



WOODFORD COUNTY HOUSING STUDY

SEPTEMBER 2022

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PREPARED FOR:

Woodford County
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INTRODUCTION

The Community and Economic Development Initiative of Kentucky (CEDIK), a unit within the College of Agriculture, Food and Environment (CAFE) at the University of Kentucky, was commissioned in Spring of 2022 to do a housing study for Woodford County. To better understand existing housing issues and projected housing demand, CEDIK used a combination of data sources including publicly available secondary data, the Woodford County property tax roll made available through the PVA office, and results from a survey that specifically designed to capture residents' preferences for housing and attitudes towards future residential development. This report first explores secondary data including commuting patterns, housing structures and characteristics followed by a review of the Woodford County tax roll and concludes with detailed analysis from survey responses from over 1,200 people.

Commuting Patterns

In 2019 there were 9,534 people working in Woodford County, representing an increase of 467 workers from five years earlier in 2014. Almost 33% (3,115) of Woodford County's workforce live and work in the county (Figure 1, next page). This number is up from 2,956 in 2014. Observing the commuting patterns of Woodford County can help identify whether the current housing stock is insufficient, due to internal jobs filled by outside workers. Woodford County residents commuting to other counties for work has increased from 8,622 in 2014 to 8,751 in 2019. Table 1 illustrates the top five counties, by workplace destination, for people living in Woodford County. Fayette County is the top destination for work, where 4,309 Woodford County residents are employed. Franklin County employs 963 Woodford County residents, and 697 travel to Jefferson County, the third highest number of commuters from Woodford County.

More commuters are traveling into Woodford County for work, up from 6,111 in 2014 to 6,419 in 2019 (Table 2). Woodford County employs 2,053 commuters from Fayette County. The second highest number of commuters, 612, travel from Anderson County. Franklin County is home to 589 people who commute to Woodford County for work.

Table 1. Top 5 Counties for out-commuters
(people that live in Woodford County but work elsewhere)

County of Employment	Out-Commuters
Fayette	4,309
Franklin	963
Jefferson	697
Scott	449
Jessamine	345

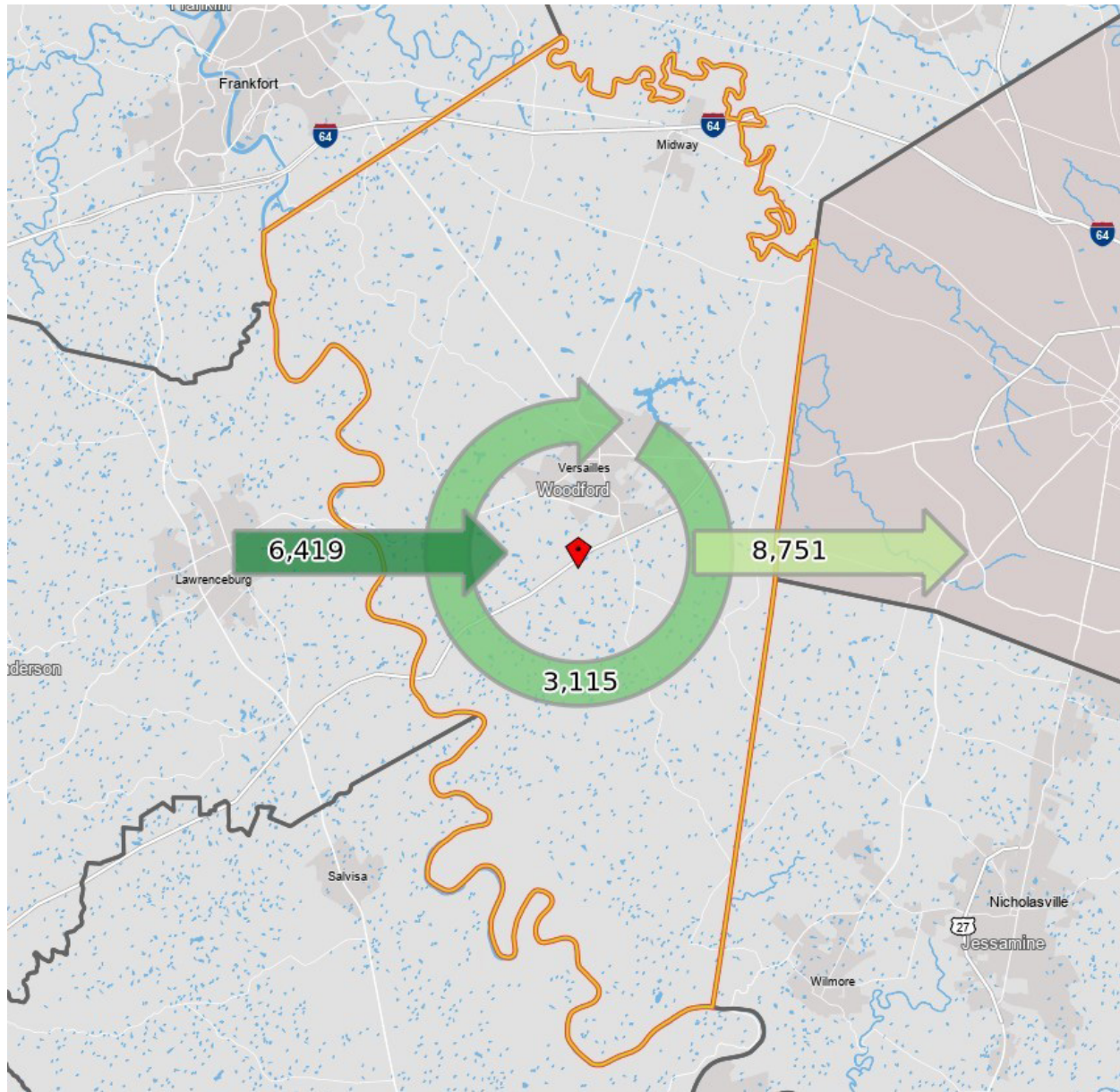
Source: U.S. Census/OnTheMap, 2019

Table 2. Top 5 Counties for in-commuters
(people that commute to Woodford County for work)

County of Employment	In-Commuters
Fayette	2,053
Anderson	612
Franklin	589
Scott	428
Jessamine	368

Source: U.S. Census/OnTheMap, 2019

Figure 1. Woodford County Commuting Patterns



Source: U.S. Census/OnTheMap, 2019

HOUSING OVERVIEW

Tables 3 to 5 below illustrate changes in the ratio of owner-occupied versus renter-occupied housing in Woodford County, Versailles, and Midway. Woodford County had 10,711 housing units in 2010, as reported by the U.S. Census. In 2020, the number of units had grown to 11,649, or an increase of 8.8%. By 2025, housing units are projected to grow an additional 3.9% to 12,098. Versailles had 4,080 housing units in 2010, while Midway had 714. In 2020 Versailles grew 11.1% to 4,533 housing units, and Midway grew 1.0% to 721. Over the next 5 years, Versailles is projected to grow 4.7% to 4,748 housing units, and Midway is expected to remain unchanged at 721.

In 2010, 65.0% of the housing units across the county were owner-occupied. The percent of owner-occupied units decreased to 62.5% in 2020. There were approximately 1,100 vacant housing units in Woodford County. A housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Table 3. Woodford County Housing Units by Tenure

Year	Owner Occupied Housing Units	Renter Occupied Housing Units	Vacant Housing Units
2010	65.0%	26.5%	8.4%
2020	62.5%	28.0%	9.5%
2025	62.6%	28.0%	9.4%

Source: U.S. Census/ACS, 2016-2020

Table 4. Versailles Housing Units by Tenure

Year	Owner Occupied Housing Units	Renter Occupied Housing Units	Vacant Housing Units
2010	49.8%	41.2%	9.0%
2020	53.3%	36.7%	10.0%
2025	53.6%	36.5%	9.9%

Source: U.S. Census/ACS, 2016-2020

Table 5. Midway Housing Units by Tenure

Year	Owner Occupied Housing Units	Renter Occupied Housing Units	Vacant Housing Units
2010	65.3%	24.8%	9.9%
2020	58.4%	28.4%	13.2%
2025	58.0%	28.8%	13.2%

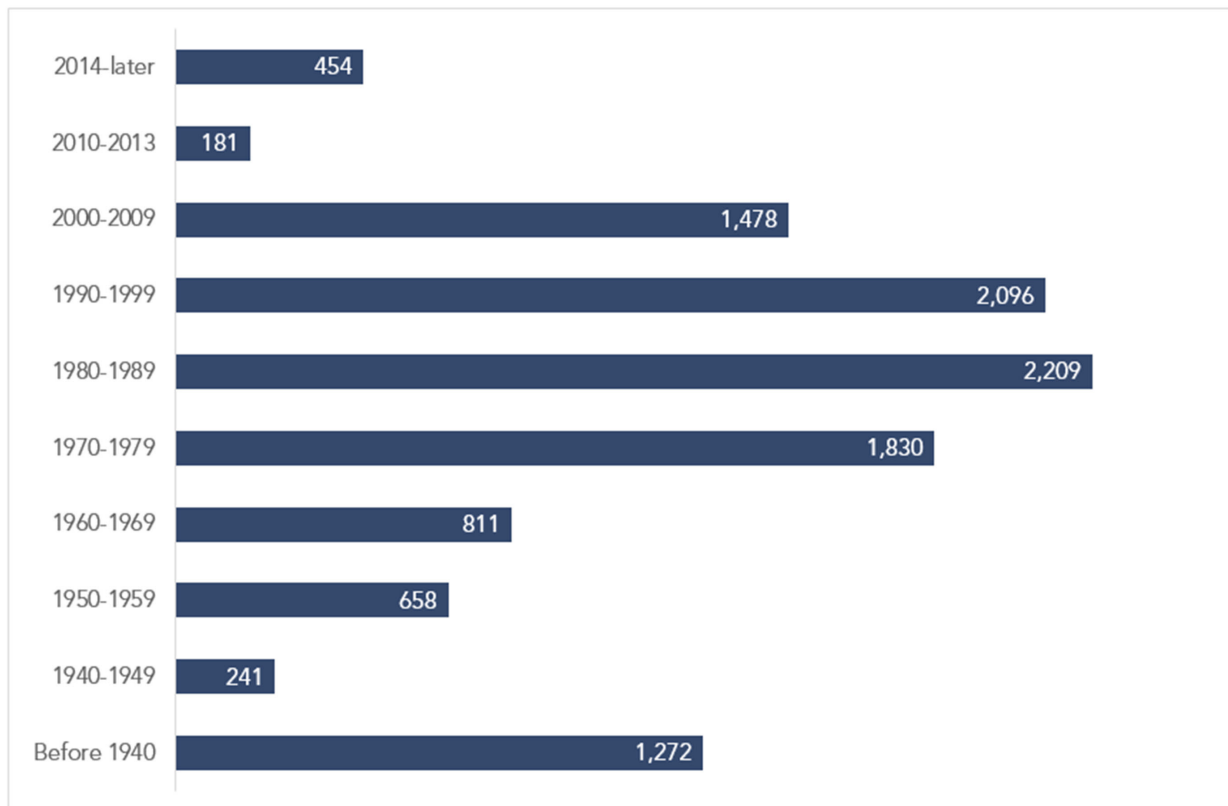
Source: U.S. Census/ACS, 2016-2020

The percent of renter occupied housing units in Woodford County has increased by 1.5% from 2010 to 2020 and is projected to stay the same by 2021. Versailles renter-occupied housing decreased 3.5% between 2010 and 2020 and is projected to decline another 0.2% in 2025. By 2020 Midway experienced a 3.6% increase in renter occupied housing units, and by 2025 renter-occupied housing is projected to grow an additional 0.4%.

Housing Characteristics

As seen in Figure 2 below, 1,272 (11.3%) housing units were built before 1940. The greatest expansion in housing units occurred between 1980 and 1989, when 2,209 units were built. Since 1990, the number of new housing units per decade has declined in Woodford County. Compared to national trends, Woodford County housing is relatively newer (Figure 3, next page).

