

5 LAND USE & HOUSING



Land Use & Housing Element Goals

1

Develop infrastructure to promote walking, biking, and public transport in historic downtowns and aging retail areas with mixed-use layouts.

2

Identify regional strategies targeting shared economic and social resilience, environmental protection, workforce development, and housing markets.

3

Identify state highways and other key arterials for enhancing livability in NWI communities through reimagination.

4

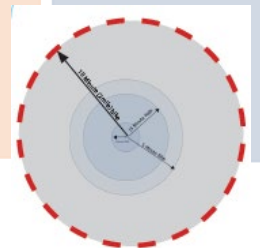
Examine NICTD and RDA's Transit-Oriented Development plans and their alignment with regional transportation and land use planning at NIRPC.

5

Plan for the 15-minute city. It envisions a city with districts for living, working, commerce, health, education, and entertainment, accessible within a 15-minute walk or bike ride..

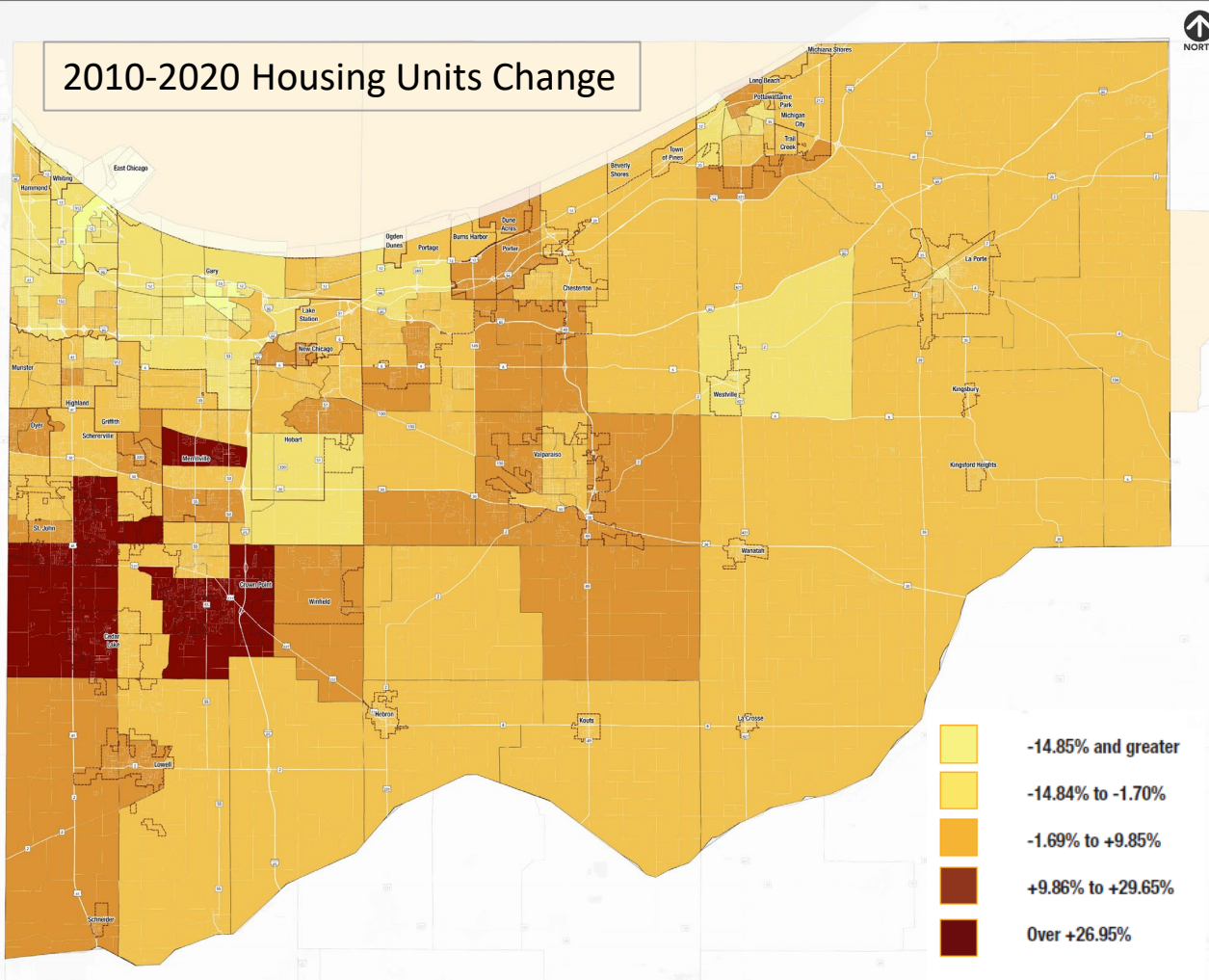
6

Identify key places and corridors for resource allocation and detailed examination.

