

Impact of Planning & Zoning Policies and Procedures on Housing Supply and Accessibility





Brian Davis, AICP
Director
Louisville Metro
Office of Planning

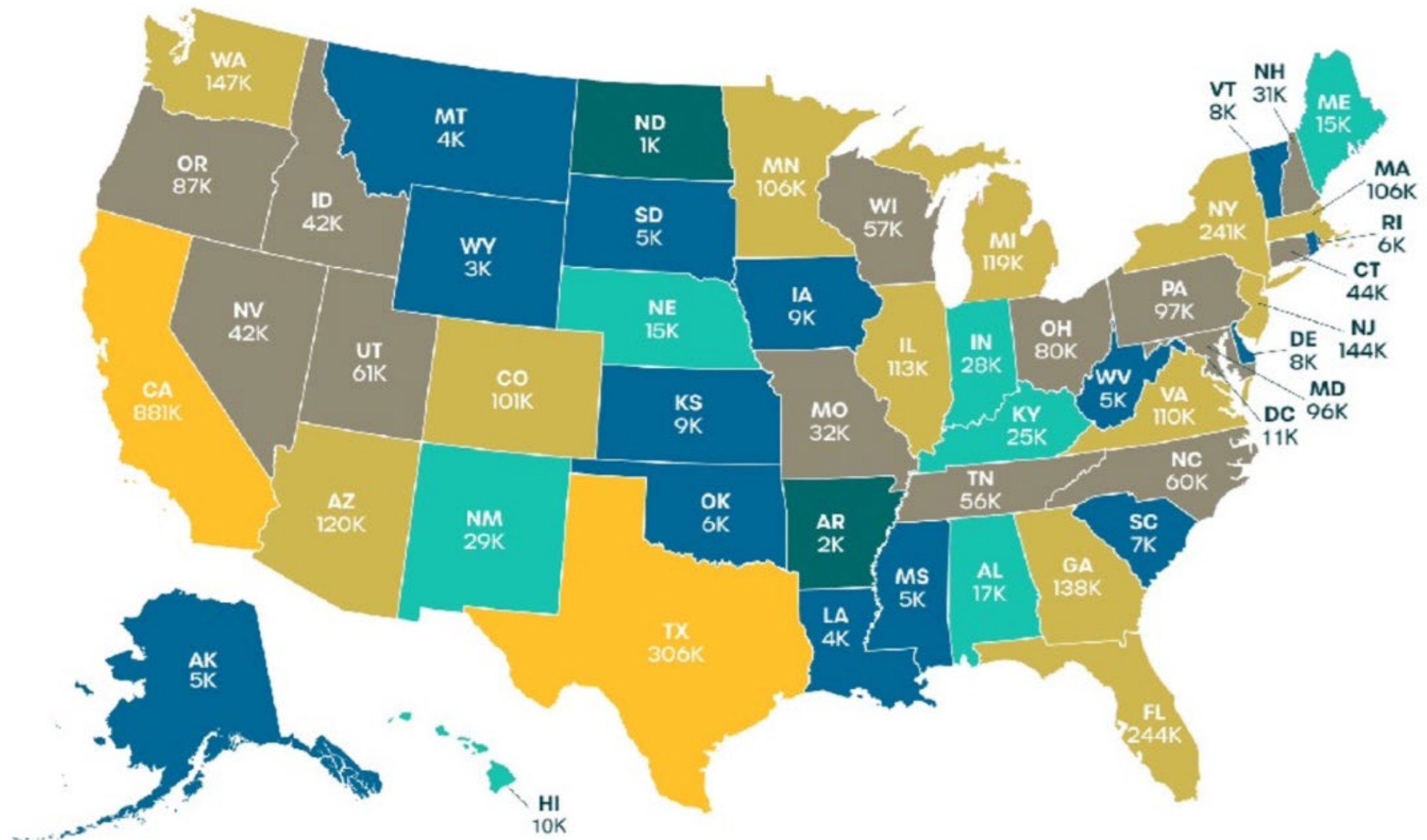


Brian Howard, AICP
Executive Director
Owensboro Metropolitan
Planning Commission

- During the 2025 Legislative Session, the Kentucky General Assembly approved HB 321, an act relating to planning and zoning
- Continuing education requirements moved from KRS 147A to KRS 100
- The orientation/continuing education of every planning commissioner, board of adjustment member, planning professional, zoning administrator, administrative official, and each planning professional's deputies and assistants shall include at least one (1) hour of “training on the impact of planning and zoning policies and procedures on housing supply and accessibility.”

Be Thinking About....

