

Housing

Under construction residential development



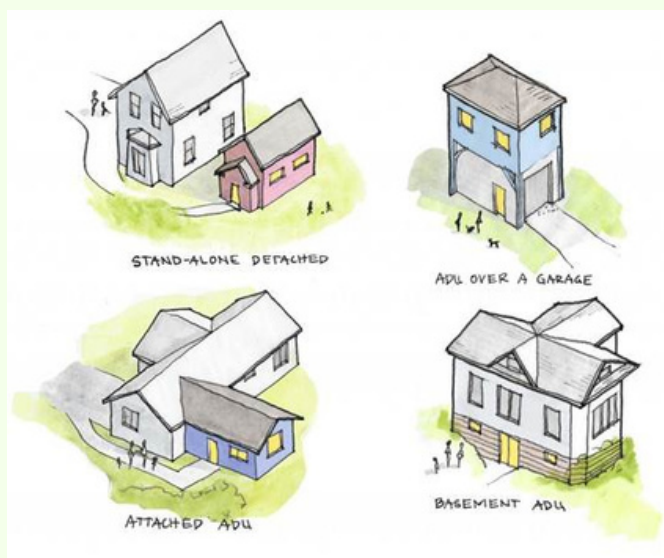
High-Level Goals

1. **Develop policies that provide a range of housing options to meet full-cycle housing for all individuals and families to age in place.**
2. **Encourage housing developments that embody the character of the community.**
3. **Address future housing demands by planning for a variety of housing types that cater to different stages of life.**

Supportive Strategies

1. **Develop policies that provide a range of housing options to meet the needs of all community members.**
 - 1.1. Offer code-based alternatives, bonuses, or incentives for the development of attainable and affordable housing in critical areas of the city. Affordable housing is generally defined, by HUD, as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. This general rule applies to all household income levels.
 - 1.1.1. Establish clear guidelines that specify the range of allowable housing types and densities within each zoning district to ensure a balanced and diverse housing stock that meets the community's needs. This approach will facilitate the inclusion of attainable and affordable housing options within the city's zoning framework.
 - 1.1.2. Identify and promote the development of housing typologies that are currently underrepresented, such as duplexes, townhomes, or small massing multi-family units, by offering incentives like density bonuses or reduced fees in suitable zoning districts. This strategy will help address the need for attainable and affordable housing in critical areas of the city.
 - 1.1.3. Modify zoning regulations in critical areas to allow for higher density, smaller lot sizes, or reduced setbacks when a development includes affordable housing. Additionally, reduce or modify parking requirements for developments near transit or walkable area or in blighted and depressed areas to lower costs and to make the project more viable.
 - 1.1.4. Establish an expedited review and approval process for projects that include affordable housing in critical areas. Prioritize these projects in the permitting queue, reducing the time and costs associated with the approval process.
 - 1.1.5. Create incentive programs that promote the rehabilitation of dilapidated housing and neighborhoods.

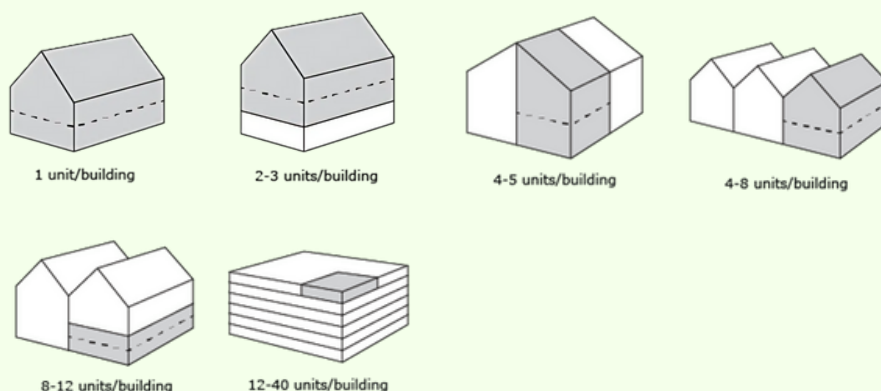
- 1.2. Simplify the permitting process for accessory dwelling units (ADUs) and duplexes to provide additional affordable housing options, in part to comply with Idaho House Bill 166 (2023).



Types of ADUs | Source: Housing Solution Network

- 1.2.1. Develop a simplified application specifically for ADUs. This application should consolidate all necessary information, reduce redundancy, and eliminate unnecessary documentation to expedite the approval process.
- 1.2.2. Modify zoning regulations to allow ADUs and duplexes to be built “by-right” in certain higher density residential zones, meaning that property owners can develop these units without needing a special permit or variance, provided they meet basic requirements.
- 1.2.3. Develop an online permitting portal that allows homeowners to submit ADU and duplex applications digitally. The portal should include step-by-step guidance, a checklist of required documents, and the ability to track the status of the application in real-time. Through this streamlined process, the burden on the City will be reduced, and expectations with owners will be set from the beginning of the process.