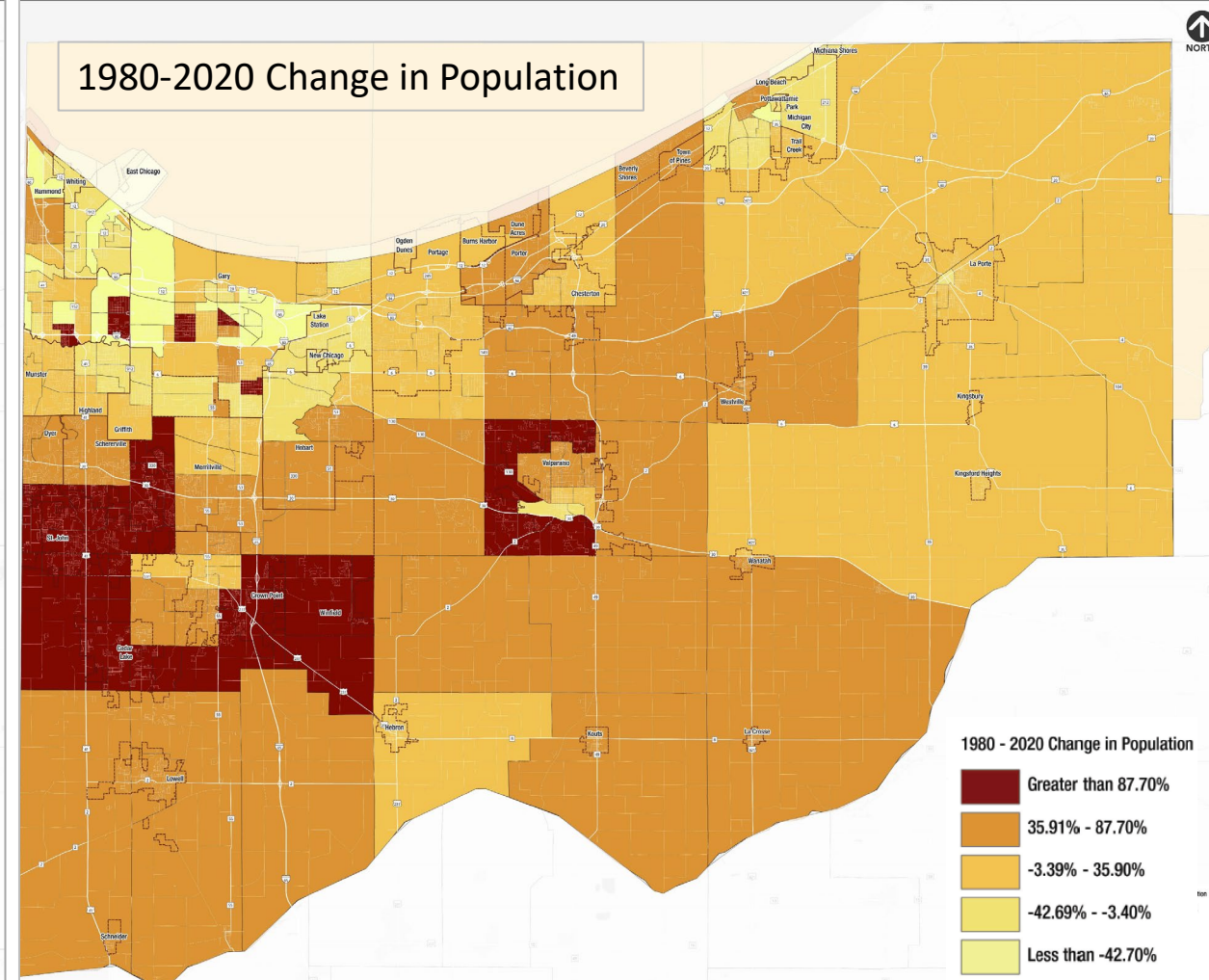


Land Use & Housing- Existing Patterns

2010-2020 Housing Units Change

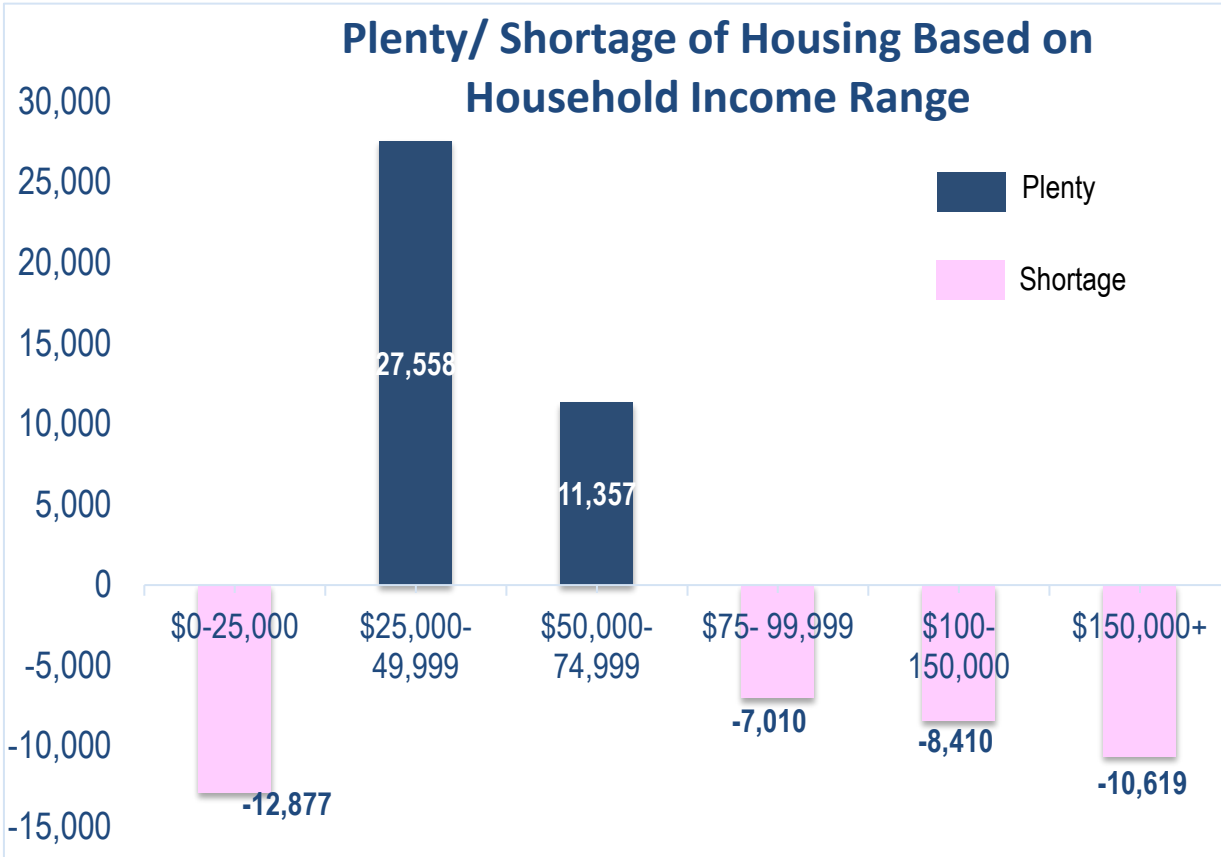


1980-2020 Change in Population

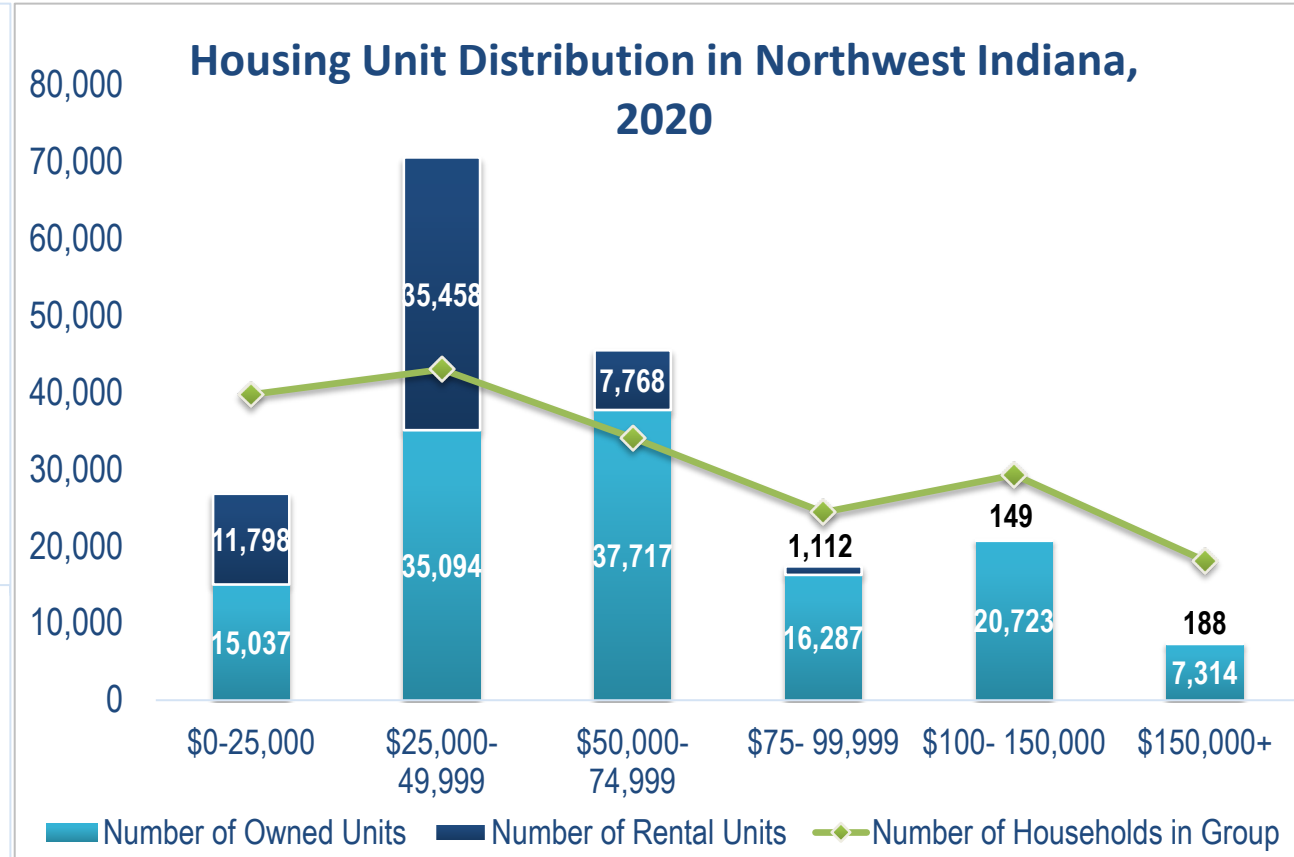


Housing Analysis

Plenty/ Shortage of Housing Based on Household Income Range



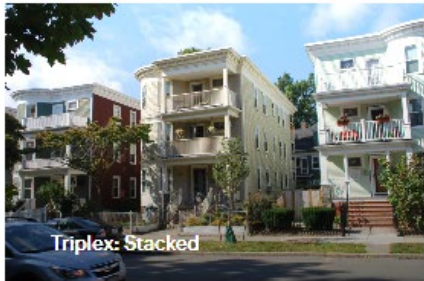
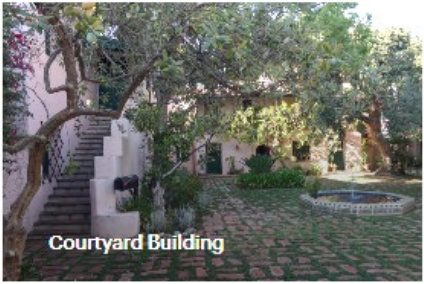
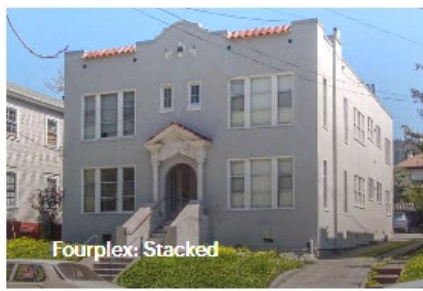
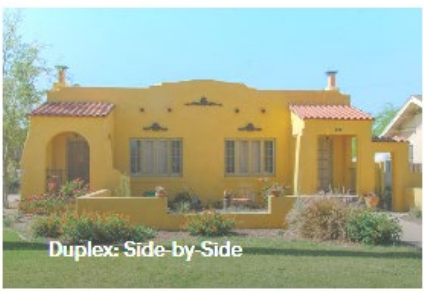