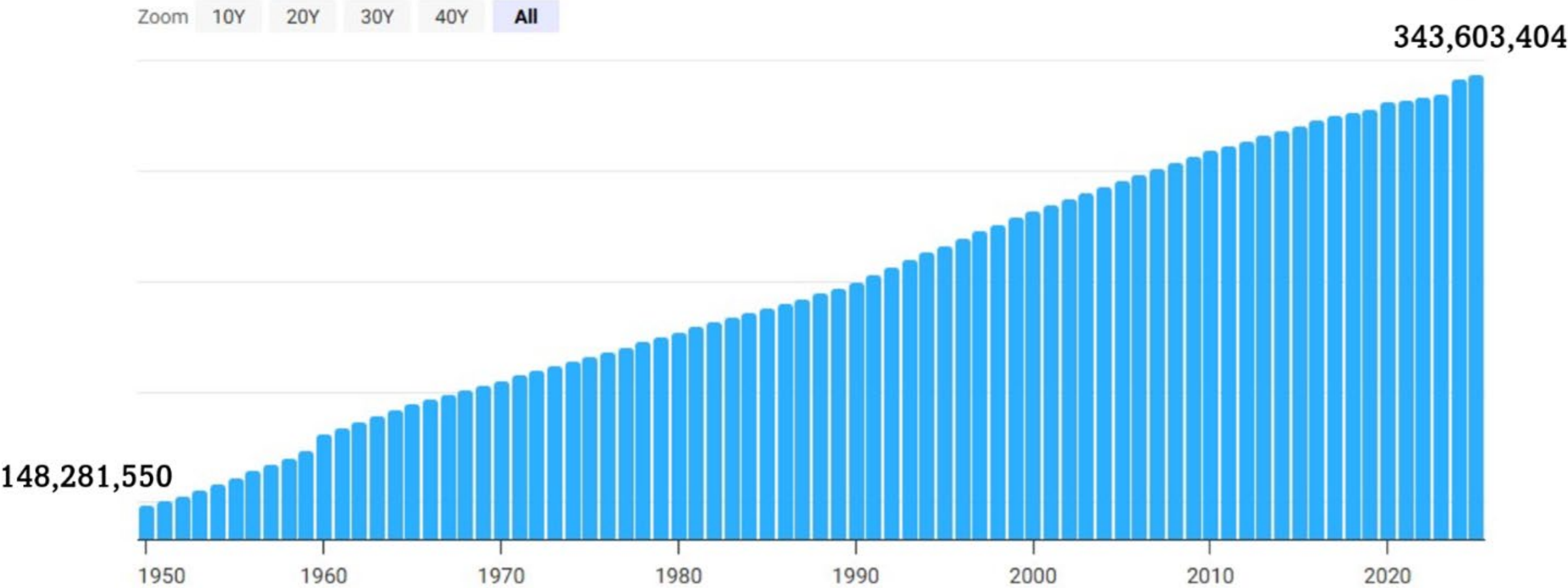
**In what ways do you as a
Local Official/Planner/
Planning Commissioner/Board Member
impact housing supply and accessibility in your community?**



