

Housing for Garner's citizens should continue to adapt to changing market influences and should specifically focus on location, quantity, and design quality to drive how Garner will look in the future.



LIVING SPACES

















- Attract Young and Old Populations
- Use Design and Location to Create Good Multi-Family Places
- Refocus on our Centers, Including Downtown Garner and North Garner
- Anticipate Redevelopment Surge

The discussions of housing during the planning process were numerous and informative. Garner recognizes that its existing housing stock is aging and that it could be more diverse to attract younger residents and retain older ones. Garner has survived the resurgent demand for rental properties created by the Great Recession with its home ownership rates largely intact. The demand for rental units is unabated for the foreseeable future, making the location of well-designed and diverse residential developments a premier topic in the creation of this plan. Demand for housing generally is increasing faster than new stock is being constructed, creating more redevelopment opportunities for the older homes in north Garner.

The younger and older residents - "Millennials" and "Boomers" respectively - share many of the same desires in a living space: proximity to shopping and services; an appreciation for greenways; and fun places to gather. Furthermore, certain non-residential factors including traffic congestion, mixed uses of nearby retail, quality options for schools, and walking/biking facilities also influence living arrangement choices and should be considered.

- **OPAL**
- ACRONYM
- Older Person, Active Lifestyle

- *"Even though my parents are getting up in years, they still want to be really healthy and play sports. They are true OPALs."*

supports us		practice or policy	
			Emphasize growth areas for new types of housing styles, especially in walkable, mixed-use locations.
			Favor master-planned, larger tracts over smaller, greenfield developments to maximize private contributions and amenities.
			Allow and even encourage shared-use and mixed-use developments, including accessory dwellings.
			Elevate the standards for multi-family housing, including exterior materials, open space requirements, and facades.
			Favor infill housing, especially in North Garner to support the ongoing redevelopment that is already occurring.
			Support neighborhood "brand identity" to create loyalty and an added sense of place; create a great neighborhood award.
			Conduct yearly summits with developers to ensure that development reviews, practices, and regulations aren't discouraging desirable products.
			Support more 55+ housing opportunities, both in attached and separated formats, especially those that are integrated with the parks and greenways.
			Evaluate housing proposals on a life cycle cost and revenue basis - know the ramifications for utilities and other downstream expenses.
			Support affordable housing in new, multi-family and small-lot detached housing developments by providing development incentives such as density bonuses

Benefits Available from Adopting Recommended Policy or Practice.



HEALTH

supports community health and environmental quality



ELEVATE

instills quality in appearance, design, or community



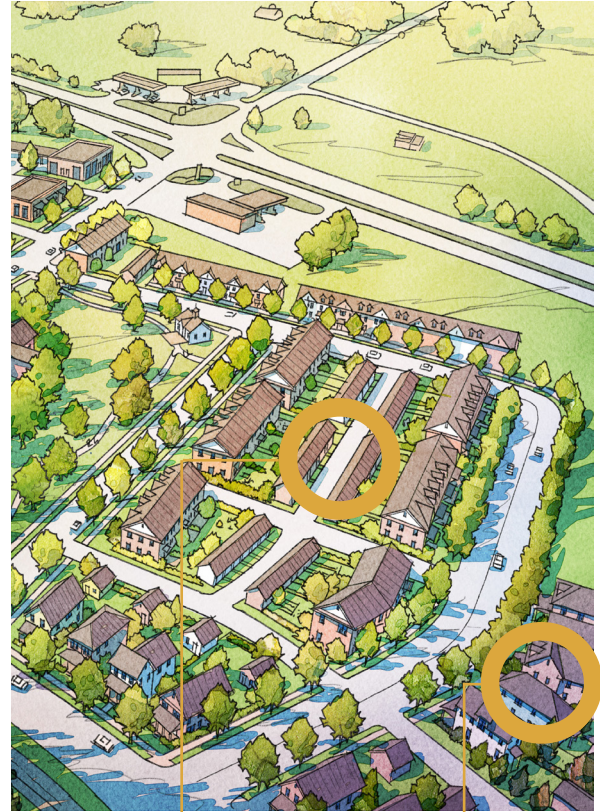
FISCAL RESPONSIBILITY

adds value to people, businesses, and town



Fade to back

As infill development becomes more frequent, mixing housing types becomes important to maintaining peace with adjoining, older neighborhoods. Fencing, tree buffers, and berms can also be used to create complementary, non-controversial, developments.