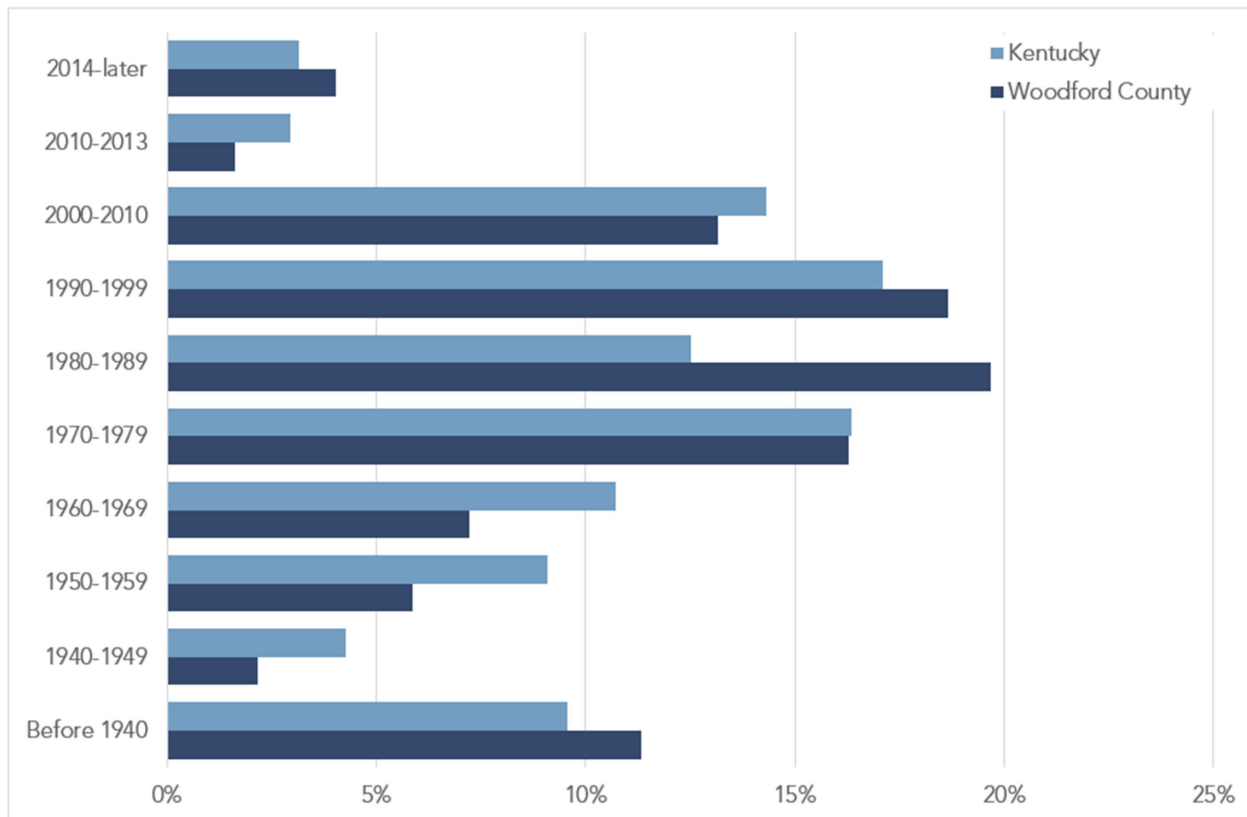
Figure 2. Number of Housing Units by Year Built, Woodford County



Source: U.S. Census/ACS, 2016-2020

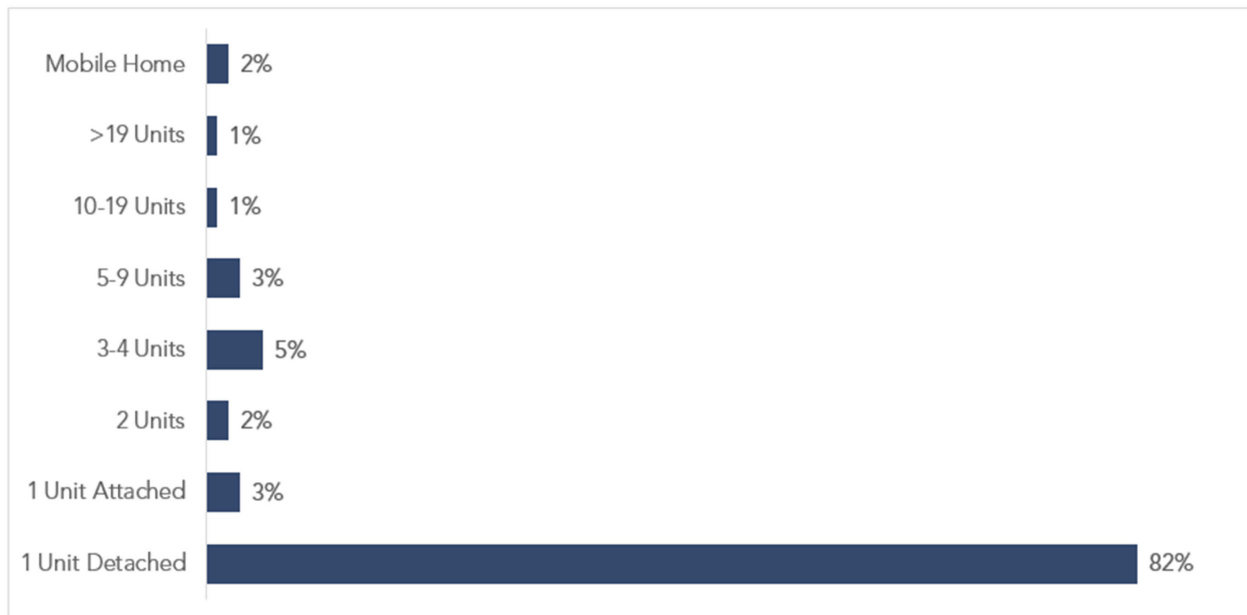
Over 82% (9,229) of the housing units in Woodford County are 1-unit detached structures, as illustrated in Figure 4 (next page). These structures are defined by the units having open space on all four sides. There are 387 1-unit attached structures, comprising 3.4% of the structures. Attached 1-unit structures have a dividing wall from the ground to roof, such as townhomes. There are very few multi-family units including duplexes, fourplexes, and condominiums. Compared to Commonwealth of Kentucky where 18.3 percent of housing units are considered multi-family.

Figure 3. Housing Units by Year, Woodford County vs Kentucky



Source: U.S. Census/ACS, 2016-2020

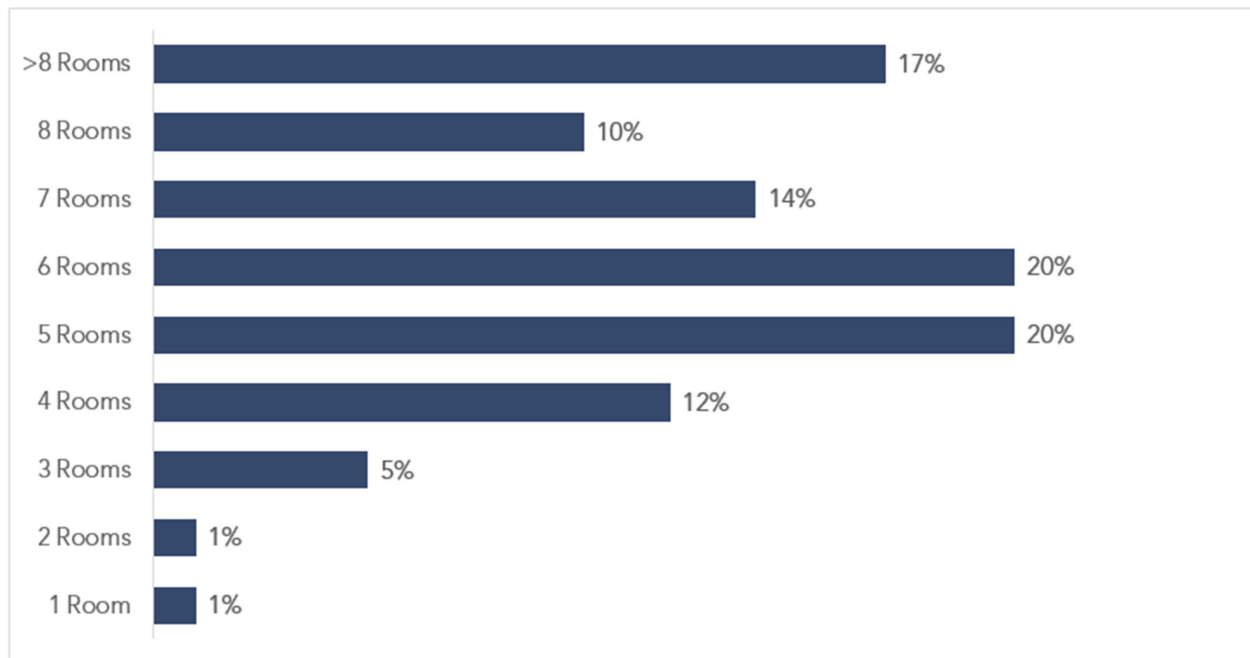
Figure 4. Percent Housing Units by Structure Type



Source: U.S. Census/ACS, 2016-2020

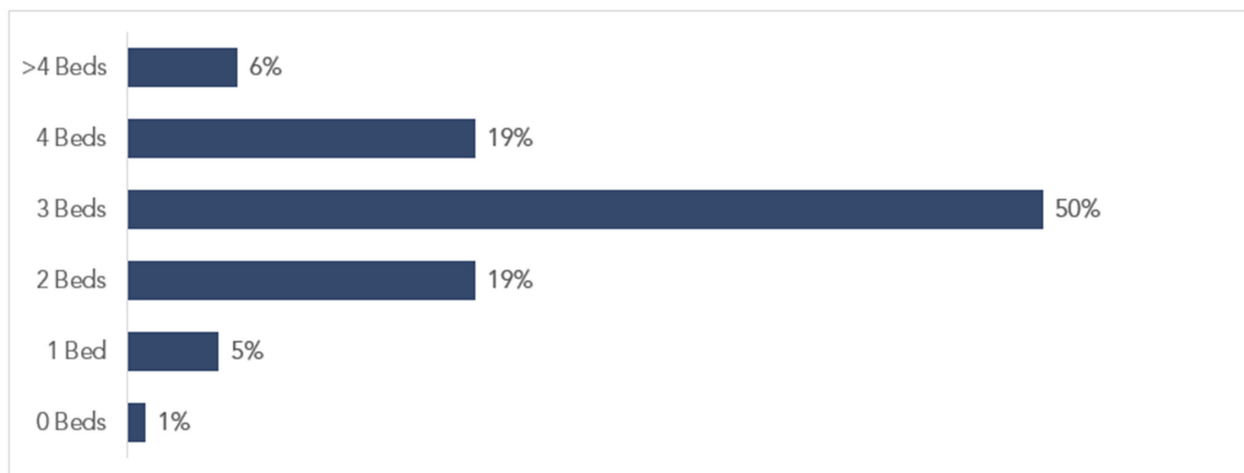
Figures 5 and 6 below illustrate the distribution of housing by the number of total rooms and the number of bedrooms. More than 80% of the housing units in Woodford County have at least 5 rooms (Figure 5). Figure 6 shows that 75% of the housing units in Woodford County have at least three bedrooms whereas only 24% of Woodford County housing has two bedrooms or fewer. Compared to Kentucky, Woodford County's housing units are built for larger households.