UNITS OF UNDERPRODUCTION, 2021



US Population: 1950 to 2025

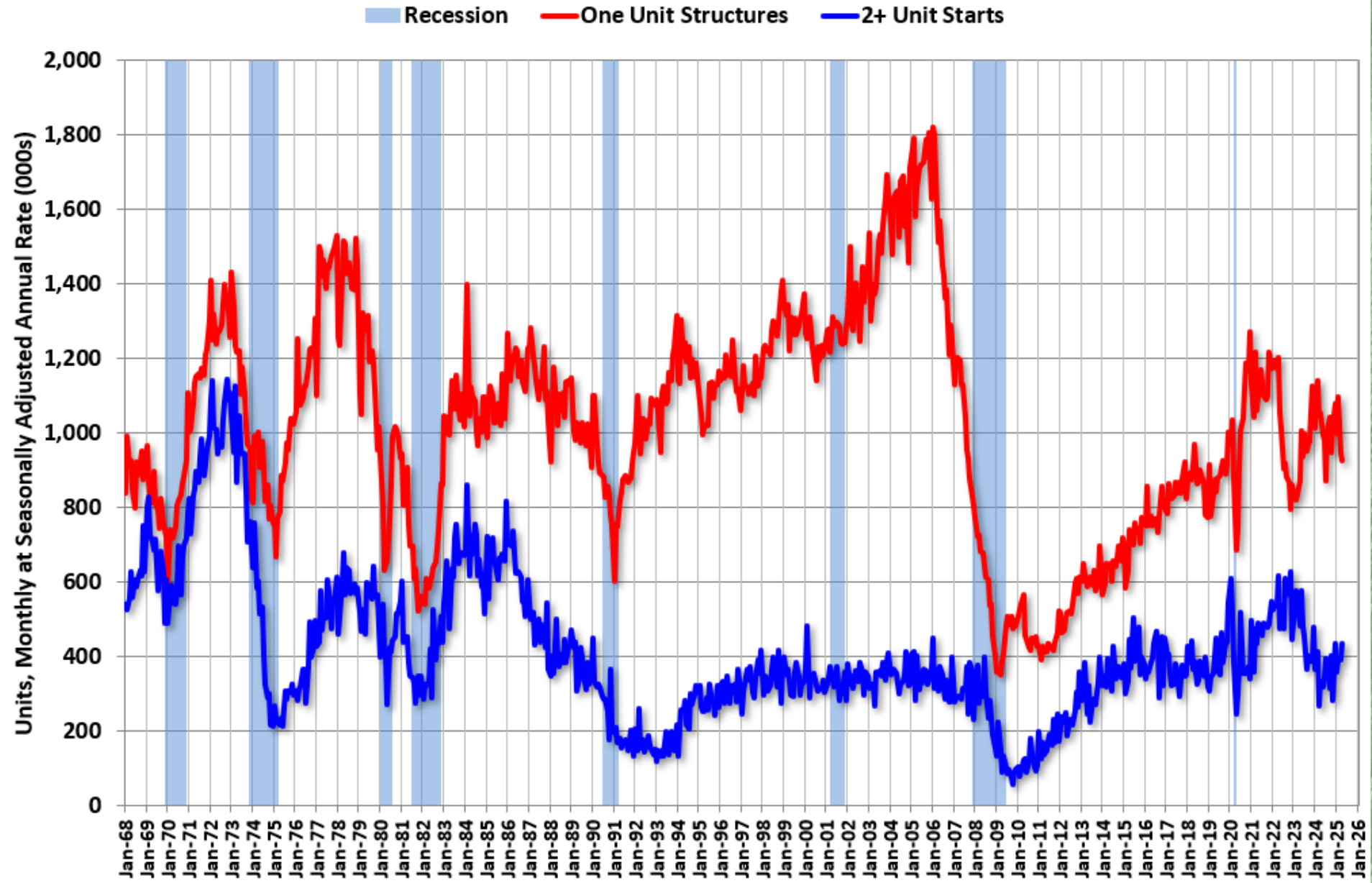




Average House and Household Size in the U.S.



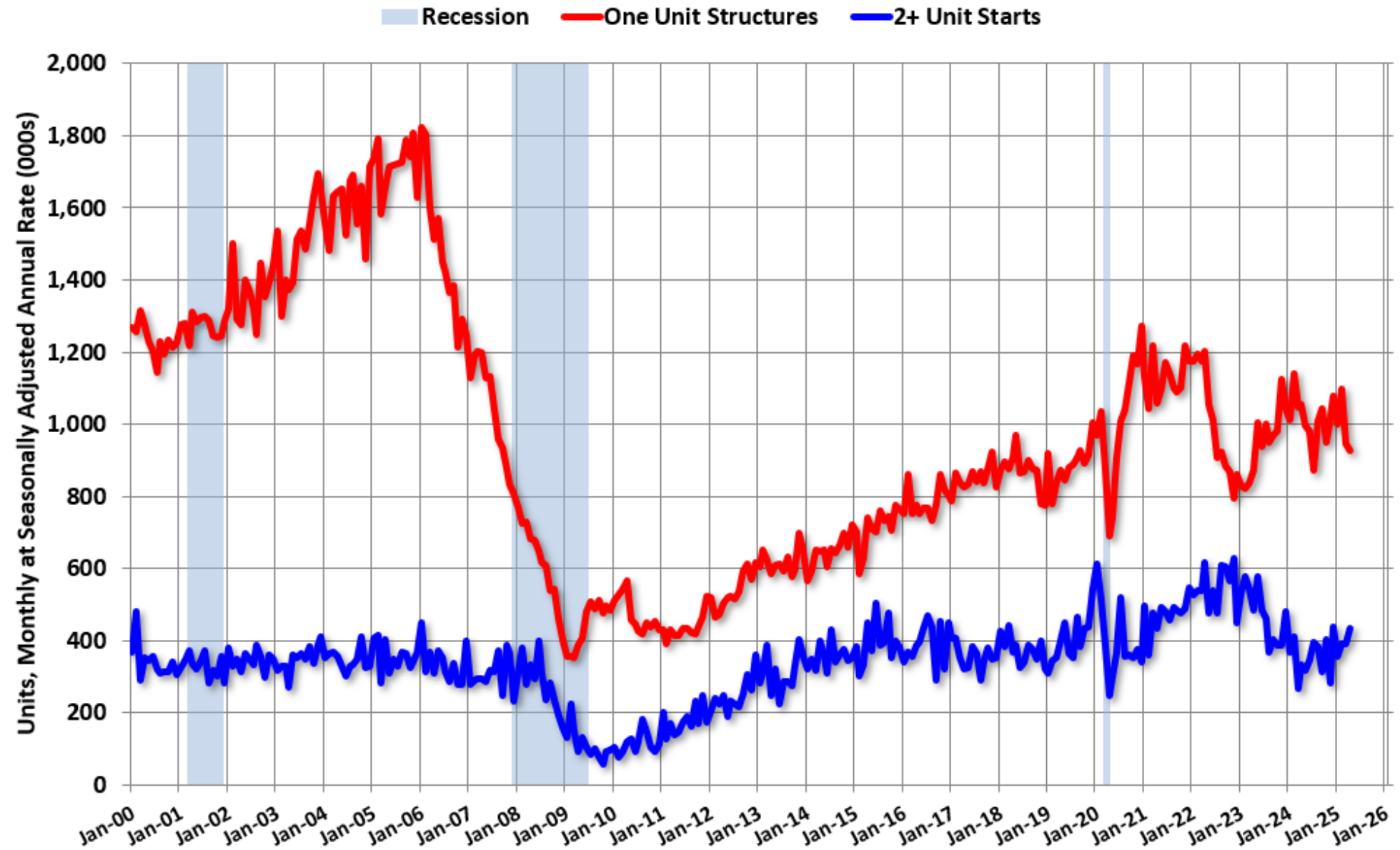
Housing Starts, Single and 2+ Unit Structures



