

PlanET Housing Working Group Meeting #3

Monday August 20, 2012

Cansler YMCA, Community Room, 2:30-4:30 PM

KEY FINDINGS

The meeting of 31 participants was called to order by Chairperson Gary Drinnen of Habitat of Loudon County. The purposes of the meeting were to review and react to the draft vision statement, review and comment on the region's 30 year trend scenario, and provide feedback on indicators for the environment area.

Scenario Development and Trend Scenario

MPC Executive Director Mark Donaldson provided an introduction to the scenario planning process and how alternative scenarios will be developed in the next phase of PlanET. Kevin Tilbury of the PlanET Consultant Team presented the recently developed trend scenario that takes the region's current population, jobs and physical development trends and projects them forward 30 years assuming these current patterns are not altered significantly. The trend indicates an additional 298,163 people, 240,274 new jobs and approximately 115,000 new acres of greenfield development by 2040.

Vision Statement

Rob Kerns of the PlanET Consultant Team presented the overall draft vision statement for the region drawn from months of community input in public and small group meetings, online input, individual interviews, focus groups and a telephone survey. The vision statement section relative to housing and neighborhoods focuses on an expanded array of housing options in diverse neighborhoods that offers freedom of choice to all, all types of housing, affordable housing for all, and protected neighborhood character.

Summary of Participant Input

Participants divided into smaller groups to give feedback on the vision statement, its fit with the 30 year trend scenario, and on indicators that should be tracked in the future to determine success in reaching the vision. Their summarized input follows.

Vision Statement for Housing and Neighborhoods

- Should be mention of creation of community – it is more than just housing
- Mixed used should be mentioned
- Should be mention of total cost of housing – to include energy, etc.
- Communities of choice for everyone and anyone should be added
- Include revitalized older housing stock
- Be more descriptive of affordability – is a commonly misunderstood word

Trend Scenario Compared to Vision Statement

- Too much consumption of land
- All communities are merging, not distinct
- Probably not affordable to provide community services to sprawl development
- Loss of rural resources and character

- Need more information on the scenario to adequately react to how it meets the vision

Additional Indicators

- Reinvestment in existing neighborhoods
- Affordable housing (including energy costs, etc.) near services
- Vacant and underutilized properties
- Blighted properties
- Residential tax revenue indicator needs to be re-examined
- Housing turnover/vacancy rate