Housing Unit Distribution in Northwest Indiana, 2020



Missing Middle Housing

About 85% of Northwest Indiana's housing stock is some form of single-family detached housing; about 3/4 of that is in large lot settings.

One solution is to establish new land-use categories for missing middle housing, allowing higher densities but mandating smaller buildings, especially in walkable areas.



The Preferred Scenario

Future Regional Plan Requirements:

- A long-term average annual growth rate of 0.55%, achieving a regional population of about 900,000 by 2050.
- It requires about 50,000 new residential over 30 years.
- It requires increased urban development density in new construction (4-5 units per acre).
- It requires about 3.9 square miles of industrial land and 2.6 square miles of commercial land. Some of this demand can be met through redevelopment or repurposing vacant property.

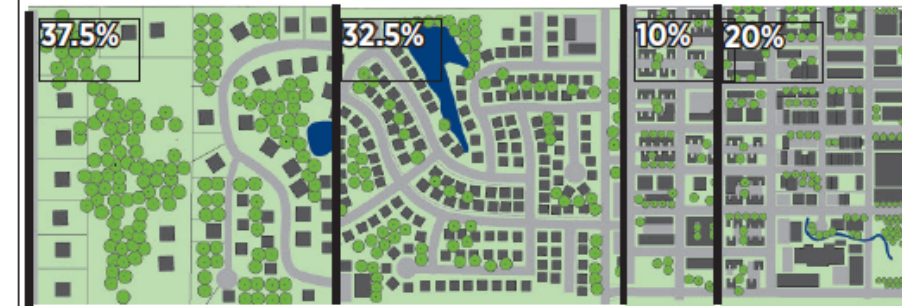
THE PREFERRED SCENARIO

Scenario four is the preferred future land use for the Northwest Indiana Region for several reasons.:

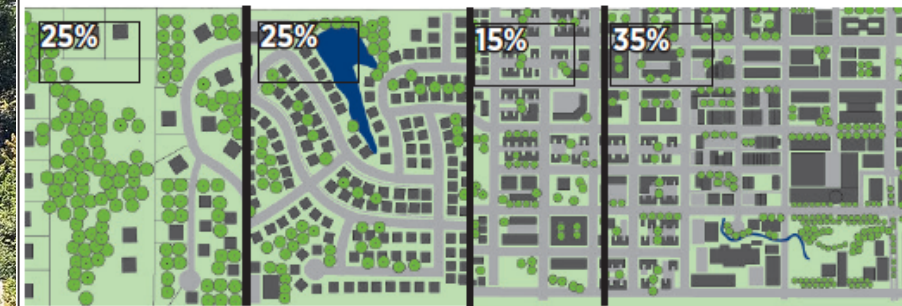
- It is the most likely direction of the future housing market, based on available information.
- It is not overly dependent on multi-family or very high-density solutions.
- Less conversion of new lands to urban uses and maintains open spaces.