<http://www.calculatedriskblog.com/>

<https://calculatedrisk.substack.com/p/housing-starts-increased-to-1361>

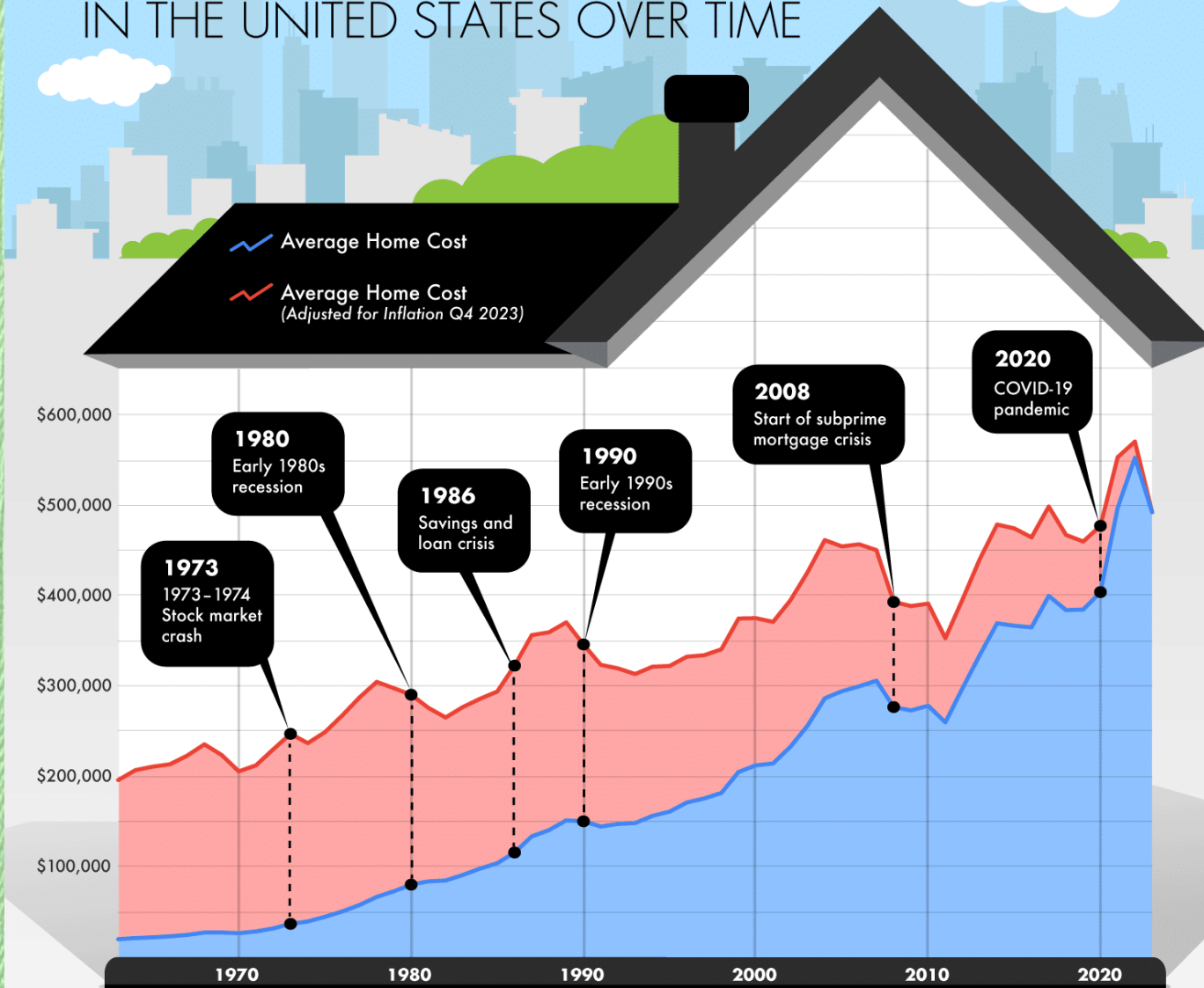
Housing Starts, Single and 2+ Unit Structures