A better driveway

Rear-loading driveways and alleys create better appearances for the neighborhood that promote walking in front of homes and allow trash removal services to be kept out of sight. Often, the detached garage will create an enclosed yard to further enhance the feeling of privacy.

Mixing housing types

Townhomes, ancillary units associated with main homes ("in-law suites"), single-family attached and detached homes can live compatibly where they are clustered and share similar design characteristics.

Improve Design Outcomes with Form-Based Code

The subject of form-based code is brought up regularly in planning circles, and for good reason: by creating land use types that focus on design characteristics and qualities with less attention on narrow uses, the land development code can offer more flexibility, more proximate land uses, and increase the design values of a community. When this code is implemented (and revised after some experience with them in place) it helps create an "economic engine," more "place-based" than conventional zoning codes, and creates a more understandable, clear building code that reduces the conflicts that often accompany re-zoning or other development actions. The housing components should focus both on density and design, incorporating walking paths and landscaping as an integral part of every project.

Creating form-based code requires a professional, public involvement, and good communication with developers and the public. Hire a consultant to run the process.




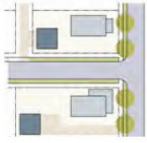

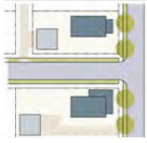
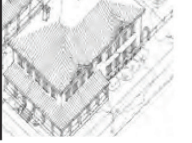
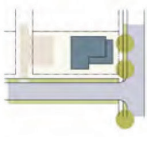
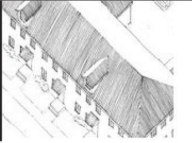
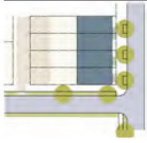

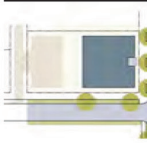


Effective code development requires collaboration of staff, the Planning Commission, the public, and business interests. Collaboration is key.



Anticipate \$200,000 as a minimum for rewriting the Garner code. A targeted effort will cost less, but also do less. One-quarter staff position for 18 months.



4.5 BUILDING TYPES

	SKETCH	PLAN	PERMITTED ZONING DISTRICT(S)
<p>1. Carriage House: an accessory structure that provides small, flexible living spaces adjacent to a main house. These are often used for rental housing, and may be located above a garage or parking area.</p>			T3, T4, T5
<p>2. Single Family Detached House: the predominant residential building type in Beaufort. This house sits on a private lot and can vary in size from a small cottage to a large mansion. Setbacks and frontage types vary by Transect Zone.</p>			T3, T4
<p>3. 2-3 Unit House: a house-form that seamlessly fits in to a predominantly single-family neighborhood, but contains multiple dwelling units. The units may be side by side, or stacked. They typically have separate entrances off of the street, but may share a common entrance. They are located under one roof and do not have parapets dividing the units.</p>			T3, T4, T5,
<p>4. Rowhome: these attached residential buildings contain more than three units in a row. Three or fewer is considered a 2-3 unit building. They may have parapet walls dividing the units, or be combined under one roof form. They are elevated above the street a minimum of 3' for privacy, and are typically accessed by stoops. They may also utilize the forecourt and porch frontage types.</p>			T3, T4-N, T5
<p>5. Apartment House: these larger-scale buildings feature 4 or more dwelling units. They often occupy corner lots, or are located in combination to create their own blocks. The ground floor is raised a minimum of 18" for privacy. When located within a primarily single family neighborhood, these buildings should assume similar characteristics and setback as the surrounding buildings.</p>			T4, T5, RMX, IC
<p>6. Livework/Mixed-Use: these buildings feature a first floor commercial space at grade, with office or residential living above. They are typically attached but may be freestanding structures. The ground floor has a substantial amount of glazing and often utilizes the shopfront frontage type. They may be fee-simple structures, or condominium-style.</p>			T4, T5, RMX, LI, IC

Form-Based Code: Housing

While still requiring some use limitations, form-based codes require common design standards for both block-level and unit-level to provide consistency and quality while allowing for diverse housing types.

