

## Chapter 10: HOUSING

### Discussion

The Local Planning Act requires local governments to analyze housing needs and make plans for providing safe and adequate housing.

Recent growth in population and personal income has helped increase home values in the region. Increases in home values and rising rental rates have priced lower income families out of the market, while privately funded multi-family projects have often had difficulty in securing financing. These trends have made it difficult to find affordable housing in Chubbuck, Pocatello, and Bannock County.

### Regional Planning

As part of the *Our Valley Our Vision* build-out analysis, a target for single-family and multi-family residential development by type and density (dwelling units/acre [du/ac]) within the USB was established, as follows:

1. Rural single-family	0.5-1 du/ac:	0%
2. Low single-family	2-4 du/ac:	10%
3. Medium single-family	5-7 du/ac:	60%
4. Medium multi-family	8-12 du/ac:	15%
5. High multi-family	13-20 du/ac:	15%

New residential development will occur either as infill development or in newly developing neighborhoods. Of the estimated population growth anticipated by 2020, new infill development and redevelopment within existing neighborhoods will accommodate 33% of the population growth and new neighborhoods will accommodate the remaining 67%. Infill development can provide a wide range of housing choices, including detached and attached single-family homes, accessory dwelling units, and multi-family housing. A mix of housing types in new neighborhoods also will help serve the diverse housing needs of the community.

### Relevant Vision Statement Component

*In the year 2020: The Portneuf River Valley is still a great place to raise a family. The region has a high quality of life with friendly, walkable neighborhoods; easy access to recreational opportunities, and many youth- and family-oriented activities. Affordable housing for a range of income levels is available throughout the region. The cities of Pocatello and Chubbuck offer a variety of housing choices, including single-family homes, manufactured housing, townhouses, condominiums, and apartments.*

## **Our Goals**

### ***Goal 1: Respond to housing needs.***



#### **Chubbuck Vision Elements**

1. Home
2. Security
3. Individual need
4. Community value of “home”

#### **Issues addressed**

1. Affordable housing
2. Economic Development — where some housing is a critical part of the tax base.

#### ***Objective 1.1***

Assure an adequate supply of land for residential development.

##### **Policy:**

- a. Plan for a variety of housing types.
- b. Maintain a 20-year supply of buildable residential land within the USB.

#### ***Objective 1.2***

Protect residential property values.

##### **Policy:**

- a. Use a combination of zoning, development standards, site planning guidelines, and transportation routes to protect residential property values. They will be used to create the highest level of compatibility between adjacent uses possible while retaining a synergistic mix of uses within neighborhoods and communities.

- b. Diligently enforce city codes and ordinances on junk, property maintenance, and other nuisance situations.
- c. Create and enforce development standards that increase the requirements for services and amenities as project density increases.

### **Objective 1.3**

Encourage the development of affordable housing.

#### **Policy:**

- a. At the discretion of the council make available a limited amount of Chubbuck Development Authority funds to assist only with the development of infrastructure for low and moderate income housing.
- b. Work with the Southeast Idaho Council of Governments to apply for Community Development Block Grant funds to assist with the development of low and moderate income housing.
- c. Coordinate low and moderate income housing development efforts with the Southeast Idaho Community Action Agency, Pocatello Housing Authority, Southeast Idaho Council of Governments and other non-profit housing agencies.
- d. Encourage residential infill and redevelopment in target areas.

***Goal 2: Encourage the development of a variety of housing types that are responsive to market conditions within the community.***

### **Objective 2.1**

Educate those in the housing industry about the benefits of housing alternatives.

#### **Policy:**

- a. Work with local housing interests to educate lenders and builders about the potential for housing types other than single family, detached residential.
- b. Work with local developers and area residents to review techniques for successfully incorporating alternative housing types into future developments and within existing developments while refining them to meet Chubbuck's needs and preferences.

### **Objective 2.2**

Allow accessory dwellings throughout the region to encourage additional housing opportunities.

#### **Policy:**

- a. Encourage compatibility of accessory dwellings by employing development standards that address parking and separate entrances for accessory dwellings.

***Goal 3: Encourage more dense residential development patterns within the City. (See Land Use, Chapter 4; Growth Management, Chapter 14).***

### **Objective 3.1**

Permit increased residential densities in areas where infill and redevelopment are encouraged.

#### **Policy:**

- a. Encourage compatible infill projects by employing development standards that address parking, building entrances, bulk, and scale.

**Objective 3.2**

Encourage more dense residential developments, generally meeting the following criteria, in all areas of the city.

**Policy:**

- a. Single-family attached: Structures such as townhouses or rowhouses. Generally acceptable anywhere a single family residential unit is permitted.
- b. Two-family dwellings: Generally acceptable anywhere a single-family residential unit is permitted. Encourage designs that appear to be a single unit.
- c. Multi-family: Encourage small garden apartment complexes adjacent to neighborhood commercial centers. Encourage larger apartment complexes in conjunction with general commercial centers or adjacent to neighborhood parks.