- 1.3. Encourage the development of a variety of housing typologies.



Types of Housing Typologies | Source: Next.cc

- 1.3.1. Amend targeted zoning districts to allow for a broader range of housing typologies, including single-family homes, duplexes, townhomes, apartments, and mixed-use developments. Encourage diverse housing types within the same zoning district to cater to different income levels and family sizes, while maintaining community character.
 - 1.3.2. Foster partnerships between the city and private developers to co-invest in infrastructure and public amenities that support and grow diverse housing developments. These partnerships can reduce costs for developers and make projects that include various housing types more feasible.
 - 1.3.3. Conduct regular housing needs assessments to identify gaps in the current housing market and forecast future needs based on population growth. Use this data to guide policy decisions and prioritize the development of housing typologies that meet local demands.
 - 1.3.4. Promote infill development and the redevelopment of underutilized or vacant properties to create opportunities for diverse housing types. Offer incentives such as expedited permitting or reduced fees for infill projects that fill these gaps with a mix of housing options.
 - 1.3.5. Establish developments that pay their own way through impact fees and/or property taxes for the public services they receive when infrastructure is installed and will be needed in the future.
- 1.4. Update zoning regulations to allow for more diverse housing types, including smaller lot sizes and higher-density housing.**
- 1.4.1. Amend zoning regulations to reduce minimum lot size requirements in designated residential zones. This will allow for the development of smaller, more affordable homes and increase the variety of housing options available, such as cottages, patio homes, and townhomes.
 - 1.4.2. Update zoning codes to permit higher-density housing, such as multi-family units, townhomes, and duplexes. This can include increasing the maximum number of units per acre or reducing minimum square footage requirements for each unit.
 - 1.4.3. Implement flexible zoning categories that allow a mix of housing types within the same zone, such as single-family homes, duplexes, townhomes, and small apartment buildings. This approach encourages diverse and inclusive neighborhoods while maintaining community character.
 - 1.4.4. Modify setback and parking requirements to accommodate higher-density housing and smaller lot sizes. For example, reduce front and side yard setbacks to allow for more buildable area on smaller lots, and lower parking requirements in the downtown area.



Types of Housing Typologies |
Source: Next.cc



Historical Architecture in Middleton

2. Encourage housing developments that maintain the character of the community.

2.1. Develop and enforce design guidelines that ensure that multifamily and mixed-use developments are in harmony with the community's architectural style and character.

- 2.1.1. Create a set of detailed design guidelines that reflect the community's architectural style and character. These guidelines should cover aspects such as building materials, rooflines, façades, color schemes, window and door styles, landscaping, signage, and street frontage.
- 2.1.2. Engage the community in the development of the design guidelines through public workshops, surveys, and open houses. Ensure that the guidelines reflect the preferences and values of residents, preserving the character of the community while accommodating growth.
- 2.1.3. Make it a requirement that all new multifamily and mixed-use developments comply with the design guidelines as part of the approval process. Developments should demonstrate how their design is in harmony with the surrounding architectural context.
- 2.1.4. Establish a formal design review process as part of the development application procedure. Require developers, regardless of development size, to submit detailed design plans, including; elevations, renderings, and material samples, which the City will evaluate for compliance with the guidelines.
- 2.1.5. Implement a post-construction review process to ensure that completed developments adhere to the approved design plans. If deviations from the approved design are found, enforce corrective actions to bring the development into compliance.
- 2.1.6. Recognize and showcase developments that successfully embody the community's architectural style and character. This can be done through awards, feature articles in city newsletters, or public tours, setting a benchmark for future developments.

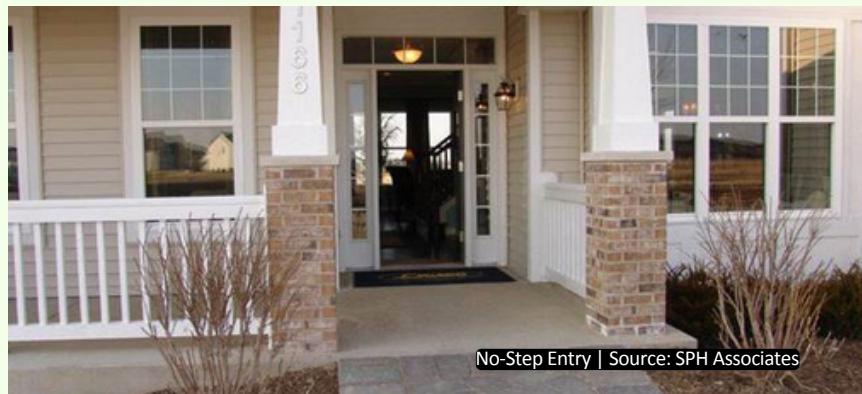
2.2. Require larger new developments to include green spaces and landscaping that enhance the community's aesthetic appeal and reflect the area's or city's nature or character.