<http://www.calculatedriskblog.com/>

HOW MUCH AN AVERAGE HOME HAS COST

IN THE UNITED STATES OVER TIME



1963 - \$ 19,600 (\$195,791)
1973 - \$ 36,600 (\$246,946)
1983 - \$ 90,800 (\$276,599)
1993 - \$148,300 (\$313,161)
2003 - \$256,000 (\$425,750)
2013 - \$334,400 (\$440,535)
2023 - \$492,300 (\$492,300)

<https://www.madisontrust.com/information-center/visualizations/how-much-an-average-home-has-cost-in-the-united-states-over-time/>

HOUSING SUPPLY GAP ANALYSIS (Phase II)

Commonwealth
of Kentucky

**2024
to
2029**

Prepared By:



Prepared For:



***[https://www.kyhousing.org/
Data-Library/
Housing-Gap-Analysis/
Pages/default.aspx](https://www.kyhousing.org/Data-Library/Housing-Gap-Analysis/Pages/default.aspx)***

Area Median Income (AMI)

Area Median Income (AMI) is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD)

Cost Burdened Household

A Cost Burdened Household is one that spends more than 30 percent of its income on housing costs, which can include rent, mortgage payments, utilities, and other housing-related expenses.

Severely Cost Burdened Household

A Severely Cost Burdened Household is one that spends more than 50 percent of its income on housing costs, which can include rent, mortgage payments, utilities, and other housing-related expenses.