-from Beaufort, SC

HOUSING RECOMMENDATIONS

Establish Community Forums

People were extremely grateful to be a part of the planning process for Garner Forward, so continue that momentum by conducting annual summits to engage local people. Create more of an informal atmosphere by having food (or inviting food trucks) and establishing an ongoing rapport with Garner's residents. Each summit should have both an input (survey) and output ("what we're accomplishing") component. This can work well to establish a community hot line for maintenance concerns, new small-area planning exercises, or even future community planning districts and plans.

Create 2-3 community forum events, preferably outdoors and/or in locations that are convenient and known to the public.



Advertising is key: suggest working through civic organizations and churches as well to communicate the purpose and benefits of the event.



Providing food for participants will increase the costs, but space should be free or nearly so. Anticipate approximately 60 hours of staff time.



Promote Multi-Family Housing in Select Areas

The Future Land Use Map (FLUM), see page 89, highlights specific areas where multi-family living is appropriate. Being cognizant that multi-family developments planned, designed, and constructed in locations that are ill-suited for them often result in lower quality and seemingly out-of-place designs and densities that limit the prospect of future developments.

Beyond that, the form-based recommendation noted elsewhere in the Garner Forward Plan will present and encourage different styles of multi-family housing in a way that is more compatible with existing communities than is possible under the current zoning code used by the Town.

Adhere to the Future Land Use Map, and reflect on it as part of the discussion held at Planning Board and Council meetings during development review meetings.



Working with real estate professionals, the Urban Land Institute (ULI) and private developers in a meeting atmosphere can result in a better articulation of the desired products and barriers to getting them.



Additional budget and funding for UDO update



Preserve and Protect Garner's Existing Housing Stock

Garner is fortunate to have a significant stock of low and moderate priced housing in established neighborhoods. This stock is a unique asset for attracting a new generation of first-time home buyers and helps meet the Town's need for housing that is affordable to all members of the community.

To remain a positive asset, homes and neighborhoods must be maintained. Garner's Neighborhood Improvement Program has started to address these initiatives and their work can be the foundation for any Town efforts aimed at preserving and protecting affordable housing. As current demographic information shows, there are areas of the Town where households, both homeowners and renters need attention and assistance to maintain the affordability of their housing. These efforts will involve partnerships with neighborhood residents, investor owners, non-profits and businesses.

Use Neighborhood Improvement Program to assist a broader audience of home and property owners.



Continue working with partners such as Rebuilding Together of the Triangle and Wake County to help homeowners maintain safe and affordable housing.



Consider continued funding for programs like Rebuilding Together that leverages a 2:1 return on the investment.



Affordable Housing

The Triangle region is experiencing a growing shortage of affordable housing. Garner has begun working with Wake County and the Triangle J Council of Governments (COG) to better understand our demographics and the housing needs we have across a wide spectrum of income levels.

One area of concern to Garner leaders is the availability of workforce housing - housing that is affordable for households with an income that is insufficient to secure quality housing within a reasonable proximity to a workplace. A lack of workforce housing affects a town's teachers, librarians, police officers, firefighters and other employees, and it is crucial to bring attention to the lack of housing for these local professionals. The provision of workforce housing is essential to building a strong community.

When updating the UDO consideration can be given to standards and requirements for land use development that can affect both design and cost of new housing.



Continue working with Wake County and Triangle J COG to identify needs, strategies and best practices to encourage and support affordable housing.



Funding has been committed to begin rewrite of the UDO in FY 2018.

