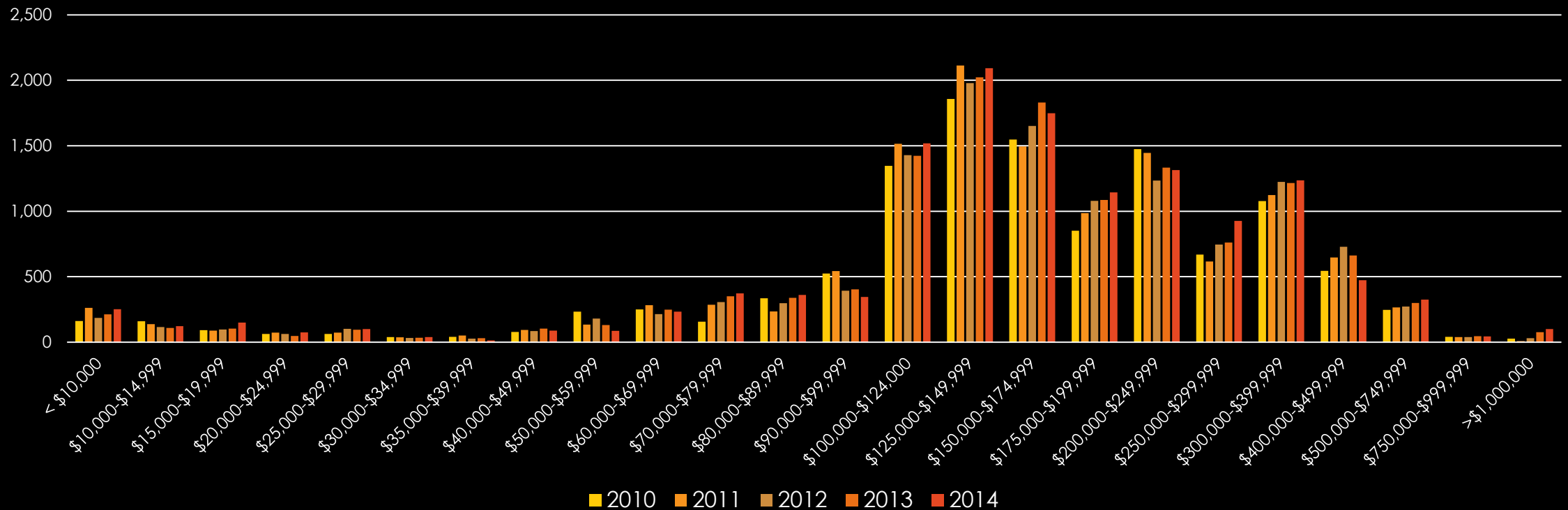
HOME VALUES - GEORGETOWN

Home Value for Owner-Occupied Housing Units in Georgetown



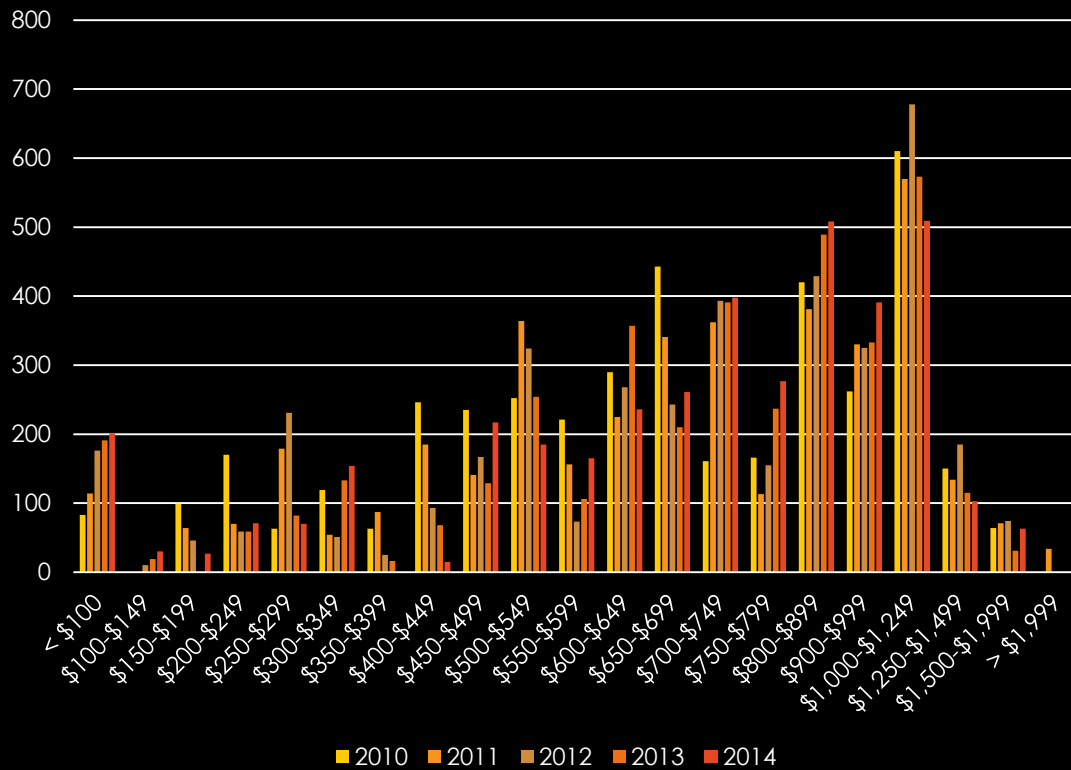
HOME VALUES – SCOTT COUNTY

Home Value for Owner-Occupied Housing Units in Scott County

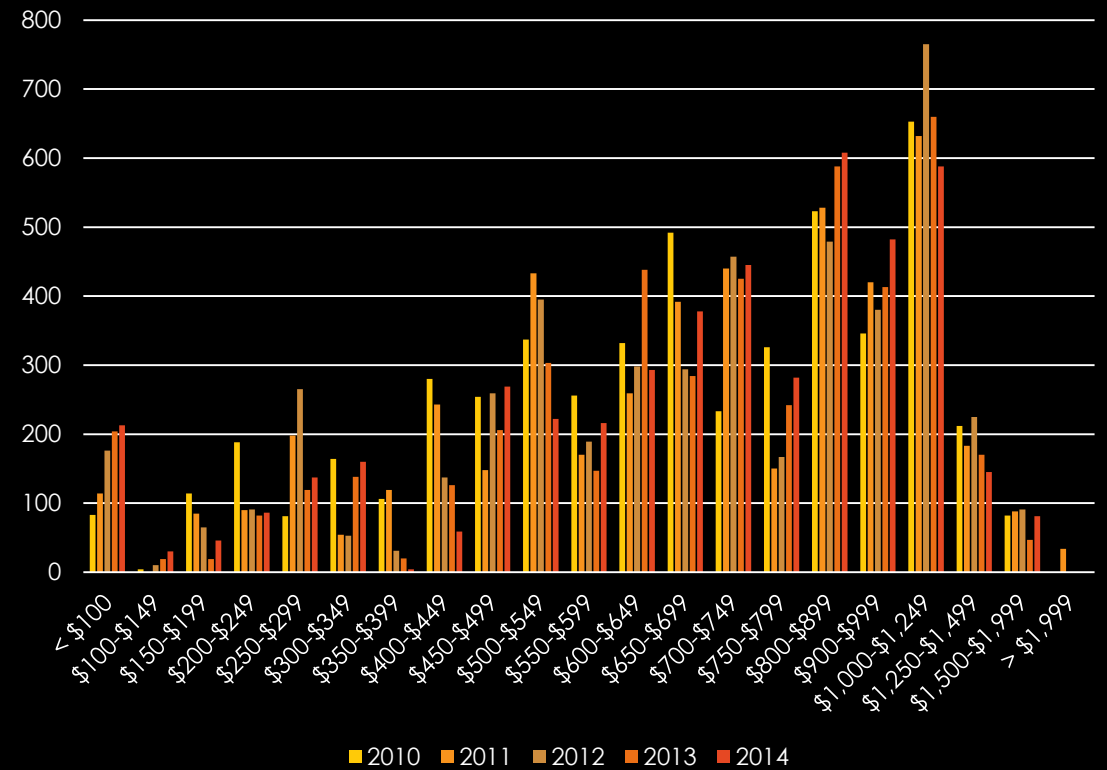


GROSS RENT

Gross Rent - Georgetown



Gross Rent - Scott County



Gross Rent (monthly) = amount of the contract rent, plus the estimated average utilities

AFFORDABILITY

Median Household Income

- 30% Income =\$1,450
- Number of Units Paying less than \$1,250 per month:

	2010	2011	2012	2013	014
Georgetown	3,903	3,736	3,746	3,647	3,715
Scott County	4,772	4,475	4,511	4,433	4,518

100% Poverty Level (Household of 3)

- 30% Income = \$502 per month
- Number of Units Paying less than \$500 per month:

	2010	2011	2012	2013	2014
Georgetown	1,078	894	858	697	785
Scott County	1,274	1,051	1,087	933	1,004

* Note: Numbers not adjusted to 2014 dollars or poverty rates. Provided for trend purposes only.

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS

	Georgetown		Scott County	
Less than 10.0 percent	123	3%	204	4%
10.0 to 14.9 percent	500	12%	540	10%
15.0 to 19.9 percent	659	16%	787	15%
20.0 to 24.9 percent	539	13%	606	12%
25.0 to 29.9 percent	466	12%	575	11%
30.0 to 34.9 percent	202	5%	305	6%
35.0 to 39.9 percent	173	4%	272	5%
40.0 to 49.9 percent	267	7%	365	7%
50.0 percent or more	875	22%	1,013	20%
Not computed	215	5%	482	9%
Total:	4,019		5,149	

Est. 1,955 units are rented at prices higher than 30% of the household's income (Scott Co.)

This is 38% of the rental units in Scott County.

