

Murfreesboro 2035 Task Force Meeting  
April 1, 2015

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## **Housing Chapter**

### **Guiding Principles**

Support initiatives to develop fair and equitable housing within neighborhoods throughout the City.

- 2: Encourage residential infill development and redevelopment that is compatible with the scale and character of existing neighborhoods.
- 3: Provide opportunities for a greater mix of housing types in sufficient quantity to serve current and future Murfreesboro residents and workers, which are located in proximity to employment centers.
- 4: Support initiatives to develop new affordable housing.
- 5: Promote neighborhood design that allows for multi-modal connectivity between residential areas, commercial areas, parks and open space.
- 6: Provide appropriate park space and recreation areas and amenities as a focal point in all newly developing neighborhoods.
- 7: Provide a neighborhood environment that promotes safety and social well-being of residents, and preserves sensitive natural areas.
- 8: Foster the development of housing typologies and neighborhoods that support every stage of life.

Parks and Recreation will be next chapter

Land development code critique to be shared in June

Demographics have changed from married to non-family households

House hold size has decreased. Murfreesboro is around 2.3 persons/household

One person households have increased substantially

As a result, big picture means that types of housing needs have changed

Projections of a population increase of 111k persons generates a need for 43k housing units needed

### **Housing Affordability**

HUD defines it as cost burdened and extremely cost burdened

52 percent of renters are cost burdened and 29 percent of homeowners

Draft Strategy 5.1 - Requirements for requiring specific percentage of affordable housing units

Task force discussed affordability. Several members questioned a mandated requirement.

Discussion also included statements that free market alone may not be successful. MTSU students also consume some of the lower cost housing units and therefore not available to rest of community. Microunits, accessory units also have been used elsewhere to fulfill need. Example would be Germantown where there is a mix of housing prices all within one area. Task force suggested changing language to consider incentives for affordable housing, but necessarily be specific about what the incentives are.

Market study shows strong demand for apartments.

Group discussion

Is the size of multifamily development a concern or is it how it relates to surrounding neighborhood?

35 percent of single family zoned land remains available for development and 21 percent or multifamily

One of primary goals of study needs to be diversity of housing

Affordability also considers transportation costs. Housing plus transportation affordability is no more than 45 percent. In Murfreesboro the transportation costs are higher. May be due to distance traveled for work.

Great neighborhoods are

Complete

Connected

Complex

Compact

Convivial

Aaron went over neighborhood analysis of West Murfreesboro and Downtown. Analysis included parks, sidewalks, transit, entrance points

Discussed introduction of mixed use into existing neighborhoods.

Mindmixer has over 30 questions on line. Hundreds of comments and viewed by thousands. Opening up all of them on Saturday.