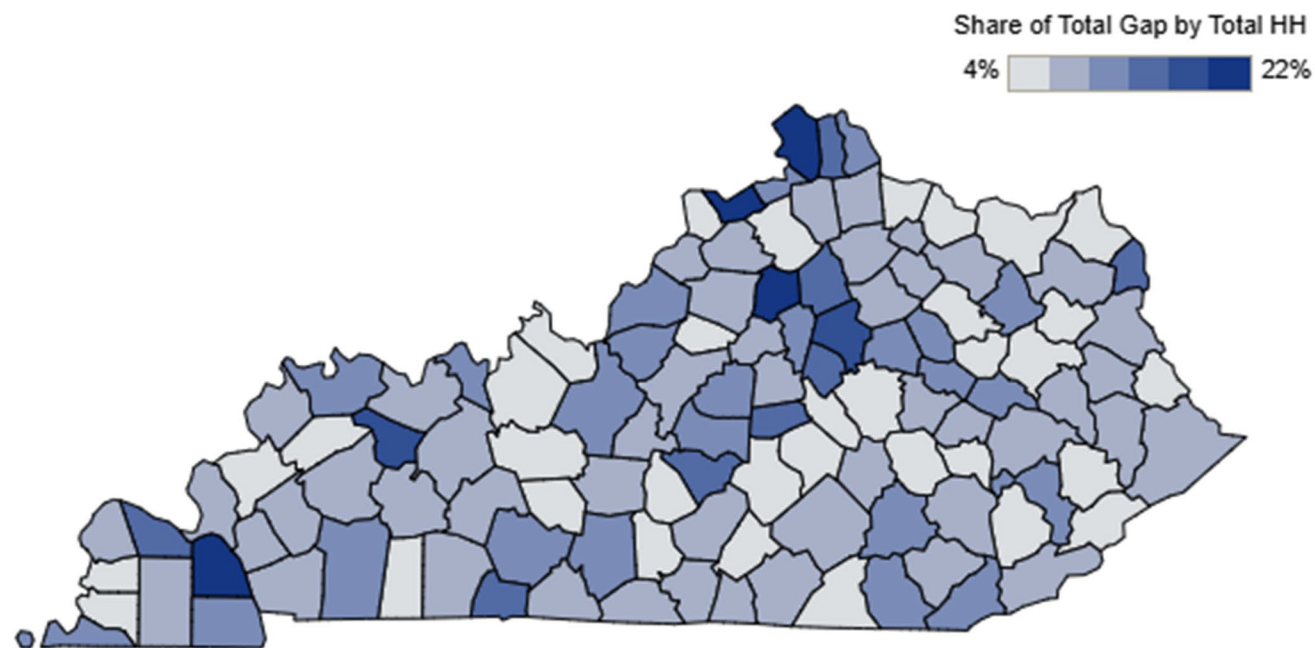
Current (2024) Housing Gap

Total Housing Units Needed

206,207

Total Rental Units Needed: 101,569

Total For-Sale Units Needed: 104,638



	<30% AMI	31% - 50% AMI	51% - 80% AMI	81% - 120% AMI	121% - 150% AMI	151%+ AMI
Rental Gap	60,385	19,161	13,211	6,980	1,132	700
For-Sale Gap	19,434	14,179	18,599	17,972	13,896	20,558

Housing units needed broken down by Area Median Income (AMI) groups.

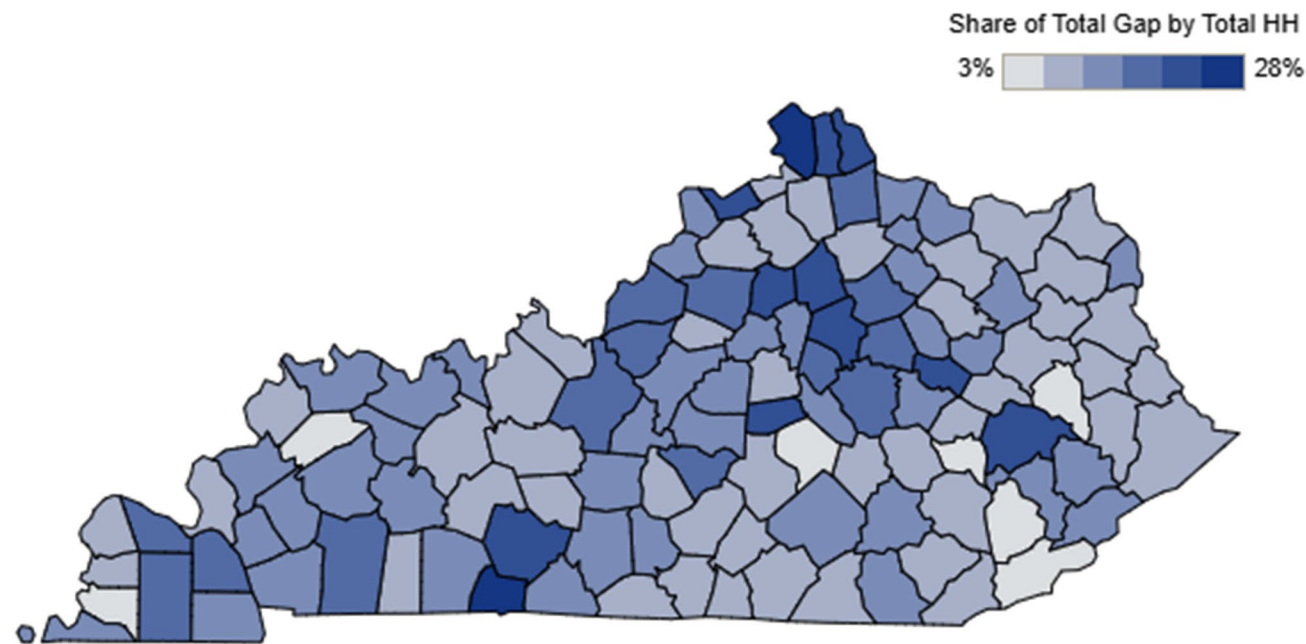
Projected (2029) Housing Gap

Total Housing Units Needed

287,120

Total Rental Units Needed: 139,162

Total For-Sale Units Needed: 147,958



	<30% AMI	31% - 50% AMI	51% - 80% AMI	81% - 120% AMI	121% - 150% AMI	151%+ AMI
Rental Gap	77,554	21,172	18,479	11,993	7,732	2,232
For-Sale Gap	23,436	24,586	32,356	33,630	28,944	5,006

Housing units needed broken down by Area Median Income (AMI) groups.