YEAR STRUCTURE BUILT

	Georgetown		Scott County	
	Number	Percent	Number	Percent
Total	12,104		19,886	
2010 or later	276	2.3%	404	2.0%
2000-2009	4,322	35.7%	6,067	30.5%
1990-1999	2,877	23.8%	4,676	23.5%
1980-1989	1,059	8.7%	2,273	11.4%
1970-1979	1,230	10.2%	2,189	11.0%
1960-1969	845	7.0%	1,266	6.4%
1950-1959	537	4.4%	834	4.2%
1940-1949	258	2.1%	465	2.3%
1939 or earlier	700	5.8%	1,712	8.6%

PUBLIC SURVEYS

Previous: 1991 & 2015

Proposed: Housing Industry Professionals & General Public



PREVIOUS STUDY RESULTS

1991 – Comp Plan Survey

- 300+ Participants
- Phone Survey
- Prepared by consultant

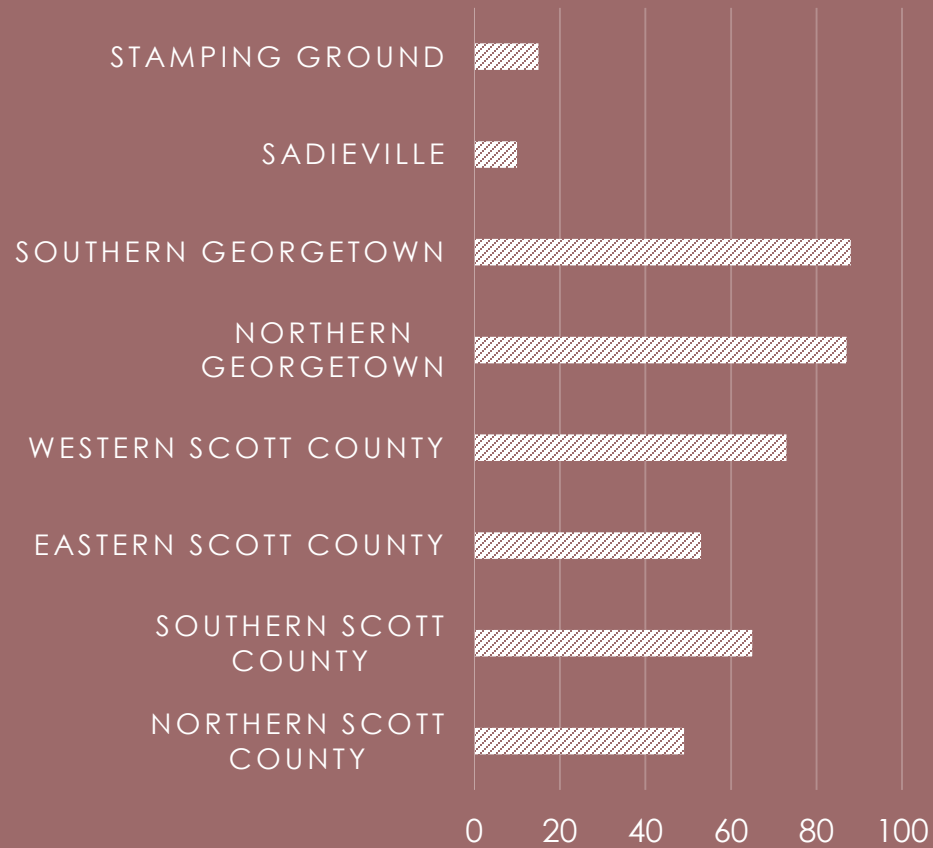
2015 – Comp Plan Survey

- 467 Participants
- Online only
- Updated and hosted on website
- Facebook
- Email blasts by staff

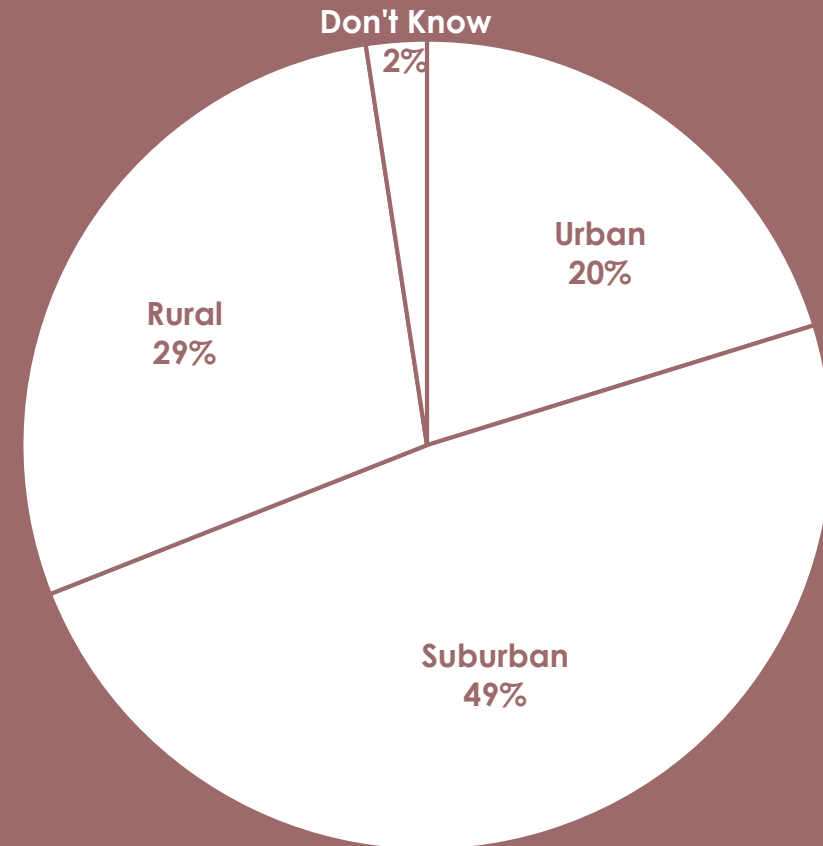
THE 2015 COMP PLAN SURVEY

Respondent Information:

WHAT PART OF THE COUNTY DO YOU LIVE IN?