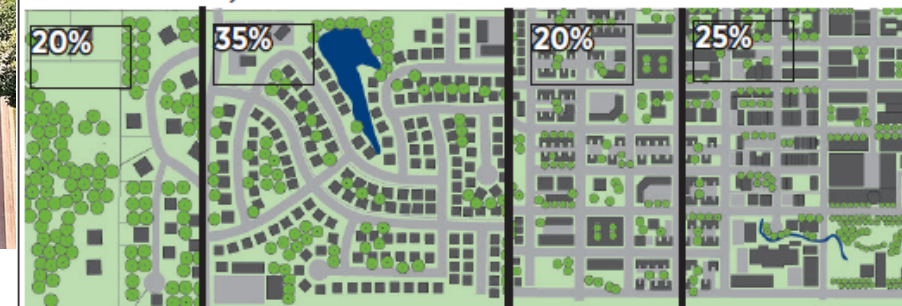
Current Trend Scenario: 1.96 du/A



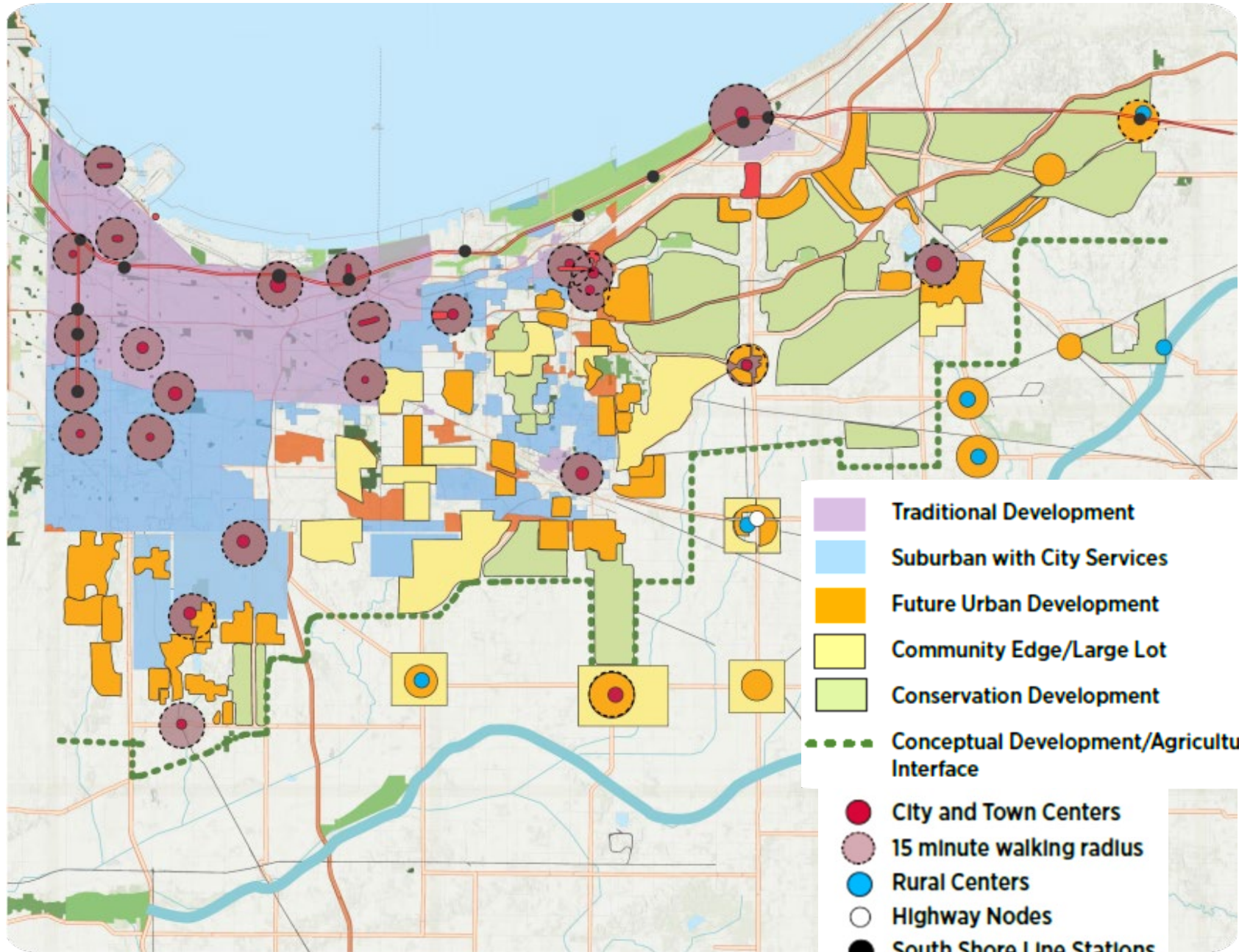
Suburban Trend Scenario: 3 du/A



National Multifamily Trend Scenario: 4 du/A



Missing Middle Scenario: 5 du/A



Traditional development focuses on infill and reinvestment in older urban areas.

Suburban development has city services, consisting of subdivisions with curvilinear street patterns and single-family homes.

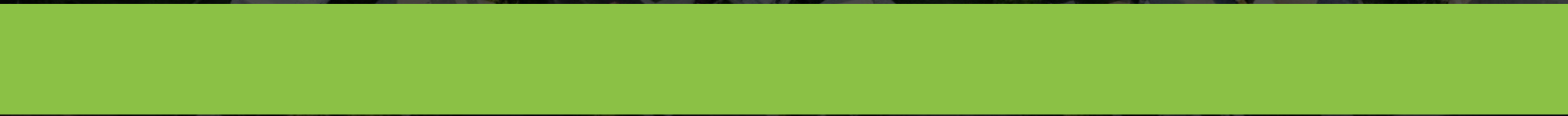
