March 21st, 2012

**Land Development Council of the NKY Home Builders Association**

Location: NKY Home Builders Association

The following main comments were made at the meeting:

- The housing industry is an economic driver. Having developers pay for things affects the building industry. Construction is currently down by 70%.

- Regulations define too much what it is supposed to look like without consideration to what it costs.

- When there is a disagreement with the plan due to market forces there should be a process to allow for re-alignment.

- The Goals and Objectives in the plan should be broad. It should provide a general directive for density rather than land use.

- A lot of discussion revolved around the subject of flexibility within the Comp Plan. The general consensus was that moving forward we would work towards better defining what flexibility means and look at what market information metrics are needed to create this flexibility.

- While there may be negative perceptions about apartments or condominiums in the community that is the product that is desirable to the younger generation. We need to explore the idea of concentration instead of density.

- Connect with Michael Price State Demographer for additional data.