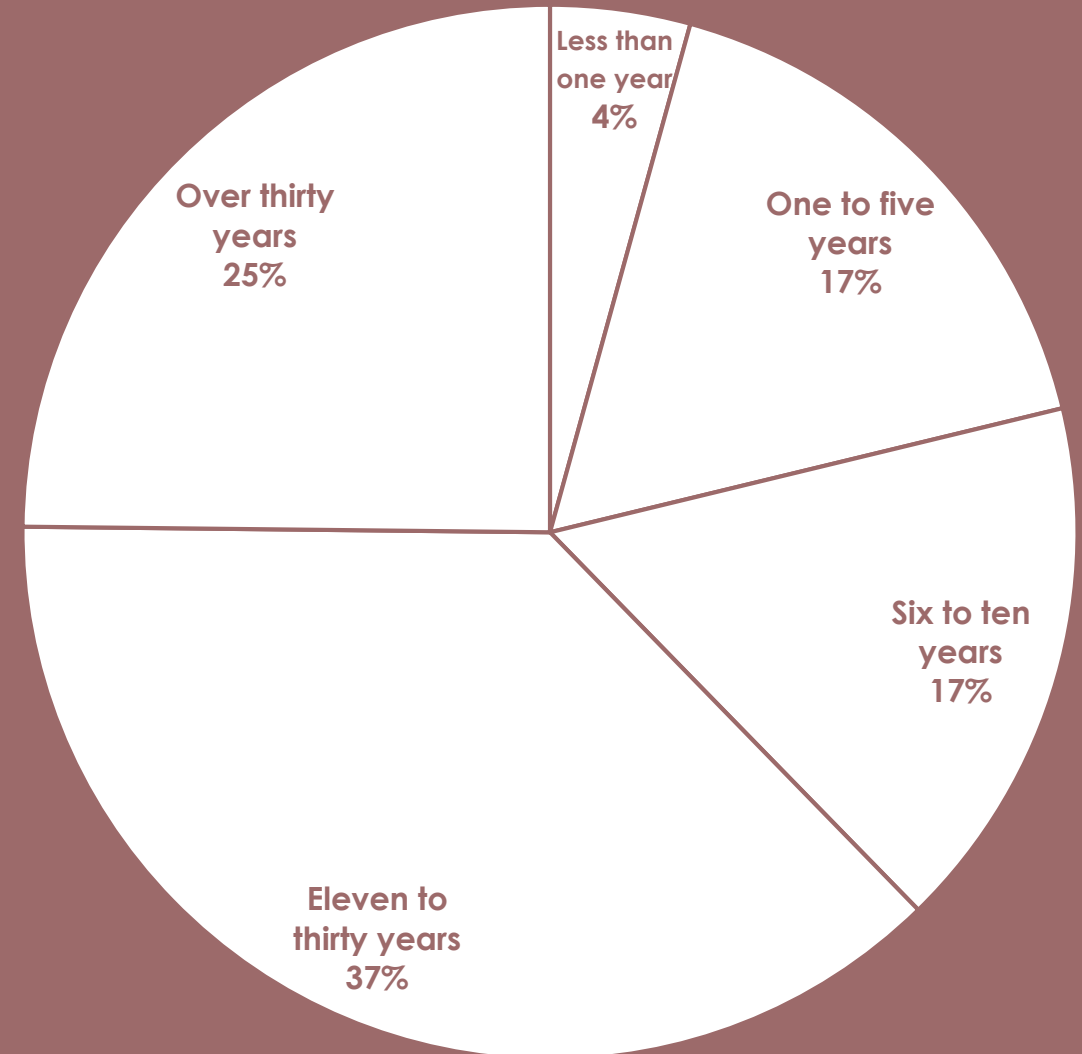


DO YOU CURRENTLY RESIDE IN AN URBAN AREA, THE SUBURBS CLOSE TO A CITY OR TOWN, OR IN A RURAL AREA



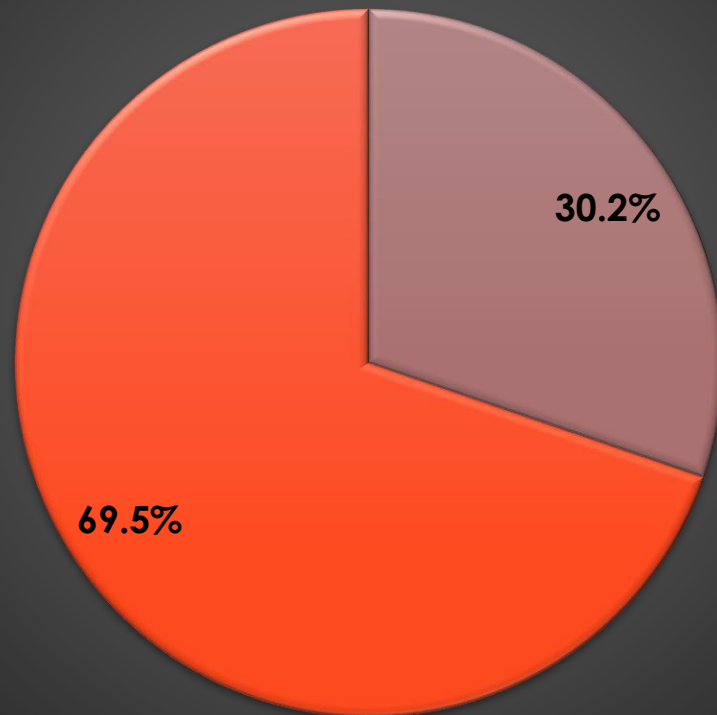
THE 2015 COMP PLAN SURVEY

HOW MANY YEARS HAVE YOU
LIVED IN SCOTT COUNTY?



