

# Attachment A to Planning & Zoning Commission Report

## Excerpts from the City's Comprehensive Plan relating to Housing Development (with Emphasis on Multifamily Housing Development)

### 1.2 Vision Statement. (pg. 1-2)

In 2030, Crockett will be an affordable home-town community that provides excellent services and attractive amenities. The City will be characterized by:

- Diverse housing opportunities affordable to and serving the needs of all segments of the population.

### 3.1 Housing Study - Highlights. (pg. 3-1)

City representatives and residents expressed a desire for additional affordable and multifamily housing in Crockett. The City should continue work with area foundations, the Public Housing Authority, large landowners, and regional developers to identify areas for new housing....

### 3.3 Housing Study – Inventory & Forecast (pg. 3-4)

- Residents would like to see an increase in housing development that will be attractive and truly affordable for current and future residents. Additional multifamily housing development could support this goal).
- Residents in Crockett recognize the prevalence of renting in their community and would like to see additional rental housing development that is affordable for residents from all segments of the population.

### 3.4.2 Developing More Diverse & Affordable Housing Options. (pg. 3-24)

Crockett residents expressed a desire for additional housing development to meet high demand for affordable and rental housing.

The City should pursue the following strategies that promote a variety of housing options, affordable for diverse incomes and stages of life: (a) Promote residential infill, especially multifamily housing....

***One way to limit the need for increased infrastructure costs that result from growth is to encourage residential infill development on vacant, subdivided land within the corporate limits.*** (pg. 3-25)

Since existing infrastructures systems already serve these lots, new development would not require significant infrastructure expansion and would allow the City to focus on existing system maintenance and improvements. Development should be encouraged in areas identified as semi-developed that are not located in the 100-year Floodplain. Strategies to promote infill development and a map showing the location of developable properties ideal for infill development are found in Chapter 4: Land Use Study.

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The City should also promote multifamily housing development. A study conducted by the Urban Land Institute (ULI) finds that multifamily housing:

- ✓ Is needed and preferred by many people at a variety of life stages (individuals, new families, empty-nesters, seniors, etc.);
- ✓ Is important to the economic vitality of the larger community;
- ✓ Can help minimize traffic congestion;
  
- ✓ Enables a community to provide housing that is affordable to a wider range of incomes; and
- ✓ If well designed, (it) can be an attractive and compatible addition to the community.

Multifamily housing does not have to be exclusive to renters. Multifamily housing development could also provide an important alternative housing option for Crockett's potential homeowners as multifamily housing units, such as duplexes, are often (but not always) more affordable than single-family housing. (pg.3-25)