Figure 5. Percent Housing Units by Rooms



Source: U.S. Census/ACS, 2016-2020

Figure 6. Percent Housing Units by Bedrooms

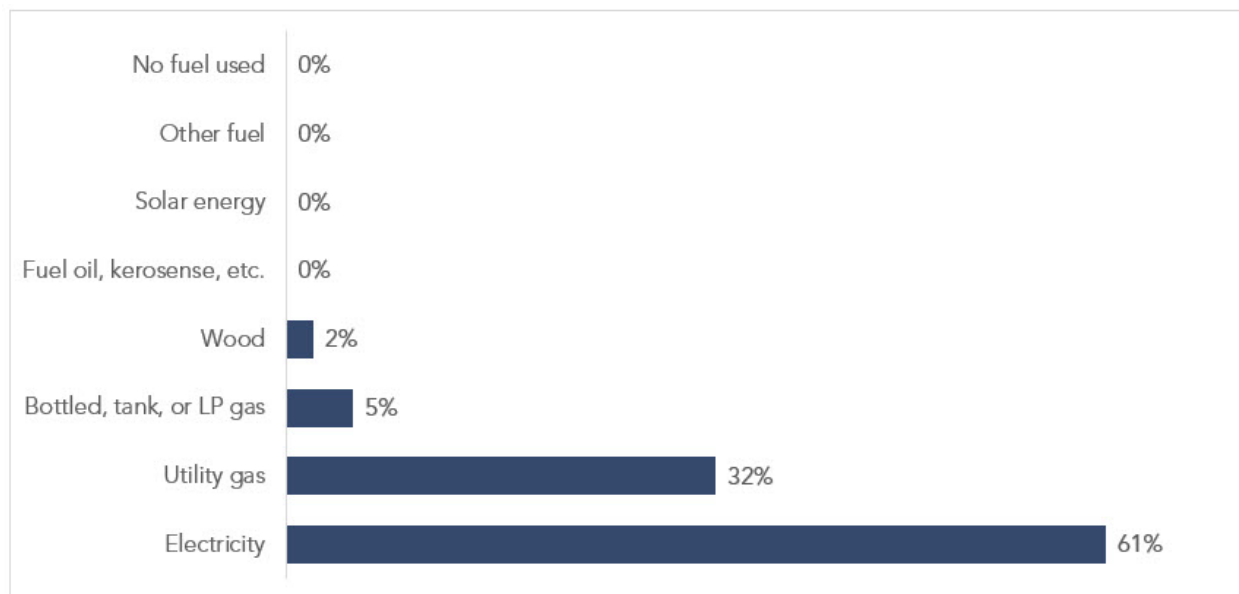


Source: U.S. Census/ACS, 2016-2020

Of the total 10,399 occupied housing units in Woodford County, 61% use electricity to heat their homes (Figure 7). Utility gas is the second most used heating fuel, heating and cooling 32% of the occupied homes in Woodford County.

The median value of homes in Woodford County is projected to increase from \$215,258 in 2020 to \$239,105 in 2025 (Table 6). In Versailles the median home value is projected to increase to \$219,740 in 2025 from \$194,676 in 2020. Median home value in Midway is expected to reach \$234,821 in 2025, from the 2020 median value of \$203,241. The number of homes valued below \$150,000 is expected to fall by 388 units.

Figure 7. Types of Home Heating Fuel Used



Source: U.S. Census/ACS, 2016-2020

Table 6. Woodford County Home Values 2020-2025

Home Value	2020 (Count)	2020 (Percent)	2025 (Count)	2025 (Percent)	5-Year Change (Count)	5-Year Change (Percent)
<\$50,000	168	2.3%	119	1.6%	-49	-0.7%
\$50,000 - \$99,999	369	5.1%	268	3.5%	-101	-1.4%
\$100,000 - \$149,999	1,169	16.1%	931	12.3%	-238	-3.3%
\$150,000 - \$199,999	1,594	21.9%	1,540	20.3%	-54	-0.7%
\$200,000 - \$249,999	1,106	15.2%	1,184	15.6%	78	1.1%
\$250,000 - \$299,999	775	10.7%	844	11.2%	69	0.9%
\$300,000 - \$399,999	982	13.5%	1,193	15.8%	211	2.9%
\$400,000 - \$499,999	424	5.8%	569	7.5%	145	2.0%
\$500,000 - \$749,999	470	6.5%	652	8.6%	182	2.5%
\$750,000 - \$999,999	89	1.2%	113	1.5%	24	0.3%
>\$1,000,000	129	1.8%	155	2.0%	26	0.4%

Source: U.S. Census/ACS, 2016-2020

Table 7. Versailles Home Values 2020-2025

Home Value	2020 (Count)	2020 (Percent)	2025 (Count)	2025 (Percent)	5-Year Change (Count)	5-Year Change (Percent)
<\$50,000	88	3.6%	66	2.6%	-22	-0.9%
\$50,000 - \$99,999	172	7.1%	134	5.3%	-38	-1.6%
\$100,000 - \$149,999	521	21.5%	439	17.3%	-82	-3.4%
\$150,000 - \$199,999	479	19.8%	481	18.9%	2	0.1%
\$200,000 - \$249,999	348	14.4%	385	15.1%	37	1.5%
\$250,000 - \$299,999	286	11.8%	317	12.5%	31	1.3%
\$300,000 - \$399,999	357	14.8%	459	18.0%	102	4.2%
\$400,000 - \$499,999	116	4.8%	180	7.1%	64	2.6%
\$500,000 - \$749,999	37	1.5%	64	2.5%	27	1.1%
\$750,000 - \$999,999	5	0.2%	8	0.3%	3	0.1%
>\$1,000,000	9	0.4%	11	0.4%	2	0.1%

Source: U.S. Census/ACS, 2016-2020

Table 8. Midway Home Values 2020-2025

Home Value	2020 (Count)	2020 (Percent)	2025 (Count)	2025 (Percent)	5-Year Change (Count)	5-Year Change (Percent)
<\$50,000	3	0.7%	1	0.2%	-2	-0.5%
\$50,000 - \$99,999	23	5.5%	14	3.3%	-9	-2.1%
\$100,000 - \$149,999	65	15.4%	47	11.2%	-18	-4.3%
\$150,000 - \$199,999	116	27.6%	108	25.8%	-8	-1.9%
\$200,000 - \$249,999	54	12.8%	56	13.4%	2	0.5%
\$250,000 - \$299,999	70	16.6%	74	17.7%	4	1.0%
\$300,000 - \$399,999	47	11.2%	61	14.6%	14	3.3%
\$400,000 - \$499,999	7	1.7%	9	2.2%	2	0.5%
\$500,000 - \$749,999	15	3.6%	22	5.3%	7	1.7%
\$750,000 - \$999,999	8	1.9%	10	2.4%	2	0.5%
>\$1,000,000	13	3.1%	16	3.8%	3	0.7%

Source: U.S. Census/ACS, 2016-2020

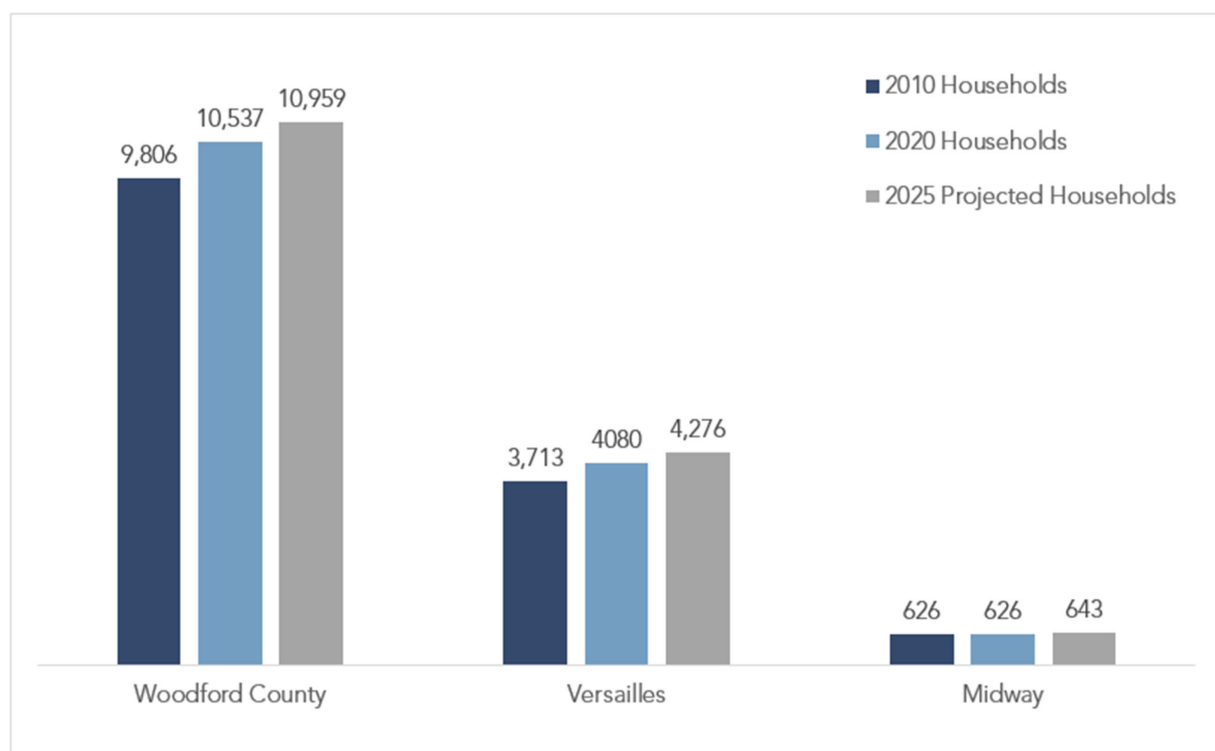
Homes valued between \$300,000 and \$399,999 are projected to increase the most, by 211 units. The overall housing stock across the county is only expected to increase by 293 units by 2025; the data in Tables 6 to 8 are reflecting an overall increase in home values and homes moving from a lower-valued bracket to a higher bracket, consistent with state and national trends.

Population and Household Trends

Household trends and projections are illustrated in Figure 8. In 2020, the number of households in Woodford County increased to 10,537, a 7.5% change from the 9,806 households in 2010. Households are projected to grow 4.0% from 2020 to 2025 to a total 10,959. The average household size in the county is 2.51 people and the average family size is 2.98 people.

In Woodford County, 57% of adults are living with their spouse. Adults who live alone account for 12.7% of household occupants, and 11.3% of adults in households are the child of the householder. Table 9 refers to living arrangements for children under 18. Data suggest that almost 70% of children under 18 live in a married-couple household. Just over 16% of children live in a single-mother household, in Woodford County.

Figure 8. Total Households in Woodford County, Versailles, and Midway 2010 - 2025



Source: U.S. Census/ACS, 2016-2020

Table 9. Living Arrangements for Adults 18 and Over

Year	Count	Percent
Lives alone	2,582	12.7%
Householder living with spouse or spouse of householder	11,552	57.0%
Householder living with unmarried partner or unmarried partner of householder	1,031	5.1%
Child of householder	2,298	11.3%
Other relatives	2,261	11.2%
Other nonrelatives	527	2.6%

Source: U.S. Census/ACS, 2016-2020

Distribution of Household Income

As of 2020, the median household income for Woodford County was \$64,489, and is projected to increase to \$69,595 by 2025. Woodford County has the seventh highest household income across Kentucky's 120 counties. The household income distribution for Woodford County, Versailles, and Midway is illustrated in Tables 10 to 12 below. The income bracket with the highest representation of households in Woodford County is household income \$100,000 - \$149,000 per year, followed by the \$50,000 - \$74,999 income bracket. The number of households with income less than \$50,000 are expected to decline by 2025. Households in the \$100,000 - \$149,000 income bracket project 2.4% growth by 2025, and the \$150,000 - \$199,999 bracket is expected to grow by 1.4%.