1991

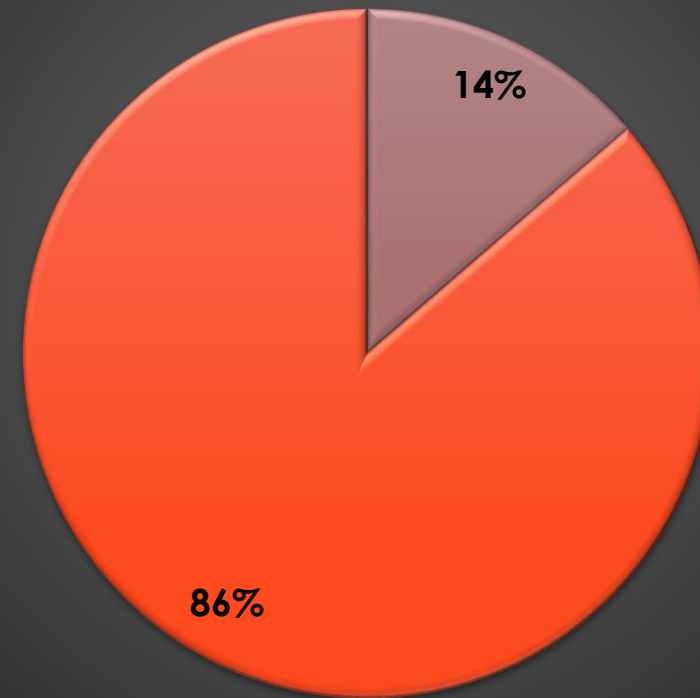
Were you born in
Scott Co?



■ Yes ■ No

2015

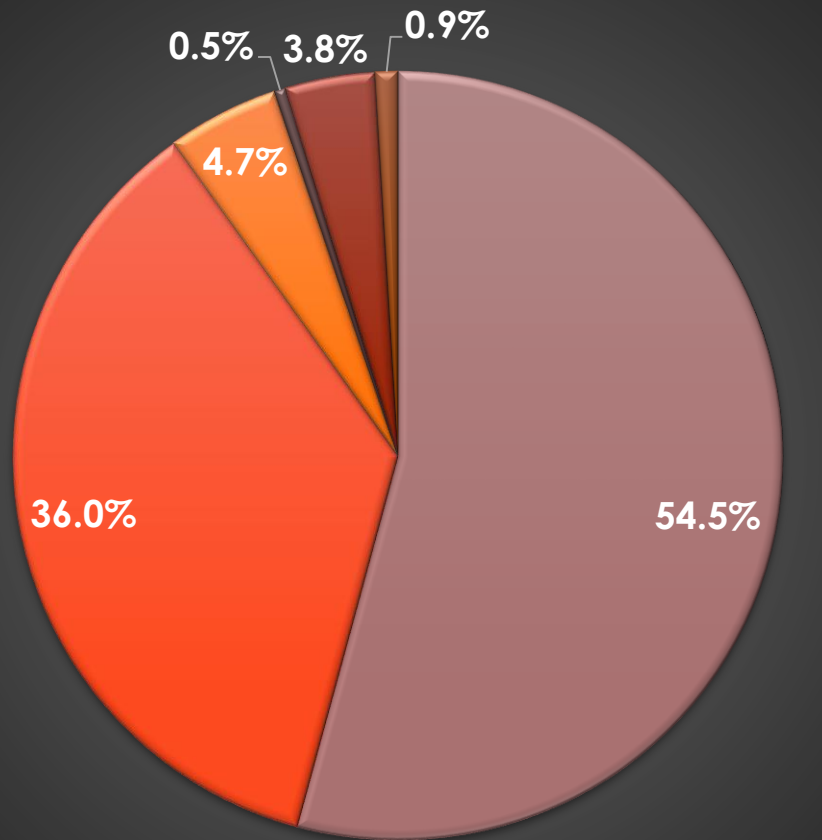
Were you born in
Scott County?