How Do We Bridge the Gap?



Scary Changes



(Frightening) Housing Density

What many think density looks.....



(Frightening) Housing Density



5 units: 17 per acre

What density more likely looks like.....



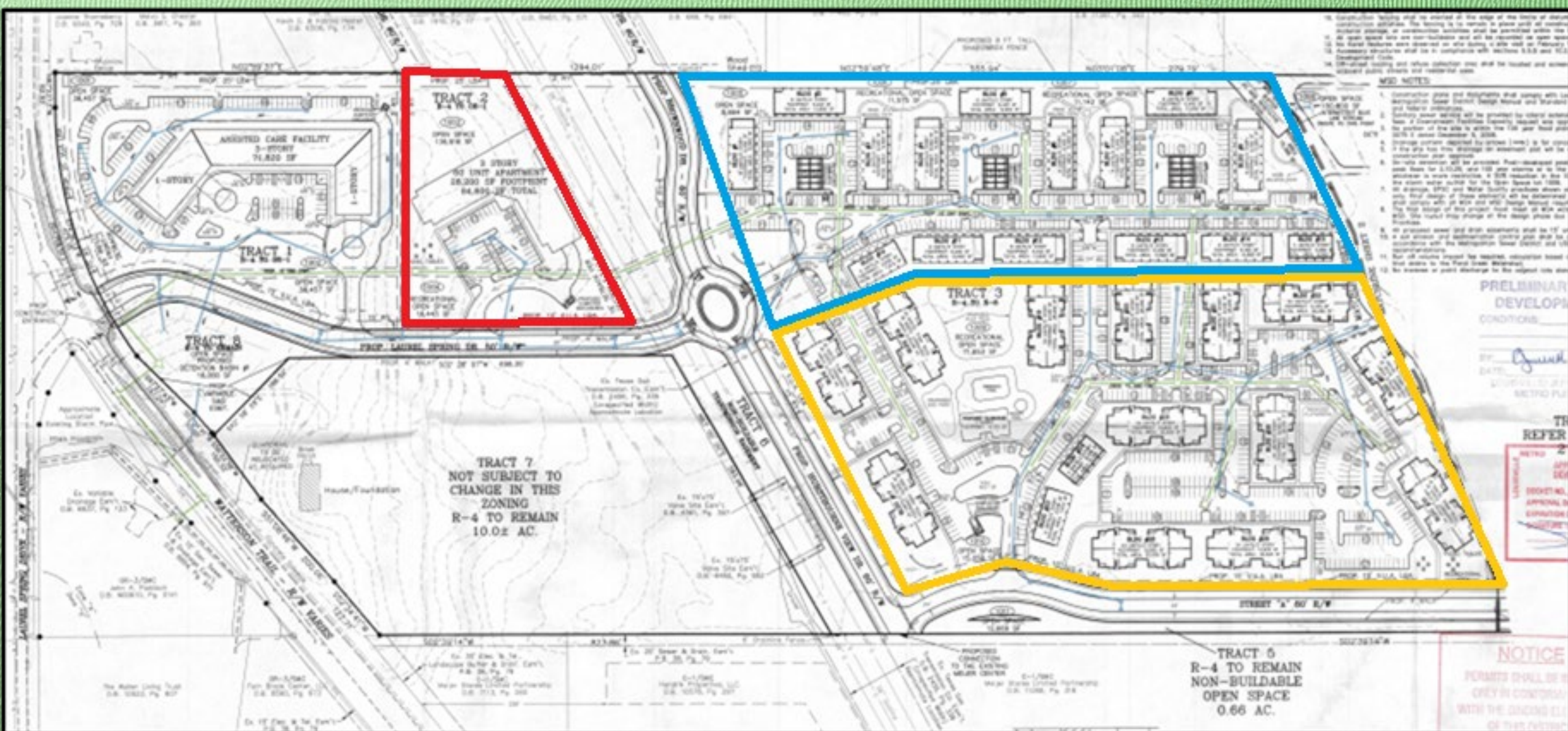
5 units: 29 per acre



4 units: 24 per acre

(Petrifying) Zoning Ordinance Changes

- **Most zoning codes do not permit “intermingling” of different housing types**
 - The City of Paducah now allows both single-family residential and two-family residential in all residential, commercial, and industrial zones
 - Planning and Development Services of Kenton County has encouraged all their jurisdictions to allow two-family homes in all residential zones
- **Reduced lot width and/or minimum lot size**
 - Bowling Green, Kenton County, and Owensboro – 50’ and 5,000 sf
 - Glasgow – 50’ and 6,500 sf
 - Covington – 20’ and 2,000 sf
 - Frankfort – 40’ and 5,000 sf
 - Paducah – 40’ and 6,000 sf
 - Henderson – 30’ and 3,000 sf
 - Elizabethtown – 50/25’ and 2,178 sf (25’ allowed on rear alley access lots)