- 2.2.1. Implement a minimum tree canopy requirement for larger developments to ensure that a significant portion of the area is shaded and aesthetically pleasing. Developers should be required to plant and maintain a certain number of trees based on the size of the development.
- 2.2.2. Provide density bonuses or other incentives to developers who go beyond the minimum requirements for green spaces, landscaping, and trail connections. This could include additional units in exchange for creating larger or more elaborate green spaces.
- 2.2.3. Require developers to submit a long-term maintenance plan for green spaces and landscaping within larger developments. The plan should detail how the spaces will be maintained, who will be responsible, and how it will be funded to ensure that these areas remain attractive and usable over time without impacting the City's limited resources for park and right-of-way maintenance.

3. Address future housing demands by planning for a variety of housing types that cater to different stages of life.

3.1. Promote the development of aging-in-place housing stock that provide appropriate services and amenities for older adults.

- 3.1.1. Update zoning codes and design guidelines to include aging-in-place standards for new housing developments. These standards should focus on features such as single-level living, no-step entries, wider doorways, lever-style door handles, and accessible bathrooms that make homes safe and functional for older adults. Through this process the community will not only allow aging in place, but also correct the stagnant housing cycle currently present in the Greater Idaho region.



- 3.1.2. Encourage the creation of senior cohousing communities where older adults can live independently while sharing common spaces and resources. These communities often include shared kitchens, gardens, and social spaces that foster a sense of community and mutual support.
- 3.1.3. ADUs offer a flexible housing option that allows older adults to live independently while staying close to family members who can provide support.

- 3.1.4. Advocate for the use of universal design principles in all new housing developments. Universal design creates environments that are accessible to people of all ages and abilities, ensuring that homes can accommodate residents as they age without the need for major modifications.
- 3.2. Encourage the construction of family-friendly housing units, such as homes with multiple bedrooms and access to schools and parks.
 - 3.2.1. Update zoning codes to require that a certain percentage of new residential developments include family-friendly housing units, such as homes with three or more bedrooms. These requirements can ensure that new developments meet the needs of families.
 - 3.2.2. Encourage developers to design neighborhoods that cater to families, with features such as safe pedestrian pathways, bike lanes, playgrounds, and community centers. These neighborhoods should be located within walking or biking distance of schools and parks.
- 3.3. Enable and promote a wide variety of housing stock to accommodate families of varied household income levels.
 - 3.3.1. Encourage developers to access state and federal affordable housing programs, such as Low-Income Housing Tax Credits (LIHTC) or the HOME Investment Partnerships Program. Collaborate with private developers and non-profit organizations to develop affordable housing.
- 3.4. Support the creation of affordable starter homes for young adults and first-time homebuyers.
 - 3.4.1. Encourage the inclusion of starter homes in mixed-use developments, where residential units are integrated with commercial and retail spaces. This can reduce transportation costs for young adults and first-time buyers by providing easy access to amenities and employment opportunities.
 - 3.4.2. Encourage private developers and non-profit organizations to build affordable starter homes. Such partnerships can leverage public land, funding, or infrastructure support to make it more feasible to develop housing that is affordable for young adults and first-time buyers. Partnerships can include organizations like Habitat for Humanity and regional non-collegial trades based programs, each of which are looking for building opportunities for on-the-job training.



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- 3.4.3. Promote infill development in established neighborhoods as a way to create affordable starter homes. Infill development can make use of vacant or underutilized land in areas with existing infrastructure, reducing development costs and making homes more affordable.
 - 3.4.4. Help connect young adults and first-time buyers to state and federal programs that offer financial assistance, such as the Federal Housing Administration (FHA) loans or Idaho first-time homebuyer programs. Provide information in applying for these programs.
- 3.5. **Incorporate long-term population and demographic trends into housing policies to ensure the community is prepared for future growth and changes in housing needs while maintaining the city’s heritage and style.**
- 3.5.1. Use population projections to guide housing policies, ensuring that the city plans for adequate housing supply across different income levels, household sizes, and life stages. This includes planning for a mix of housing types, from single-family homes to multi-family units and senior housing.
 - 3.5.2. Create a flexible zoning framework that can adapt to changing demographic trends while preserving the city’s heritage and architectural style. This could include zoning districts that allow for a mix of housing types.
 - 3.5.3. Ensure that growth and housing policies prioritize the preservation of the city’s historic buildings and neighborhoods. Develop guidelines that balance new development with the need to maintain the architectural character and cultural heritage of the community.
 - 3.5.4. Plan for the development of workforce housing near key employment centers to accommodate future job growth and ensure that housing is available for workers of all income levels. This strategy can help reduce commuting times and support local businesses.