■ Yes ■ No

1991

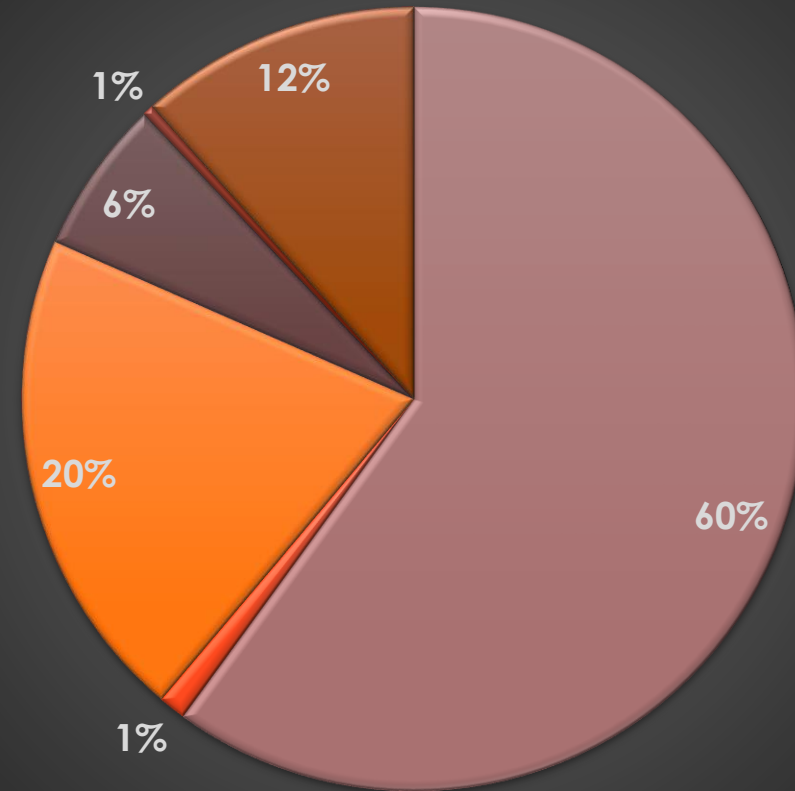
In what county do you work?