Table 10. Woodford County, Versailles, and Midway Household Incomes 2020 – 2025

Household Income	2020 (Count)	2020 (Percent)	Cumulative Percent 2020	Estimated 2025 Count	2020-2025 Change (Percent)
<\$15,000	797	7.6%	7.6%	747	-6%
\$15,000-\$24,999	953	9.0%	16.6%	906	-5%
\$25,000-\$34,999	1,005	9.5%	26.1%	978	-3%
\$35,000-\$49,999	1,232	11.7%	37.8%	1,212	-2%
\$50,000-\$74,999	1,920	18.2%	56.0%	1,951	2%
\$75,000-\$99,999	1,393	13.2%	69.2%	1,452	4%
\$100,000-\$149,999	2,009	19.1%	88.3%	2,259	12%
\$150,000-\$199,999	683	6.5%	94.8%	830	22%
<\$200,000	545	5.2%	100%	624	14%

Source: U.S. Census/ACS, 2016-2020

Table 11. Versailles Household Incomes 2020 – 2025

Household Income	2020 (Count)	2020 (Percent)	Cumulative Percent 2020	Estimated 2025 Count	2020-2025 Change (Percent)
<\$15,000	444	10.9%	10.9%	431	-3%
\$15,000-\$24,999	407	10.0%	20.9%	407	0%
\$25,000-\$34,999	402	9.9%	30.8%	404	0%
\$35,000-\$49,999	544	13.3%	44.1%	559	3%
\$50,000-\$74,999	695	17.0%	61.1%	734	6%
\$75,000-\$99,999	525	12.9%	74.0%	553	5%
\$100,000-\$149,999	713	17.5%	91.5%	790	11%
\$150,000-\$199,999	205	5.0%	96.5%	240	17%
<\$200,000	146	3.6%	100%	158	8%

Source: U.S. Census/ACS, 2016-2020

Table 12. Midway Household Incomes 2020 – 2025

Household Income	2020 (Count)	2020 (Percent)	Cumulative Percent 2020	Estimated 2025 Count	2020-2025 Change (Percent)
<\$15,000	47	7.5%	7.5%	40	-15%
\$15,000-\$24,999	51	8.1%	15.6%	47	-8%
\$25,000-\$34,999	57	9.1%	24.7%	56	-2%
\$35,000-\$49,999	79	12.6%	37.3%	74	-6%
\$50,000-\$74,999	145	23.2%	60.5%	142	-2%
\$75,000-\$99,999	69	11.0%	71.5%	71	3%
\$100,000-\$149,999	124	19.8%	91.3%	138	11%
\$150,000-\$199,999	42	6.7%	98.0%	48	14%
<\$200,000	12	1.9%	100%	12	0%

Source: U.S. Census/ACS, 2016-2020

WOODFORD COUNTY HOUSING PROPERTIES

According to the Woodford County Property Value Administrator (PVA), there are 11,300 housing units in Woodford County. There are tax roll data available for 11,054 of these homes. Table 13 presents a summary of the tax roll data by location, type of property, value, and acreage. Approximately 1,500 properties are classified as farms, 9,055 are residential properties and 505 are commercial properties. Farm properties have the highest average assessment value, and the highest average number of acres (Table 13). The PVA data were further analyzed for Versailles and Midway separately, and the remaining properties in the county outside the two city boundaries.

Between January 2020 and March 2022, 2,269 properties were sold in Woodford County. These include partial sales, close relative sales, and annual twice-sold properties. Table 14 highlights the number of transactions per sales type and the average sales price.

Table 13. Woodford County, Versailles, and Midway PVA Properties

Woodford County	Count	Average Value	Average Acreage	Median Value
Commercial	505	\$703,316	3.2	\$267,500
Farm	1,494	\$967,152	69.6	\$504,350
Residential	9,055	\$202,200	6.7	\$182,000
Versailles				
Commercial	358	\$775,189	2.3	\$292,500
Farm	19	\$1,225,289	49.6	\$870,000
Residential	3,395	\$187,672	0.0	\$141,300
Midway				
Commercial	93	\$440,345	1.2	\$200,000
Farm	3	\$2,377,633	60.1	\$1,391,700
Residential	658	\$173,267	0.1	\$160,000
Rest of the County (not Versailles or Midway)				
Commercial	54	\$679,719	12.6	\$263,150
Farm	1,472	\$960,946	69.9	\$497,450
Residential	5,002	\$215,867	12.0	\$200,000

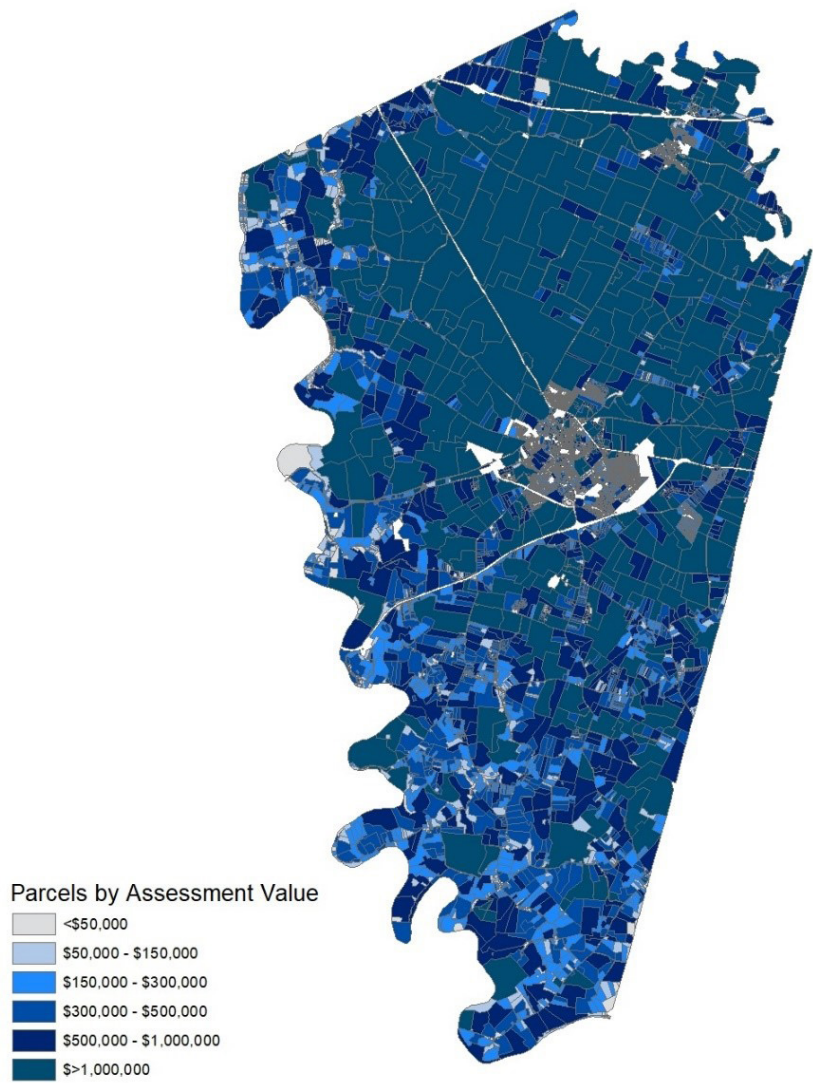
Table 14. Woodford County PVA sales by type

	Count	Average Sales Value
Arms-Length Transaction	887	\$334,545
Multiple Properties	194	\$123,151
Construction/Destruction (including new construction)	219	\$324,588
Vacant Lot/Builders	58	\$71,692
All other property sales	912	\$61,938
Total	2,269	\$199,367

Source: Woodford County PVA

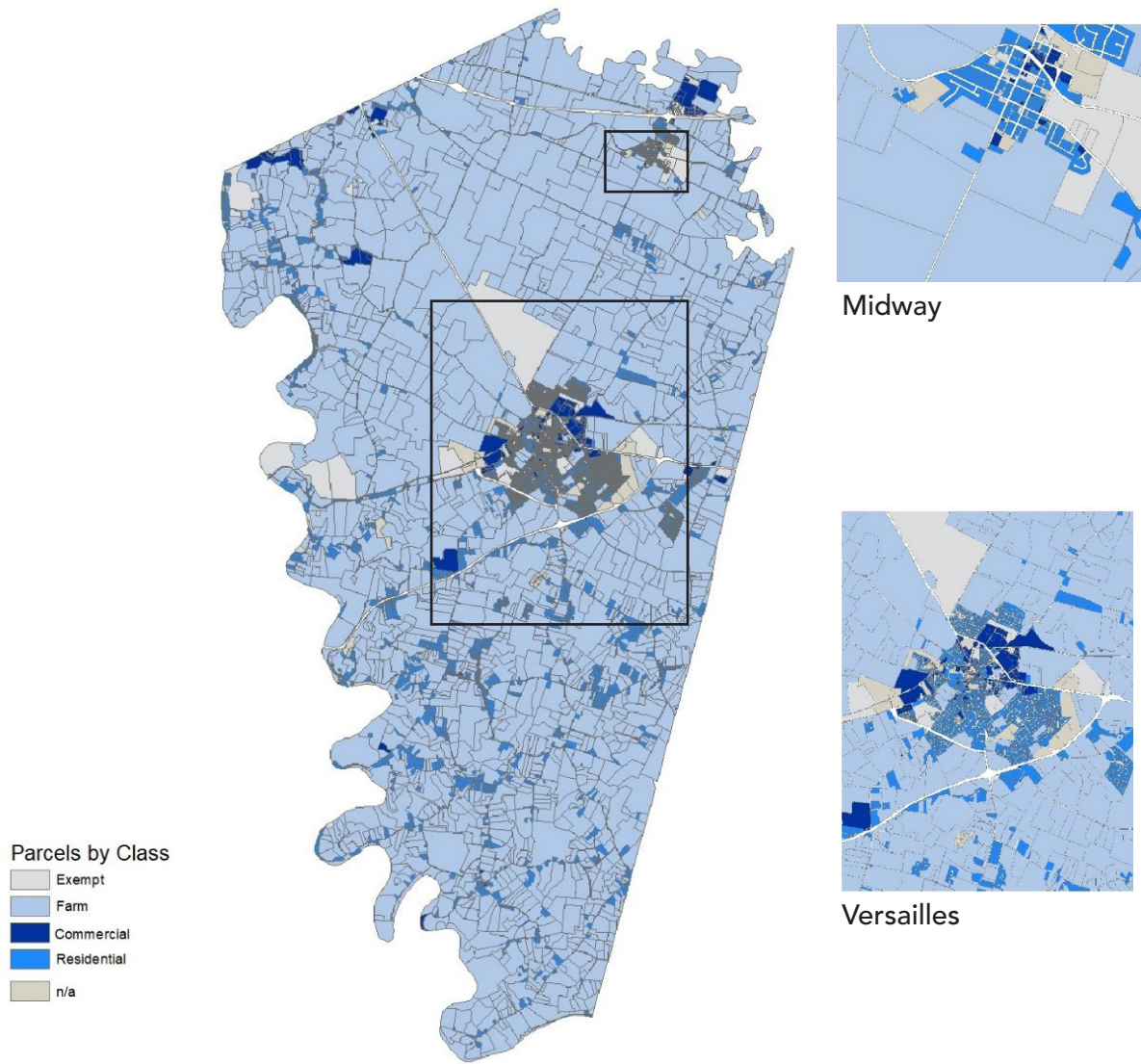
Additional visual representations of all commercial properties, residential properties and agricultural properties are illustrated in Figures 9 and 10. Woodford County businesses are primarily clustered in highly populated areas, with the majority of firms located in the city of Versailles. As expected, most farm properties are outside of the main cities (Figure 10, next page).

Figure 9. Woodford County Properties by Assessment Value



Source: Woodford County PVA

Figure 10. Woodford County Properties by Class Type



Source: Woodford County PVA

WOODFORD COUNTY HOUSING SURVEY RESULTS

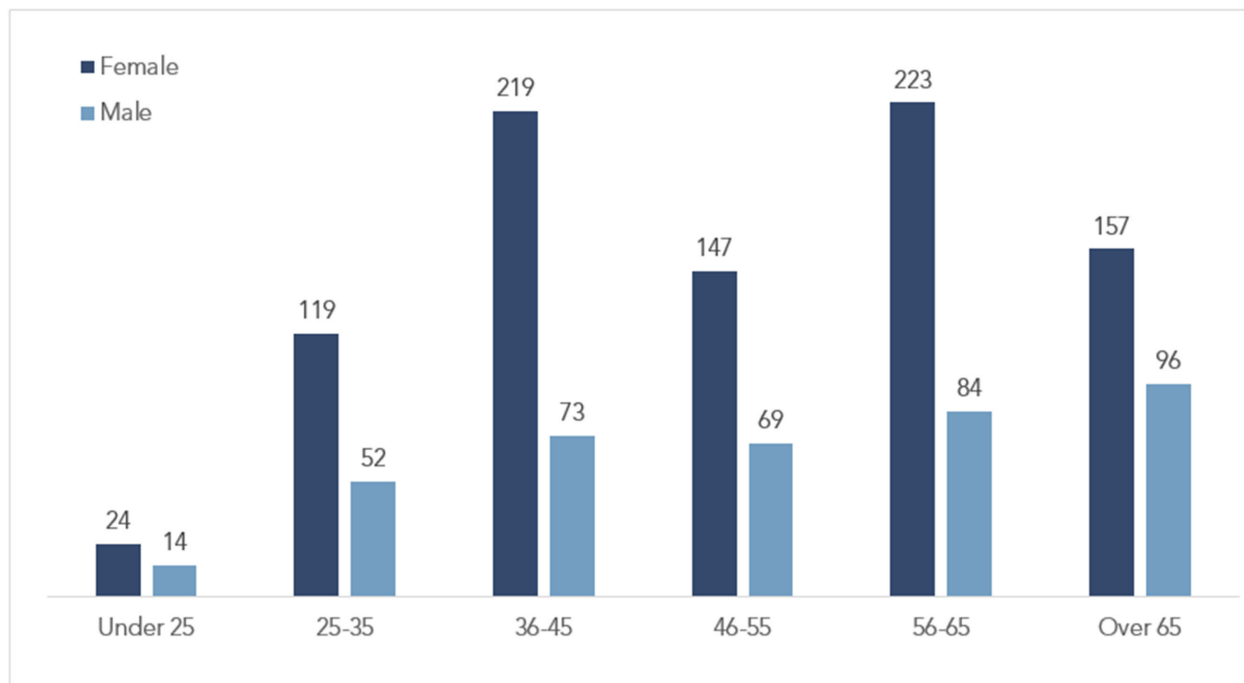
During Spring 2022, CEDIK created a housing survey in Woodford County to better understand residents’ preferences for housing. The respondents were asked where they live and work, if they rent or own a home, what is important when looking for a home, what type of home they would prefer and the importance of certain neighborhood characteristics and amenities. There were a total of 1,278 usable surveys. Not all respondents answered all questions. The number of responses per question is reported for each table and figure. The main findings for the county are illustrated throughout this section of the report. Additional results for Versailles and Midway are included in the Appendix.

