Goal #1
Provide a variety of housing types throughout Kenton County to meet the needs of all generations and income levels

Objectives
A. Promote infill and redevelopment where appropriate
B. Encourage housing in closer proximity to employment centers
C. Evaluate regulatory tools to provide incentives to address housing for all generations
D. Develop strong public-private partnerships to identify opportunities with measured outcomes and implement innovative development practices while ensuring widest market appeal
E. Encourage housing that establish strong connectivity within a community, to surrounding communities, and natural systems
F. Balance the need to maintain existing infrastructure and build new infrastructure

Goal Categories
- Community Identity: Identifies the four unique but connected communities in Kenton County - urban, first ring, suburban and rural
- Economy: Includes economy related topics such as education and job creation/retention
- Governance: Provides guidance on factors related to improving efficiency in governance
- Health: Addresses public health related factors including food, health care and access to a healthy lifestyle
- Healthy Communities: Addresses housing in the context of the community
- Mobility: Addresses all modes of transportation including roadways, transit, freight, biking and walking
- Natural Systems: Includes environmental factors and their relationship to the built environment
Healthy Communities

Addresses housing in the context of the community

Public input
- General satisfaction with the housing option in Kenton County
- Moderate interest in housing affordability
- Some interest in smaller homes as lifestyles change
- The housing industry respondents indicated a need for more flexibility in regulations to adapt to the changing housing market
- Many feel amenities need to be closer to homes
- Need improved connections between housing and jobs/school

Inventory
- Pace: Kenton County’s housing units built pace has slowed from the last decade.

<table>
<thead>
<tr>
<th>Areas</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
<th>1990-2000 Growth Rate</th>
<th>2010-2010 Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kenton</td>
<td>56,087</td>
<td>63,571</td>
<td>68,975</td>
<td>7,484</td>
<td>8.50</td>
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<tr>
<td>Boone</td>
<td>21,476</td>
<td>33,351</td>
<td>46,154</td>
<td>11,875</td>
<td>33.64</td>
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<tr>
<td>Campbell</td>
<td>32,910</td>
<td>36,898</td>
<td>39,523</td>
<td>3,988</td>
<td>8.73</td>
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<tr>
<td>Northern Kentucky</td>
<td>110,473</td>
<td>133,820</td>
<td>154,652</td>
<td>23,347</td>
<td>15.57</td>
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</tbody>
</table>

- Vacancy rates: Home vacancy rates increased throughout Northern Kentucky this past decade.

<table>
<thead>
<tr>
<th>Areas</th>
<th>2000 Vacancy Rate</th>
<th>2010 Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kenton</td>
<td>6.49</td>
<td>9.0</td>
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<tr>
<td>Boone</td>
<td>6.28</td>
<td>6.4</td>
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<tr>
<td>Campbell</td>
<td>5.84</td>
<td>8.7</td>
</tr>
<tr>
<td>Northern Kentucky</td>
<td>6.26</td>
<td>8.14</td>
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</tbody>
</table>

Changing demographics
- Aging population: The population of Kenton County will continue to age with the median age increasing from 36 in 2010 to 38.6 in 2030. The number of elderly will also increase over the next 20 years. In 2010 there were 17,853 residents over the age of 65 (11 percent).
- This dramatic increase will require more housing and communities better suited for elderly people.