■ Scott ■ Fayette ■ Franklin ■ Harrison ■ Misc. ■ Refused

2015

County of Employment

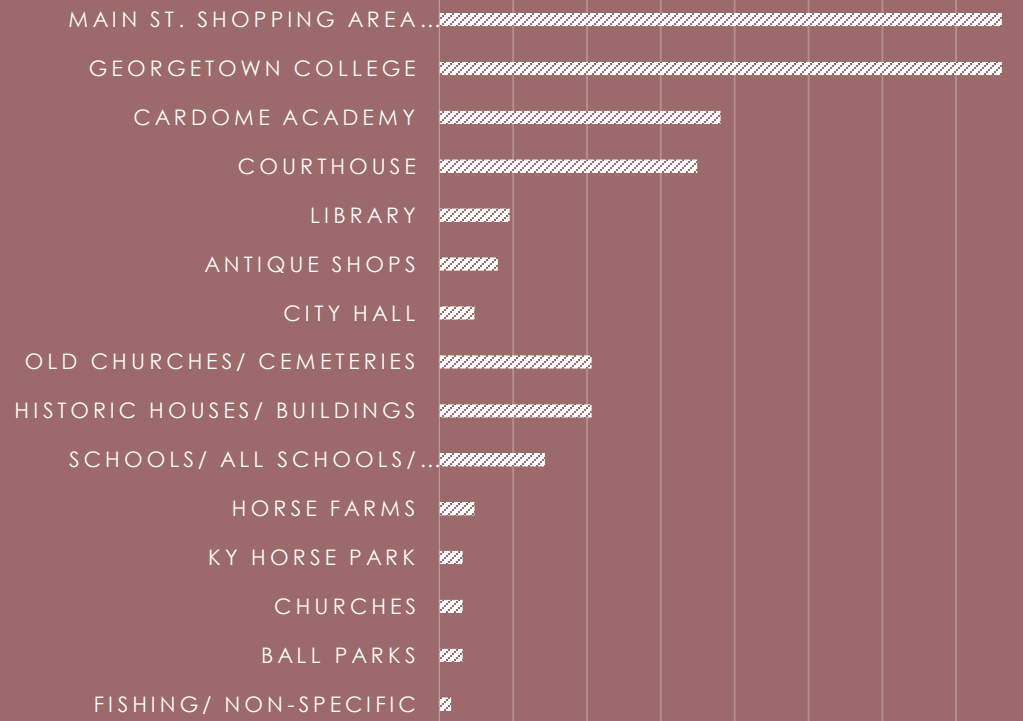


■ Scott ■ Bourbon ■ Fayette ■ Franklin ■ Harrison ■ Other

WHAT PLACES CONTRIBUTE TO THE COMMUNITY'S CHARACTER

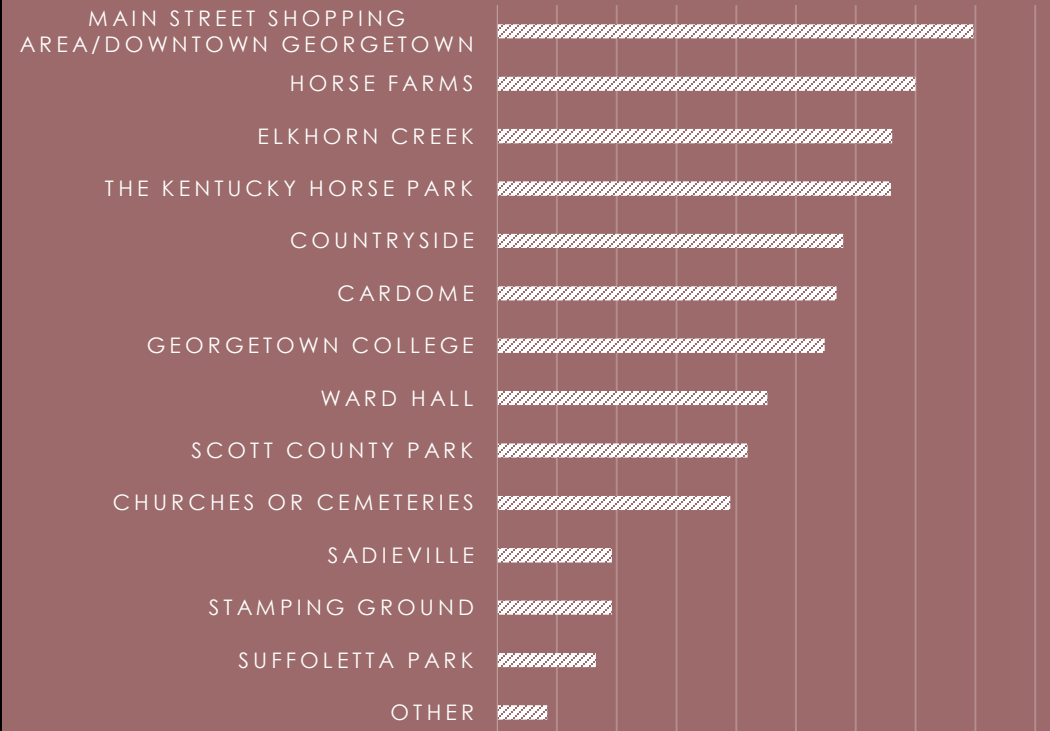
1991

0.0% 2.0% 4.0% 6.0% 8.0% 10.0% 12.0% 14.0% 16.0%



2015

0.0% 10.0% 20.0% 30.0% 40.0% 50.0% 60.0% 70.0% 80.0% 90.0%



COMMUNITY IMAGE

Part 1: General Importance (Left Column)

- “How important or unimportant are the following to you as far as what you personally value in a community?”

Part 2: Local Performance (Rankings in Right Columns)

- Community rating

Part 1: 94% + of respondents identified the following as either of “Moderate Importance”, “Very Important” or “Extremely Important”:	Part 2: Performance ranked as “Good”, “Very Good”, or “Excellent”	
	1991	2015
A quiet and peaceful place to live	91.1%	91.6%
An area that is stable	72.3%	88.0%
A place with friendly people	95.3%	90.2%
A respect for the privacy of others	92.2%	77.0%
A clean place without junk or roadside dumps	85.5%	75.0%
A high quality educational system in place	73.1%	64.2%
Lots of job opportunities for both younger and older job seekers	67.7%	62.5%
A strong sense of community pride among people	92.4%	77.9%
A concern for protecting the environment shared by citizens, business, and government	82.6%	56.4%

THE 2015 COMP PLAN SURVEY

Community Issues & Priorities:

Participants were asked to rank the importance in terms of overall community priorities.

Less agreement than before, but the higher ranking priorities are listed in the table on the right.

80% + of respondents identified the following as either “Moderate Importance”, “Very Important” or “Extremely Important”:

More publicly funded programs to encourage recycling of items that are potentially damaging to the environment

More repairs and better maintenance of local streets and roads

Improve the quality of local drinking water

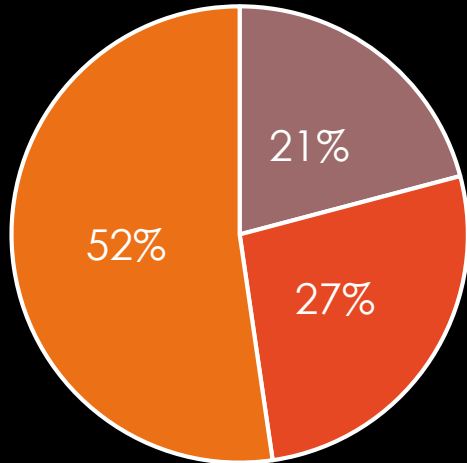
More cooperation in all areas of government between the various city and county governments in Scott Co.

Design standards for new community development

THE 2015 COMP PLAN SURVEY

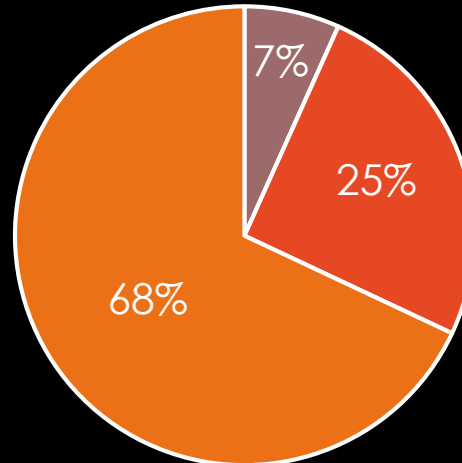
Would you favor or oppose architectural/building design standards for new commercial development for...?

...the entire county?



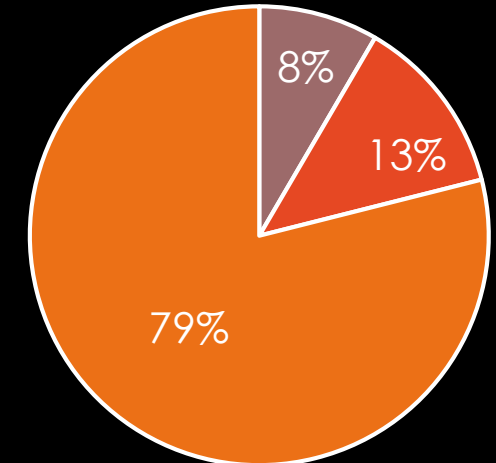
■ Oppose ■ Undecided ■ Favor

...specific "gateway corridors"?