Overview of Survey Respondents

The distribution of the survey and the collected responses nicely reflect the diversity of age, gender, and household composition in Woodford County. It can be challenging to get working-aged professionals to complete surveys, however 679 adults between 25 and 55 years old responded to the survey (Figure 11). There was a larger share of females that responded to the survey, but this is a typical finding.

Figure 11. Respondents by age and gender

n = 1,277



Figures 12 through 14 (next page) describe the composition of households for those that responded to the survey. About 44% of the respondents represented 1-person households, and then approximately 50% represented either 2- or 3-person households (Figure 12). Approximately 62% of respondents had at least one child under the age of 18 (Figure 13) and roughly 17% of respondents had at least one other individual over the age of 65 living in their household (Figure 14).

Figure 12. Households by number of people (including the respondent)
 n = 1,286

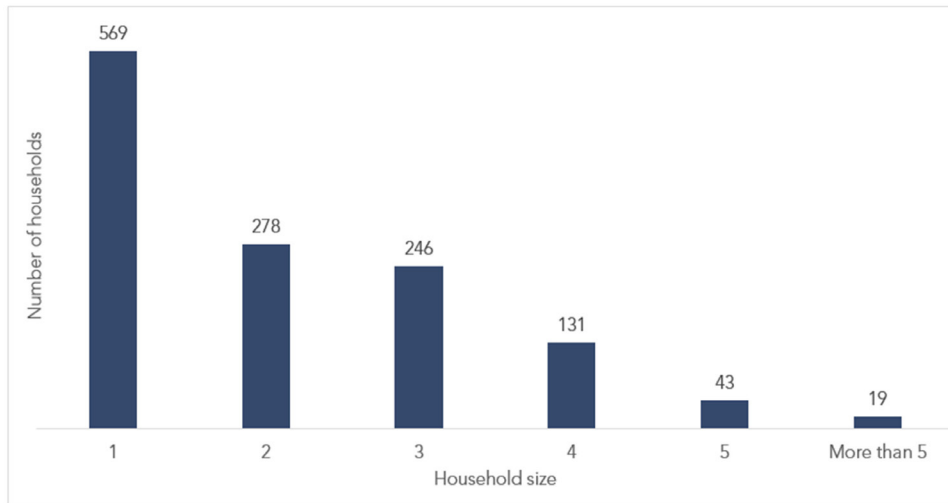


Figure 13. Households by number of children under 18 living in household
 n = 1,287

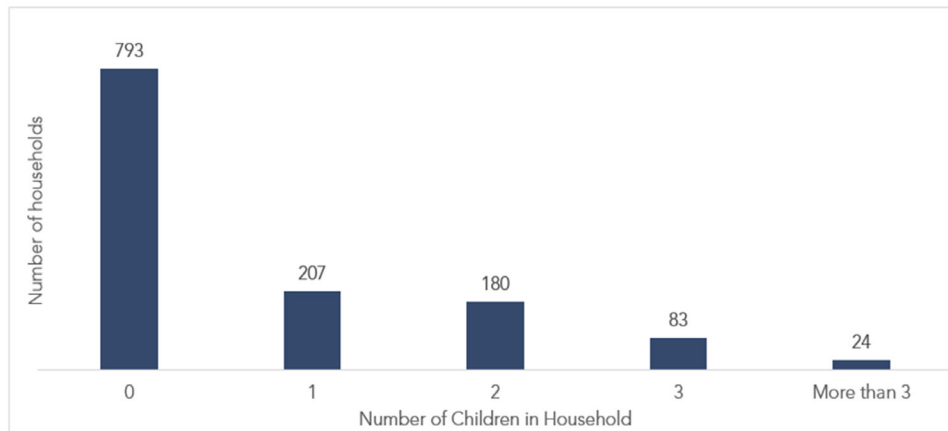
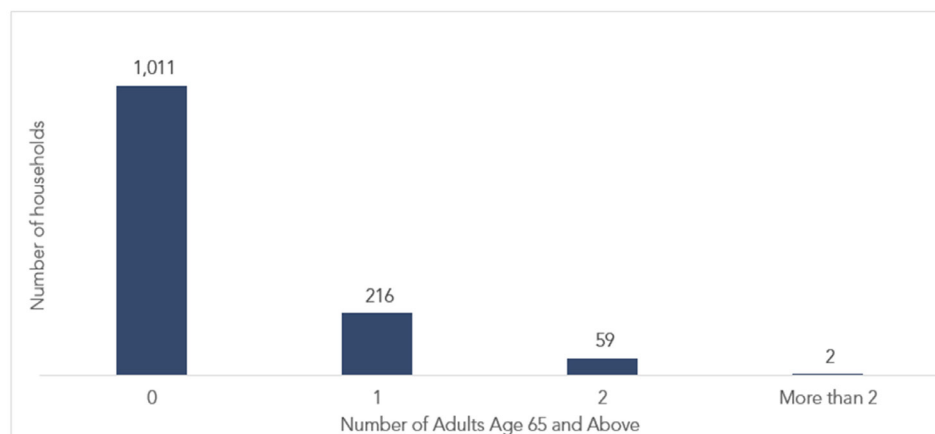


Figure 14. Households by number of people over 65 (in addition to respondent)
 n = 1,288



While the large majority of the survey respondents have lived in the county for over six years, there were approximately 13% of respondents that moved to the county more recently (Figure 15).

It was important to solicit feedback from households living and working in Woodford County as well households who commuted into Woodford County. Those who commute into the county represent potential new residents either as homebuyers or renters. Figure 16 suggests that 8% of respondents lived outside the County and that 51.4% of respondents work outside of Woodford County. There were 91 in-commuters, 537 individuals who both worked and lived in the county, and 645 out-commuters (Table 15).

Figure 15. Years lived in Woodford County

n = 1,149

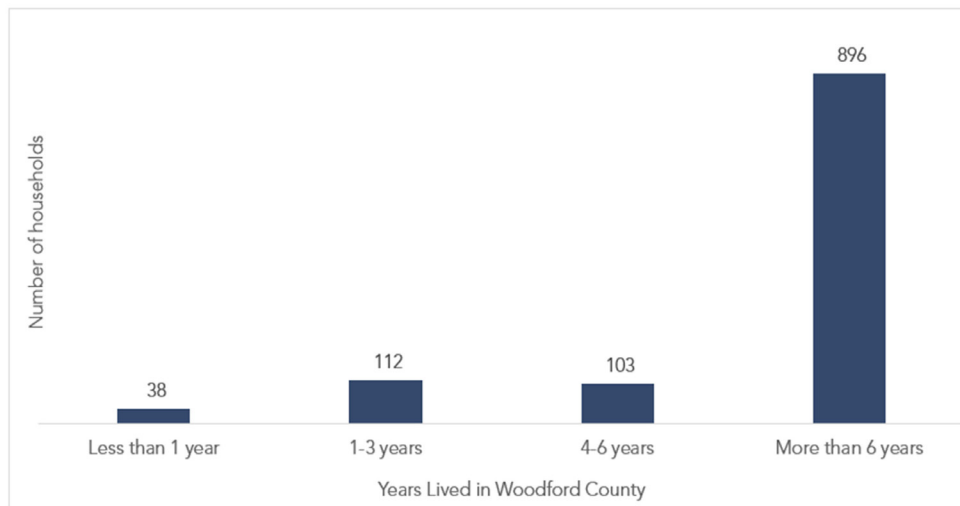


Figure 16. Respondents living in the County and Respondents working in Woodford County

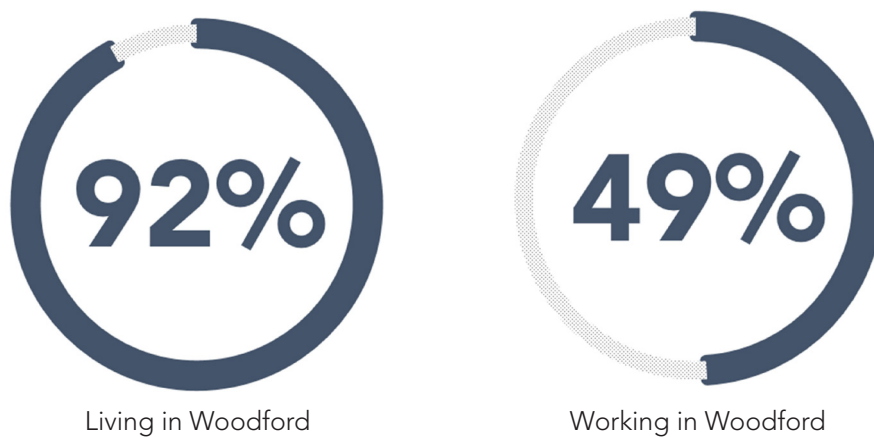


Table 15. Where respondents live and work

	Work in Woodford County	Work outside Woodford County
Live in Woodford County	537 (41.5%)	645 (50.0%)
Live outside Woodford County	91 (7.0%)	18 (1.4%)

Woodford County respondents were asked to estimate the length of their commute and the degree to which they are satisfied with the time. Of those who travel to work by car, approximately 30% of the respondents commute less than 15 minutes for work and 69% of the respondents are satisfied with their commuting time (Figure 17 and 18).

Figure 17. Respondents by work commute time

n = 314

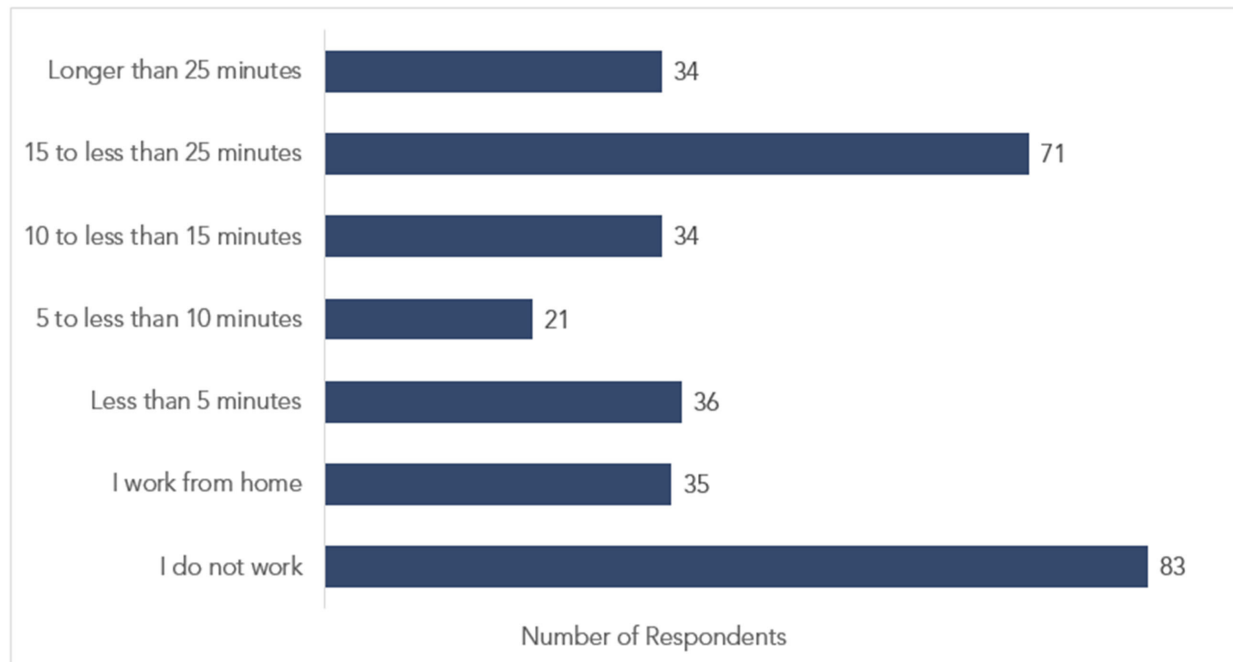


Figure 18. Satisfaction with work commute time

n=1,145



69% of respondents are either somewhat or extremely satisfied with their commute to work time.

