

IV. Relationship of Housing Element to Other Elements



Development of a home in Summerwalk in early 2008

IV. Relationship of Housing Element to Other Elements: Land Use, Transportation, Utilities, and Environmental Sensitivity

The housing element of the comprehensive plan, by necessity, is very interrelated with other elements of the plan. Housing is intimately linked with land use, capital facilities, transportation, and environmental constraints. In fact, housing directly affects most plan elements, and, in return, those elements directly affect housing.

A. Land Use

Both the spatial location of residential land use zones and the range of densities will impact housing issues. Densities will determine how much land is available to accommodate anticipated urban growth. At the same time, decisions relating to density and the makeup of different residential land use zones must provide for the anticipated demand of various types of housing to accommodate various housing needs.

The spatial location of residential land use zones

must consider the need for various types of housing in specific areas of the city. Additionally, the location should be sensitive to the desirability of specific areas for housing considering residential housing needs and desires of the community.

B. Transportation

The housing element is also very strongly linked to the community's transportation system. Housing will affect commuting patterns and transportation costs, as well as required expenditures for roads and other transportation facilities and improvements. If there is a lack of affordable housing in an area, people will be forced to commute increasingly longer and longer distances to work. If housing is located in areas without consideration of transportation issues, significant impacts can be expected to the transportation system.

C. Capital Improvements Planning

Because of its impact to the transportation system and the need for other urban services, housing is also directly linked to a jurisdiction's



Campus Pointe Subdivision lots ready for new homes

capital improvement plan. Housing requires adequate public facilities and services. How housing develops will impact the need for capital improvements, such as roads, sewer, water systems, parks and other recreation facilities. The placement of housing also impacts the need for schools. Housing needs to be located in an area where necessary infrastructure is either available or can be provided in a cost effective and efficient way. This is one of the main problems with the classic “leap frog” urban sprawl; urban infrastructure and services become more difficult and costly to provide.

D. Environmental Sensitivity

Housing is also directly linked to environmental concerns. Housing needs to be located in consideration of environmental sensitivities. High density misplaced in environmentally sensitive areas can impact the functions and values of these resources. Housing needs must be met without compromising the values and functions of our sensitive areas that contribute to our quality of life.

E. Summary of Interrelatedness

In summary, the housing element goes well beyond the simple projection of housing needed to meet population growth. Land use, transportation, capital improvements, and environmental issues are important considerations when planning to provide housing at affordable costs, both to the consumer and in consideration of long term fiscal costs to the jurisdiction.