Future urban development involves expanding urban services near existing developments, discouraging large lots and rural development with individual wastewater systems, while prioritizing residential density mixes in preferred scenarios.

Community edge/large lot development focuses on utilizing infill sites instead of expanding into rural areas for new low-density developments.

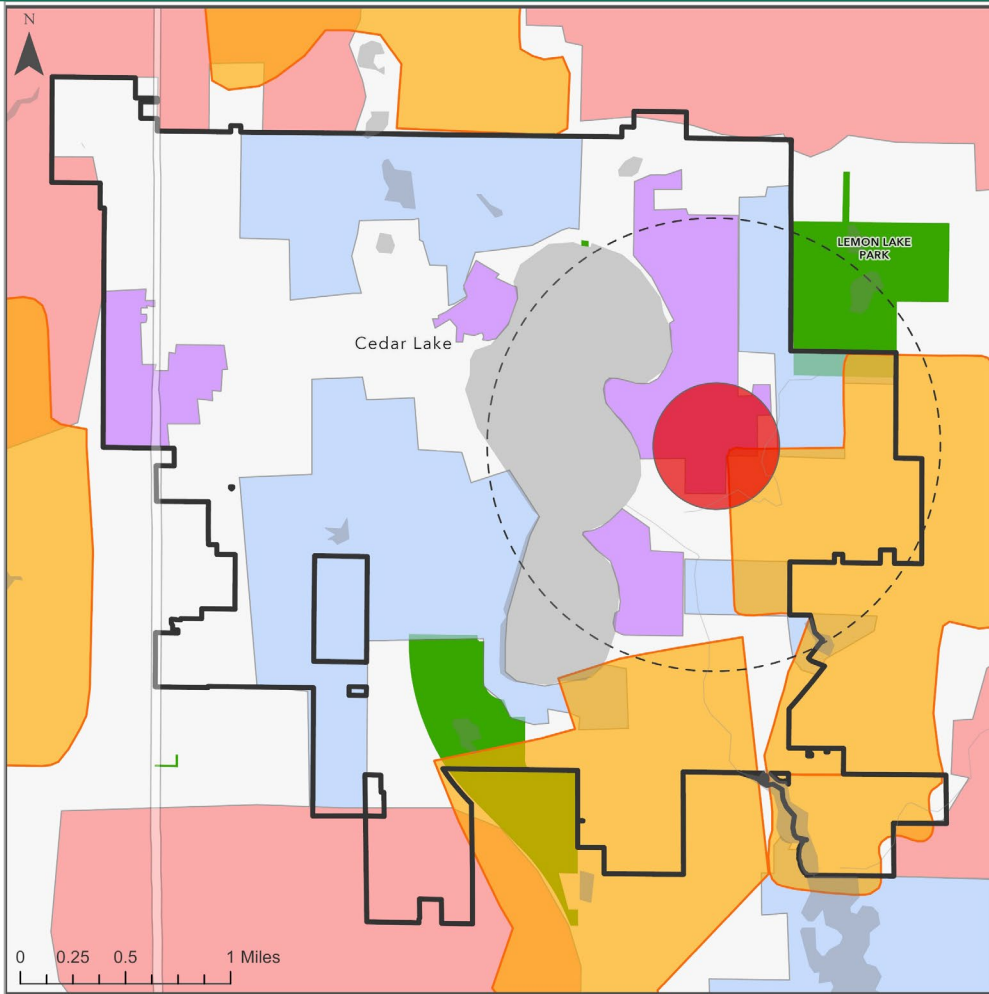
Conservation development protects the environment in rural areas by clustering large lots and using conservation techniques.