Table 16. Where respondents live in the County

	Count	Percent
In the county, but not in Midway or Versailles	210	18%
Midway	314	27%
Versailles	626	54%

Of the 1,150 who responded, 626 stated they lived in the City of Versailles, 314 in Midway and the remaining lived elsewhere in Woodford County (Table 16, prior page). Respondents were asked to select the type of housing where they currently live. Regardless of age group, most individuals live in a single-family home (Figure 19). Condominium/Apartment were the second most selected housing type but predominantly by younger individuals.

The survey asked respondents the likelihood of moving in the next five years. Not surprisingly, those that were younger were more likely to move and this number steadily fell with age (Figure 20). There were a significant number of individuals who reported that they might move and many who were certain they were not moving.

Figure 19. Type of current residence

n=1,235

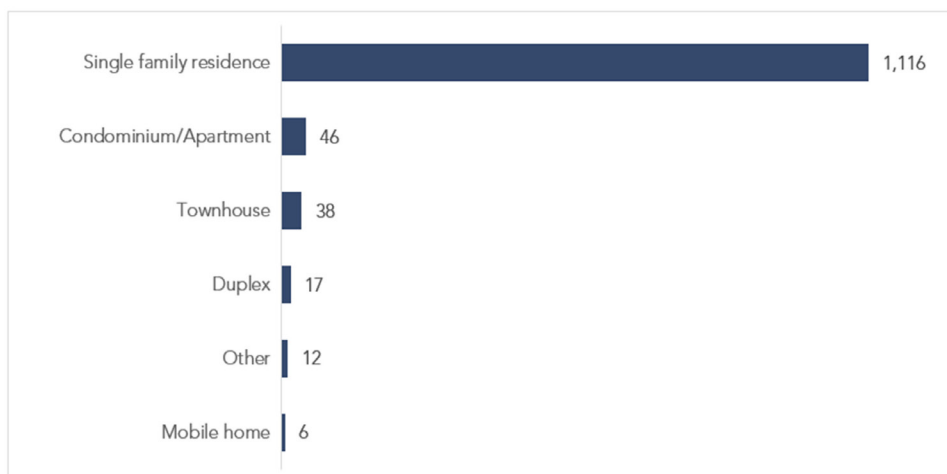
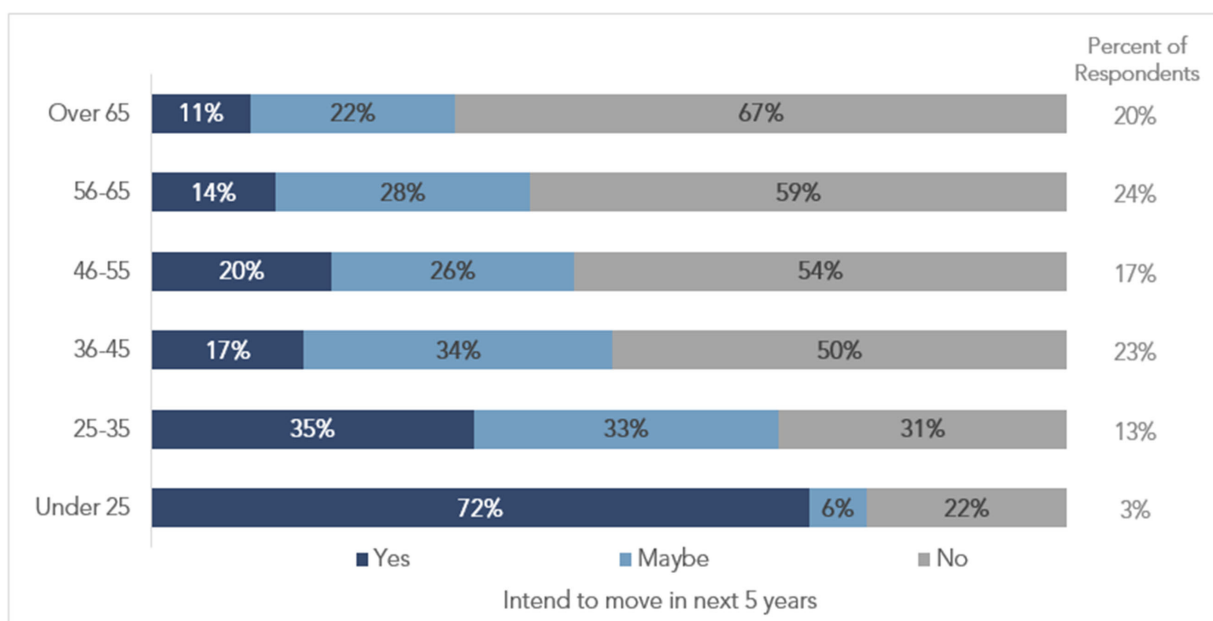


Figure 20. Intention to move in the next 5 years by age group

n = 1,235



Most respondents currently own a home (Figure 21). We asked those respondents that stated “yes” or “maybe” to moving if they planned on renting or purchasing their next residence. A large percentage of respondents stated they planned on purchasing a home if they move in the next five years (Figure 22). Those over the age of 56 were more likely than other age groups to state that they might rent.

Figure 21. Respondents by Residency Type and Age Group

n = 1,229

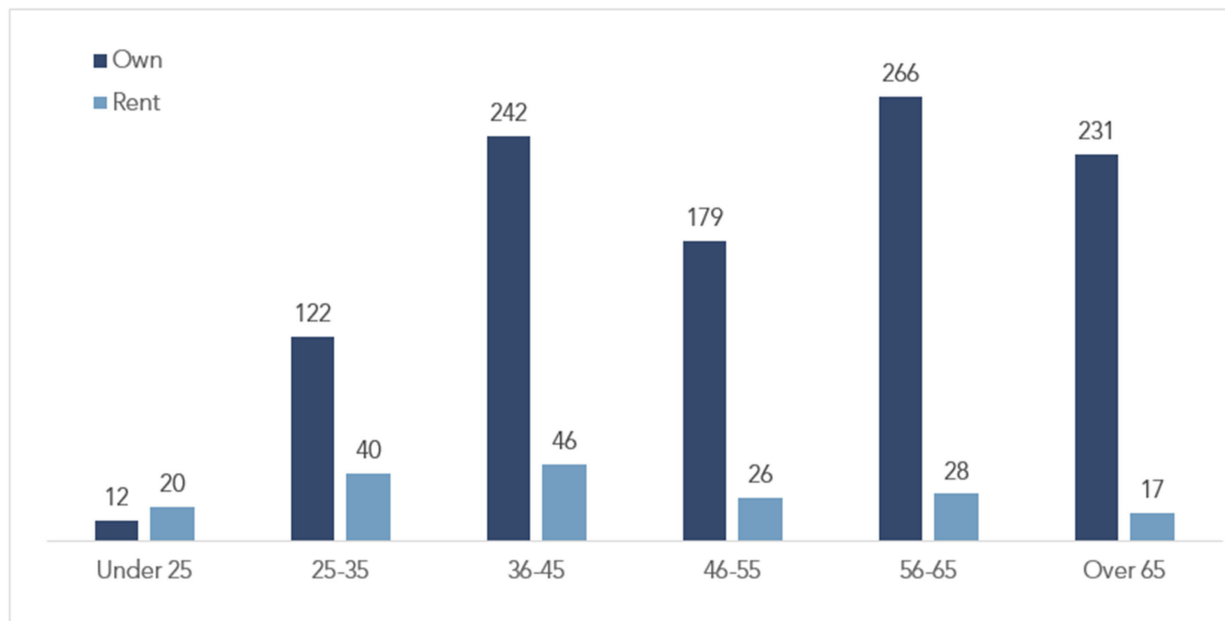
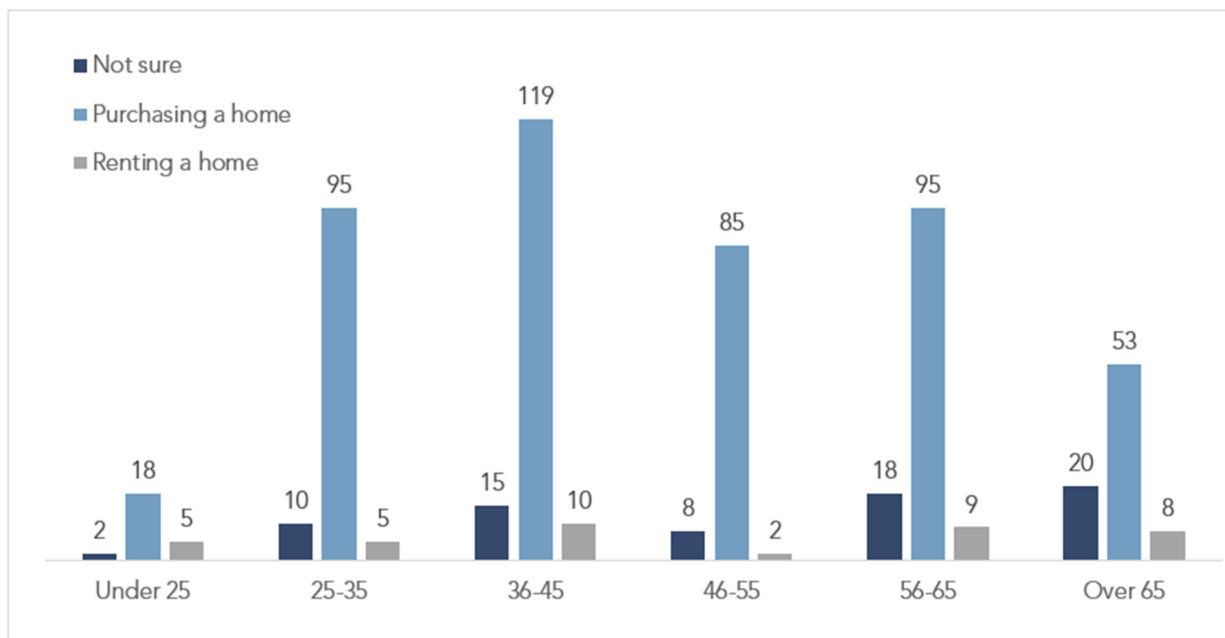


Figure 22. Intention to purchase or rent if moving (for respondents that answered “yes” or “maybe” to intention to move in 5 years)

n = 577



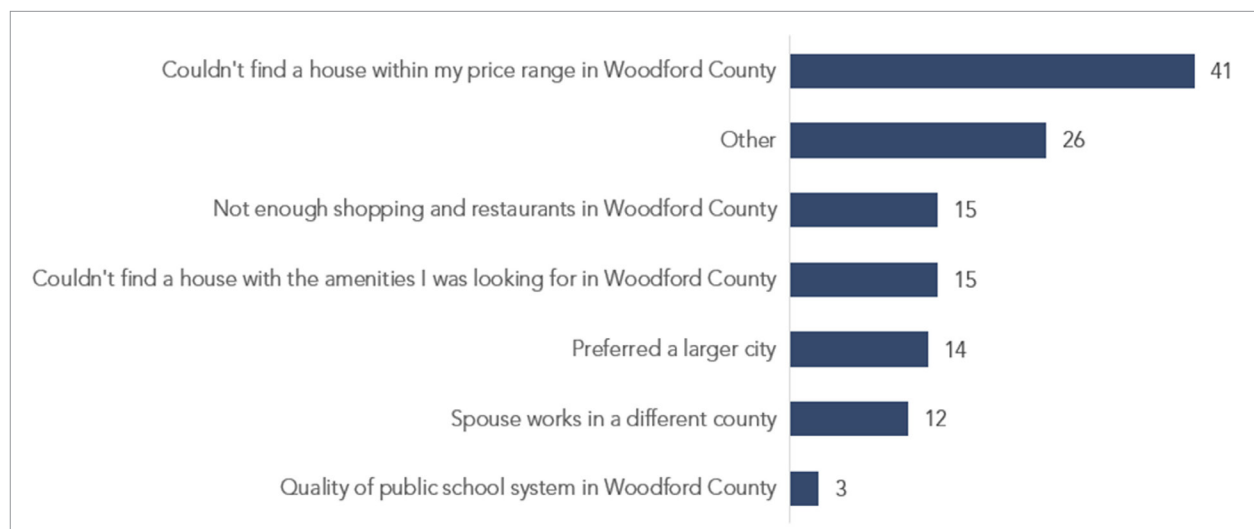
The respondents were asked what type of housing appeals to them the most in the next 5 years. Individuals could select more than one type of housing. Table 17 highlights the overwhelming preference for single family residences.

