

HOUSING CHAPTER

PURPOSE

The housing chapter seeks to provide housing opportunities that will contribute to the residential base and enhance the population in the local schools, senior citizen resources, and business opportunities. The housing in the city should support fulltime residential housing to meet the needs of a socially and economically diverse community. Residentially balanced demographics will preserve the community character without withdrawing support and opportunities for second home vacation dwellings and commercial overnight opportunities. This chapter is intended to help guide land use and zoning that balances residential, 2nd home owners, and commercial overnight rentals.

(Define diversity)

Diversity, defined as variety, builds an inclusive community of people with varied human characteristics, ideas, and world-views and whose interactions both benefit and challenge each other to grow while making the community better. In society, diversity helps us to grow as individuals and promotes tolerance and different ways of life. Diversity can build a strong and constructive community through reduction of fear and hatred.

ASSUMPTIONS

The city wishes to make wise use of the somewhat limited usable land and space. Lava does not have a large inventory of buildable lots.

The increased commercialization of the C1 and C2 zones has converted residential housing to commercial use.

People are discovering Lava, businesses are busier than ever (even in the winter), which has been reflected in pool usage and overnight visitors.

Lava Hot Springs has approximately five multiple housing units at this time. However, this is not sufficient to meet the needs of attracting new residents, retirees, and work force.

Some properties are used as a buffer between one use and another. Over time, situations or land uses could change beyond these buffered areas creating new opportunities to help with housing needs.

Some people would like to see things remain the same, while other people want growth. However, to keep the schools doing well and to provide a viable economy and work force we must experience planned growth. The balance must maintain the integrity of the infrastructure.

Second home owners drive up property values. The local economy cannot support or compete with out-of-area influence on home values.

GOALS *a goal is a general statement of a future condition which is considered desirable for the community.*

Adequate housing is needed to meet the needs of primary residences, second homes, rental homes and apartments.

Ensure adequate affordable housing for families and other potential residents that are the base local economy, and fabric of community.

The city should use controlled growth in both size and shape to enhance housing for full time residents, and also to enhance vacation home and rental needs.

OBJECTIVES *an objective is a statement of a measurable activity to be accomplished in pursuit of the goal.*

Explore possible new ways to get higher density in existing space.

Research how other destination cities addressed the trend for more rentals and how they also accommodated full time residents.

Analyze the potential of removing defunct buildings to accommodate denser housing.

Catalogue Grandfathered properties to identify and document these situations.

Utilize annexation opportunities to address housing issues.

To make it possible for residents to own, consider governmental programs or partnerships with developers for assistance. Utilize the real estate professionals in town to explore these opportunities.

The city should encourage new construction, and look for ways to encourage new housing for full time residents such as waiving hook-up fees or other incentives.

Owner occupied housing should be heavily encouraged. Residential owners tend to not want to live next to vacation rentals. Consideration should be made to having new residential areas created that would not be available to buyers looking for a second home. It is also important to preserve the existing residential areas to maintain the character of the city. The city should explore creative ways to maintain these balances. Other resort/destination cities should be considered a resource.

This comprehensive plan should guide future decisions in the planning of our residential areas so they are affordable, cohesive, and attractive.

Create workable changes in the existing city structure that will overcome the barriers to allow new building. It is important to make changes in a way that do not displace long time residents. Explore ways to offer assistance such as reduced rates for owner occupied housing.

Straw men, expanding impact area, capture that in put in this chapter.
Find a way of making lots that will be conducive to the annexation. The city should petition county to annex, so the city has say about where the sewers are going, Dempsey Creek and etc.

Increase the impact area to protect and maintain the watershed for the city.

Additional water sources may need to be identified and established for future housing, growth, and development.

Utilize and expand existing city limits. Look for ways to work with potential developers to help meet city needs. Encourage city to work with Planned Unit Developments in ways that preserve the balance between full time residents, vacation home owners, recreational needs, and business needs. Partnerships are a good resource.

Create buffer zones and areas that will maintain and preserve open space.