

SECTION 9.400 HOUSING

Local housing policies must comply with the requirements of **Statewide Planning Goal 10** which reads: "To provide for the housing needs of the citizens of the state".

Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and to encourage the availability of adequate numbers of needed housing types in price and rent ranges commensurate with the financial capabilities of its households.

The *2021-2041 Turner Housing Needs Analysis*, Appendix 1 in the Turner Comprehensive Plan, presents information about existing housing, housing trends, forecast of new housing need, and the buildable lands inventory for residential lands.

SECTION 9.490 HOUSING GOALS & POLICIES**GOALS & OBJECTIVES:**

To increase opportunities for all citizens of Turner to enjoy safe decent sanitary housing at affordable prices.

POLICIES & RECOMMENDATIONS**General**

1. All 2000 Housing Census data contained in the Turner Comprehensive Plan shall be replaced new information from the *2021-2041 Turner Housing Needs Analysis*.

Housing Need

1. The City shall support the need for all citizens of the community to have an opportunity to live in sound housing, adequate to their needs, at a reasonable cost relative to their income.
2. The City shall support the need for all citizens of the community to obtain adequate housing regardless of their age, race, religion, sex, ethnic background or disability.
3. The City recognizes the need for an adequate supply of sound, decent and attractive housing that includes a variety of types and designs responsive to community needs.
4. The City will designate and maintain adequate amounts of land for each housing type to address community needs
5. The City will monitor housing trends and needs to maintain an adequate supply of available residential land.
6. The City will maintain information on local building trends and the available supply of land for development.

Existing Housing

1. The City shall continue to maintain good housing conditions through enforcement of its codes and ordinances to ensure adequate standards of fitness for human habitation.
2. The City shall encourage the rehabilitation of existing housing to help maintain the housing stock and improve the appearance, structural condition and energy conservation of existing housing.

Housing Types

1. The City shall maintain a mix of housing types and densities consistent with the most recent Housing Needs Analysis recommendations.
2. Manufactured homes shall continue to be allowed on individual lots as a viable housing alternative.
3. The City shall encourage innovative design and planning concepts to reduce the cost of housing and services through the Code review procedures for Planned Developments that can allow an increase in density.

Housing Costs

1. The City shall support efforts to reduce housing costs.
2. The City shall encourage an adequate supply of housing within the financial capabilities of its citizens to fulfill their needs.
3. The City shall strive for an efficient utilization of land and efficient provision for public facilities and transportation networks to minimize housing costs.

Housing Assistance

1. The City shall support housing and family assistance programs that benefits the local community and encourages all eligible residents of Turner to investigate available housing assistance programs.
2. The City shall support housing assistance programs for qualified families in the form of a subsidy that allows a choice of housing type and location to encourage integration throughout the community.
3. The City will cooperate with County, State and Federal agencies in meeting the City's affordable housing needs

Buildable Lands

1. The City shall maintain an adequate supply of residential buildable lands that provides locational choices for each housing type.
2. The City shall maintain enough vacant residentially zoned land within the community to provide locational choices and assist in keeping land costs for housing at reasonable levels.