■ Oppose ■ Undecided ■ Favor

...the downtown?



■ Oppose ■ Undecided ■ Favor

53.3% of respondents indicated that they oppose having no architectural/building design standards at all.

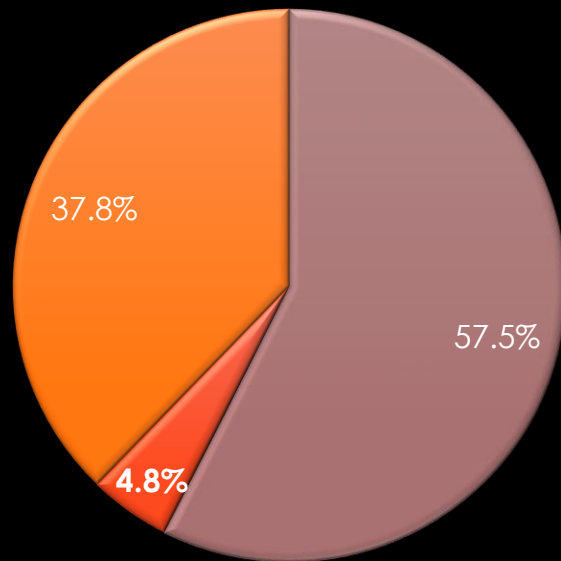
THE 1991/2015 COMP PLAN SURVEY

Indicated “moderate,” “very,” or “extremely” important to preserve:

	<u>1991</u>	<u>2015</u>
• Historic Buildings Downtown	93.7%	95.1%
• Stone Fences	87.6%	92.7%
• Historic Homes	93.1%	90.2%
• Historic Farms, Farmhouse, & Outbuildings	88%	87.3%

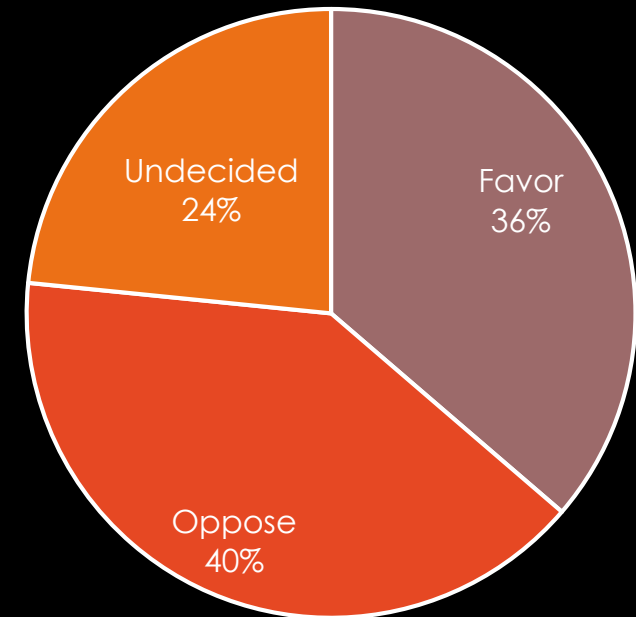
Commercial Development: 1991

**Would you favor/oppose the
development of major new shopping
areas, even if this means that downtown
Georgetown would suffer a decline and
no longer be the center for community
activities?**



■ Favor ■ Undecided ■ Oppose

2015



■ Favor ■ Oppose ■ Undecided

PROPOSED NEW SURVEYS

Housing Industry

1. A standard calculation for affordable housing is spending up to 30% of a household's take-home income toward rent or mortgage payments. You can think of this as the rental rate or monthly mortgage for a two-bedroom unit. What price point does affordable housing mean to you?
2. Do you think we have enough affordable housing within our community?
3. Is there a certain type, size, or price of housing that you feel we need more or less of in our community?
4. What is the maximum distance you would want to live from...
 - A grocery store? _____ miles
 - A neighborhood park? _____ miles
 - Restaurants/Retail? _____ miles
 - Other: _____ miles
5. How could we provide more flexibility in the Zoning Ordinance?
6. Do you have any suggested Action Items for the Housing Chapter?
7. Please share any additional thoughts or comments below or on the reverse side of this page:

General Public

- Desired rental locations?
- Price ranges desired?
- Code enforcement?
- Suggestions...?

ACTION ITEMS

These action items have been identified through the Goals and Objectives process.



GOALS & ACTION ITEMS

BIG GOALS

1. Develop/Offer/Provide a full-spectrum of quality housing options for all residents.
2. Preserve and maintain housing stock in established neighborhoods.
3. Decrease financial barriers to affordable housing.

ACTION ITEMS

- Printed in Packet!

WHAT HAPPENS NEXT?



Reminder: We are NOT meeting in September or October!
Dates TBD in November and December (Holidays)

We'll share the dates we plan to present Goals and Objectives to our Policy Makers:

Planning Commission

Sept 8th at 6pm

3rd Floor, Scott County Courthouse

Georgetown City Council, Stamping Ground Commission, Sadieville Commission and Scott County Fiscal Court dates are TBD based on Planning Commission review and endorsement. We'll send updates as we progress.