For those individuals that stated that they did not live in Woodford, the survey asked additional questions. Specifically, why do individuals who work in Woodford County not live within the county borders and would it be possible to attract them to the county if their needs were met? Figure 24 details the top five reasons why individuals stated they didn't live in the county. The fact that they couldn't find a house within their price range was selected as the number one reason. Other factors, in order of importance included preferring a bigger city, desiring more shopping and restaurants, and one individual selected quality of public education system.

Table 17. Type of housing preference, by age group
n= 1,223

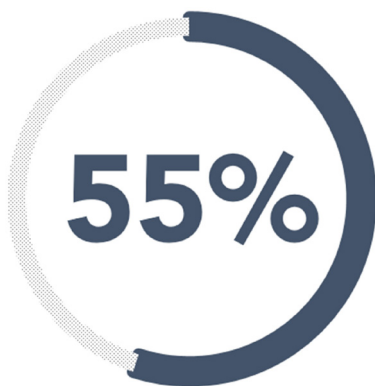
	Single family residence	Condo-minium/ Apartment	Townhouse	Mobile home	Duplex	Not sure
Under 25 years old	27	3	1	1	0	0
25-35 years old	152	4	2	0	0	3
36-45 years old	264	2	4	0	2	14
46-55 years old	187	5	5	1	0	9
56-65 years old	235	10	13	3	1	32
Over 65 years old	167	20	11	1	2	42
TOTAL	1,032	44	36	6	5	100

Figure 23. Top reasons for not living in Woodford County
n = 126



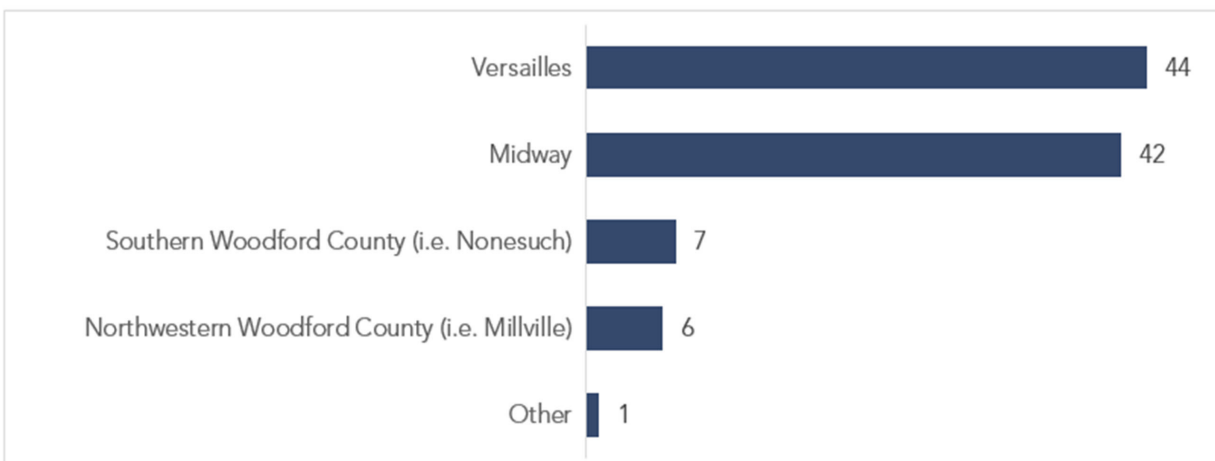
Approximately 54 (55%) out of the 99 non-Woodford County respondents stated they either definitely or probably would consider moving to Woodford County if their needs were satisfied. The remainder (45) of the respondents would either definitely, or probably not, move to the county even if their needs are satisfied.

Figure 24. Respondents considering move to Woodford County if needs satisfied
n = 99



We asked all respondents who stated they might move where within the county they would be most interested in moving. Figure 25 details the distribution of responses. Over 40 respondents stated they would be most likely to move to Versailles and 42 stated they would move to Midway. The remainder are fairly divided between Southern Woodford and Northwestern Woodford areas.

Figure 25. Top areas where respondents are willing to move in Woodford County
n = 100



Respondents were asked if they thought there was adequate housing available in both Versailles and Midway. Fewer than 50% thought there was adequate housing in both cities (Figure 26). Furthermore, respondents from Midway and Versailles were asked to identify the most pressing housing concerns. The lack of housing options for moderate income families was the main concern, followed by rising house prices which makes some of the available houses unaffordable (Table 18). When asked about their maximum price range, most respondents selected between \$150,000 and \$400,000 (Figure 27 next page). The maximum rental price was above \$700 (Figure 28 next page).

Figure 26. Percent respondents that think there is adequate housing available by city

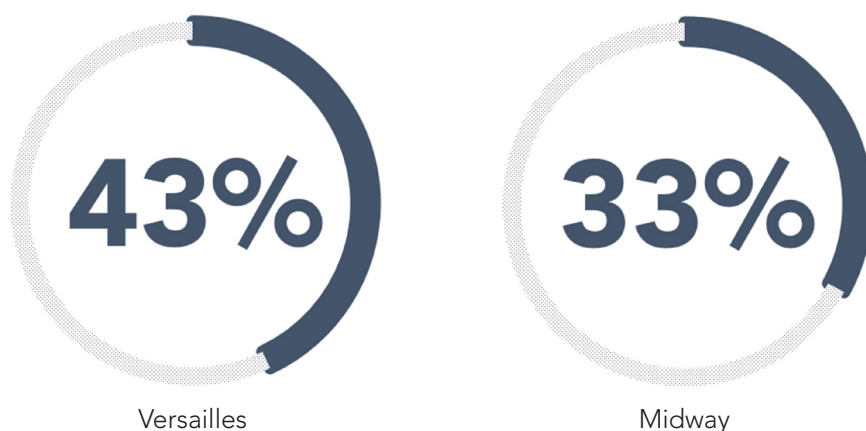


Table 18. Top 5 concerns about housing by major city

	Midway		Versailles	
	Count	Percent	Count	Percent
Rising house prices	116	24%	367	33%
Inadequate housing for seniors	71	15%	182	16%
Lack of housing options for moderate income households	136	29%	348	31%
Suburban sprawl	95	20%	164	15%
Other	56	12%	65	6%
TOTAL	474	100%	1,126	100%

Figure 27. Maximum housing price a respondent would pay
n = 503

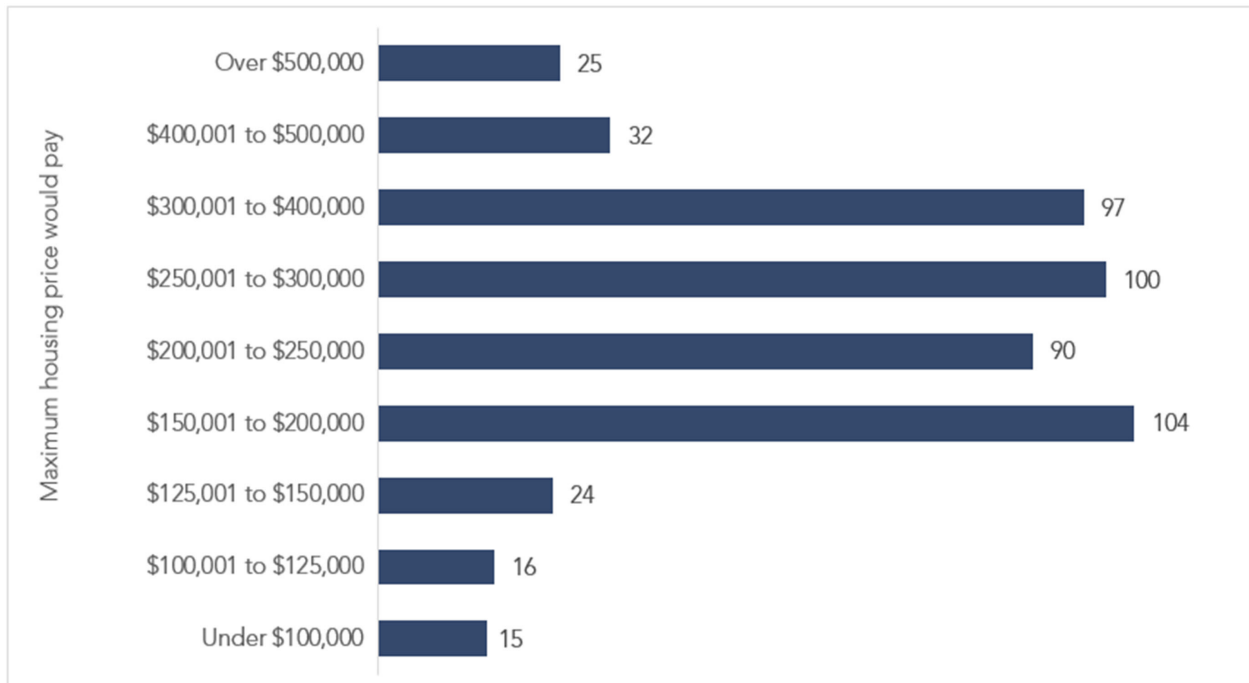
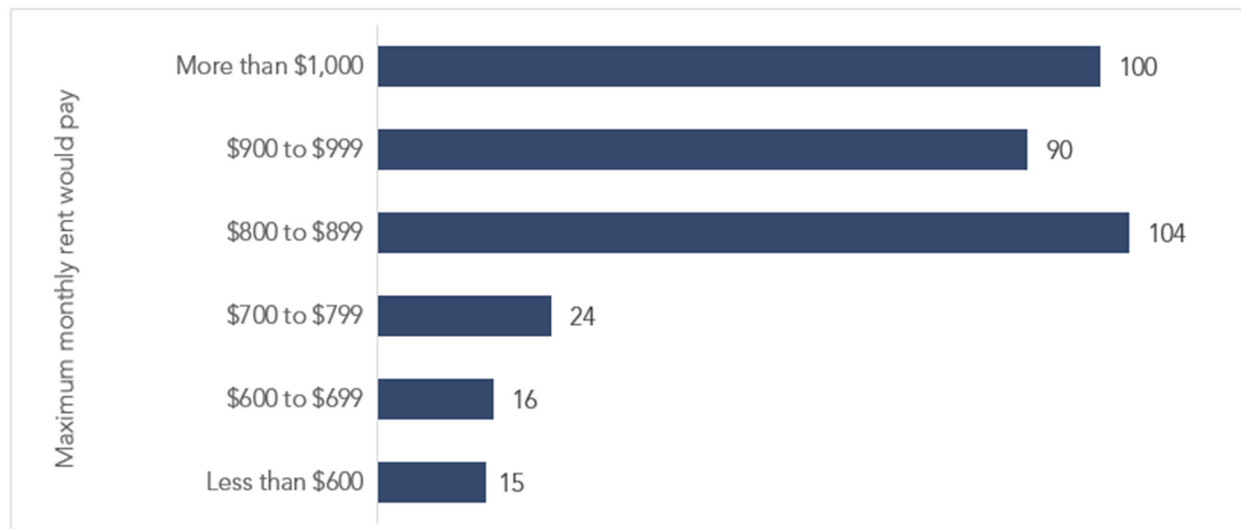


Figure 28. Maximum monthly rent a respondent would pay
n = 91



Housing Preferences for Future Development

The survey was designed to allow respondents to select pictures of housing options that they preferred based on the type of housing they stated they might be interested in purchasing or renting. There were a total of three options presented: transitional housing, Accessory Dwelling Units (ADU), and residential housing with three housing images. Figure 29 highlights the transitional housing option.