Future Land Development / Housing Snapshot



Cedar Lake, IN

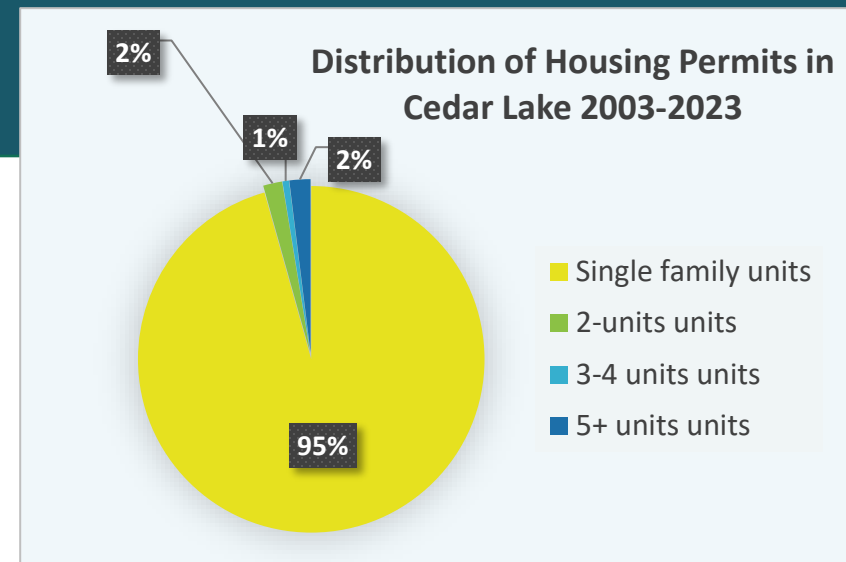


Overall Development Framework

Cedar Lake

Legend

- Town or City Boundary
 - Conceptual Development/ Agricultural Interface
 - Managed Lands & Natural Areas
- #### Regional Development Centers
- 15 Minute Walking Radius
 - South Shore Line Stations
 - Highway Nodes
 - Rural Centers
 - City and Town Centers
- #### Regional Development Classification
- Community Edge/Large Lot
 - Conservation Development
 - Future Urban Development
- #### Neighborhood Types
- Suburban Development
 - Traditional Development
 - Rural Residential Development



	\$0-25,000	\$25,000-49,999	\$50,000-74,999	\$75-99,999	\$100-150,000	\$150,000+
# of Rental Units	148	738	153	101	0	0
# of Owner Units	134	837	1,061	842	648	171
# of needed units in Group Income	603	1,137	1,019	703	825	546
Affording Housing Available	-321	438	195	240	-177	-375