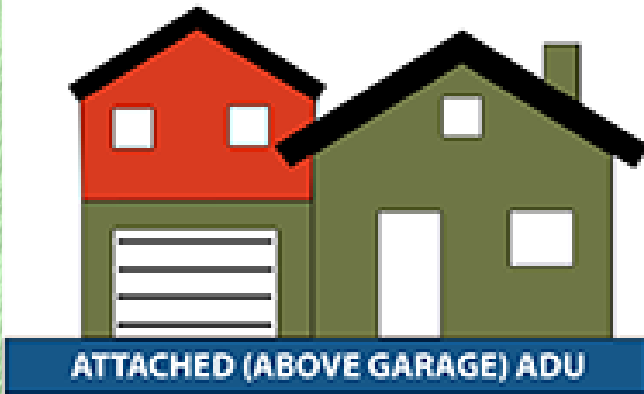
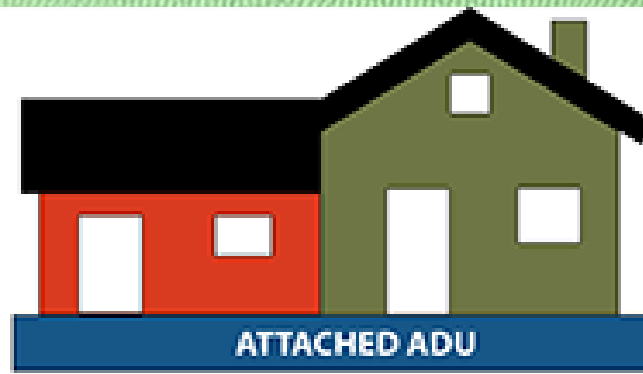
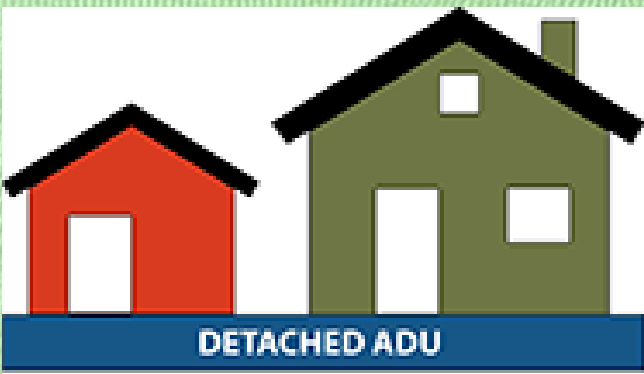


(Spine Chilling) Accessory Dwelling Units

What is an ADU?

A smaller, secondary residential unit located on the same lot as the main residence

Attached or detached, they provide complete, independent living facilities including living, sleeping, cooking, and sanitation.





ADU Pros

- Income Stream and Property Values
 - Generate cash flow for the homeowner
 - Some studies show ADUs can increase resale value up to 35%
- Match Housing Needs at Any Age
 - Independent living option for kids moving back home
 - Entry-level housing for young couples with or without children
 - Individuals in need of care could reside on the same property as care provider
 - More affordable option than assisted-living or nursing home
- Increases Housing Density
 - Provide more (hopefully affordable) housing options where infrastructure already available
- More Affordable Construction/Conversion Cost vs New Single-Family Home

ADU Cons

- Could Change the Character of a Neighborhood
- Loss of Greenspace/Yard
- Increased Traffic and Parking Needs
- Tenant Management
- Property Maintenance

(Hair-Raising) Cottage Court Developments



What is a Cottage Court Development?

Typically, multiple small (800-1,500 sf) detached homes on one parcel

Shared common space, courtyards, gardens, parking space, etc.

(Unnerving) Mixed-Use Buildings

What is a Mixed-Use Building?

Often located in commercial zones in urban core areas allowing commercial space on the ground floor with residential above

What about suburban locations?

- Allowed in Owensboro/Daviess County provided the commercial use occupies the entire first floor and is a minimum of 5,000 sf



Questions, Comments, or Complaints?



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