

# 3.0 HOUSING ELEMENT

## 3.1 Introduction

Covington's attractive affordable housing base is an important component of the community's healthy and thriving environment. Covington is faced with significant population growth (31 percent) over the next 20 years and will be challenged by the regional trend of shrinking household sizes and demand for smaller housing units. The Housing Element provides policy direction needed to address Covington's current and future needs for all types of housing.

Housing conditions have a direct impact upon Covington's quality of life. Covington residents place a high value on having a safe place to live, a home that is affordable, and a home that is located within a neighborhood that is attractive and conveniently located. These factors must be taken into consideration when planning comprehensively to ensure that Covington's quality of life is maintained.

The following sections provide an understanding of Covington's existing housing situation, considers existing issues and opportunities for improvement, provides the legislative context within which housing policies are guided, and identifies goals and policies for meeting housing needs within the community.

## 3.2 Planning Context

### 3.2.1 Citizen Input

Citizens have had numerous opportunities to articulate and share their views and concerns related to housing with Covington's elected officials, appointed commissioners, City staff and fellow residents. Public comments have been gathered into two documents: the City's Vision Statement and the Vision Plan for Covington (Community Planning and Research, Inc. 1998). The City's Vision Statement contains language that includes a desire for a pedestrian-friendly downtown subarea with mixed-use opportunities, safe and well-maintained neighborhoods that instill a sense of community, and a desire to have residential developments with detached single family and higher densities intermixed in a compatible manner.