Accessory Dwelling Units (ADUs) are a possible solution for allowing seniors to age in place with family. An ADU is a term for a secondary house or apartment that shares the lot of a larger, primary home. An ADU can also be attached to the primary structure. Figure 30 describes the results from the choice of the Accessory Dwelling Unit.

Figure 29. Do you believe the city should allow transitional housing as a temporary house to help bridge the gap for those that experience homelessness?

n = 879

64% of respondents believe the city should allow transitional housing as a temporary house to help bridge the gap for those that experience homelessness.

Transitional Living Facility

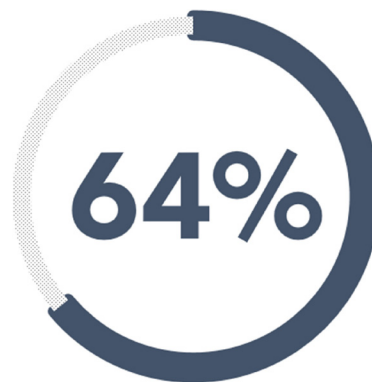
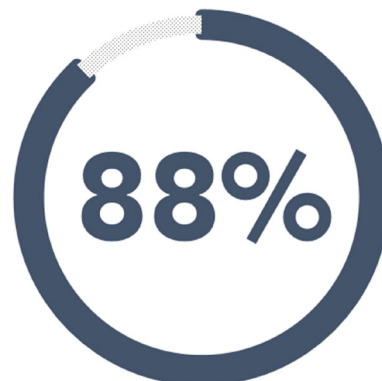


Figure 30. Do you believe the city should allow Accessory Dwelling Units (ADUs)?

n = 1,021

88% of respondents believe the city should allow Accessory Dwelling Units.

Accessory Dwelling Unit



Individuals were asked to consider their preferences for future residential development. They were provided three pictures of varying degrees of density, as shown in Figure 31.

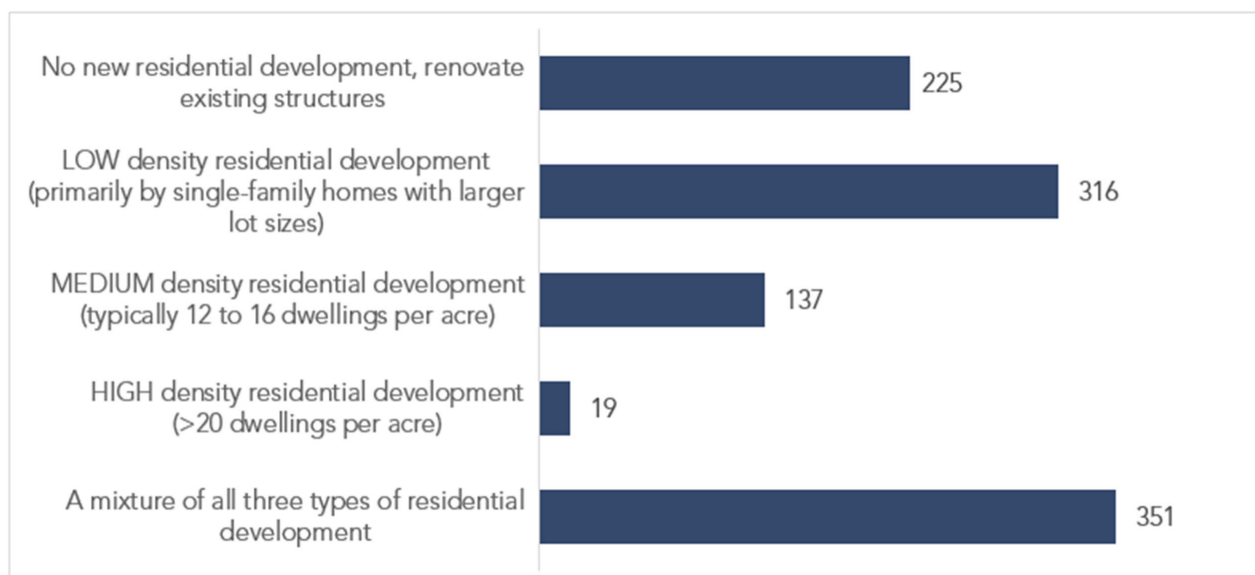
Figure 32 presents the results for the residential housing option. Most of the respondents indicated the preference for a mixture of the three residential housing options, closely followed by the preference for low density residential development (single family homes with larger lot sizes). A small share of respondents selected medium or high density development. Approximately one-third of respondents selected all three. However, 316 said low density and 225 preferred no new development.

Figure 31. Types of development densities



Figure 32. Preference for future residential development

n = 1,048



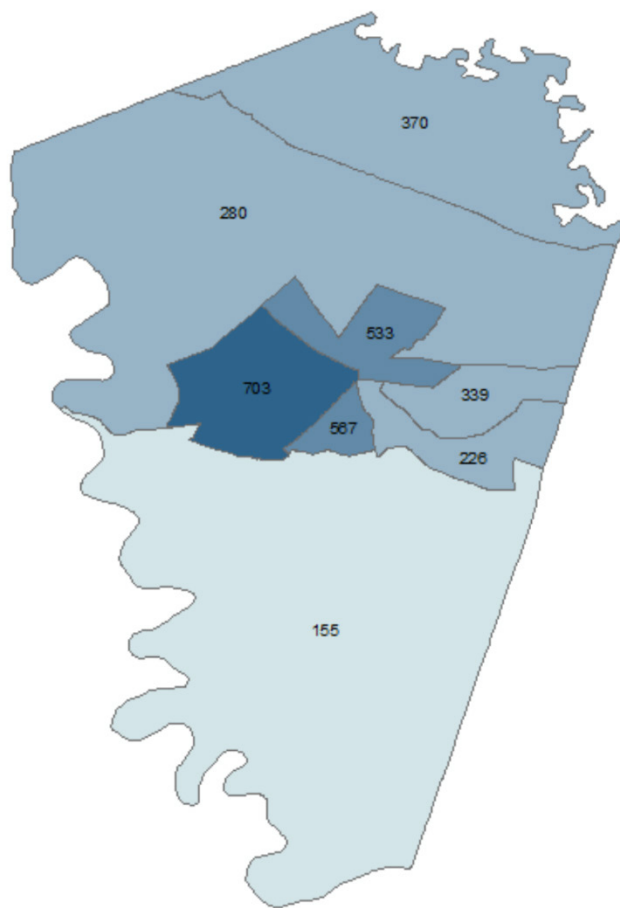
AN OVERVIEW OF THE RENTAL MARKET AND HOUSING BURDEN

Of the 1,299 individuals that responded to the survey, 177 (14%) responded that they were renters (Table 19). Of those who rented, almost 65% are within 36 – 65 years old. Data from U.S. Census Bureau illustrates that there are approximately 10,399 housing units in the county, of which slightly less than 3,200 (28%) are rental properties. Most of these properties are in Versailles and around Versailles area (Figure 33).

Table 19. Survey participants by tenure and age

	Under 25 years old	25-35 years old	36-45 years old	46-55 years old	56-65 years old	Over 65 years old	Total
Own	12	122	242	179	266	231	1,052
Rent	20	40	46	26	28	17	177

Figure 33. Woodford County household renters by Census Tract



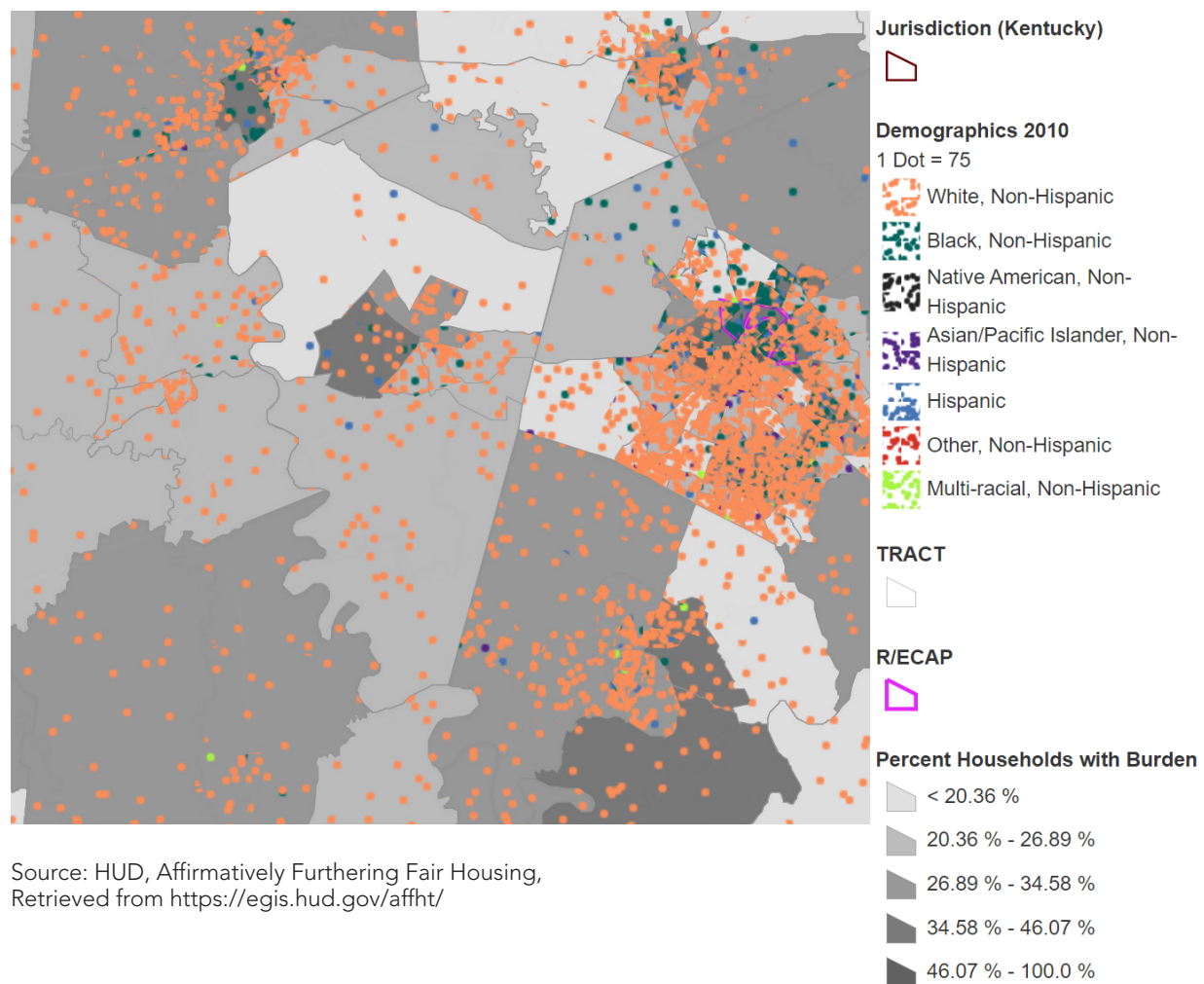
Source: U.S. Census/ACS, 2016-2020

Figure 34 illustrates the percentage of households with a housing burden. A housing burden is defined by HUD as those families “who pay more than 30% of their income for housing and may have difficulty affording necessities such as food, clothing, transportation, and medical care.” As would be expected as the largest city in Woodford County, the highest percentage of households with a burden is located in Versailles. It also appears that there is a larger Hispanic population that lives in this area.

Figure 35 (next page) suggests that the largest share of affordable housing is located outside of the main cities of Versailles and Midway. Approximately 57% to 71% of the housing units in these regions are considered affordable, defined as units renting at or less than 30% of household income for a household with income at 50% of area median income (AMI).

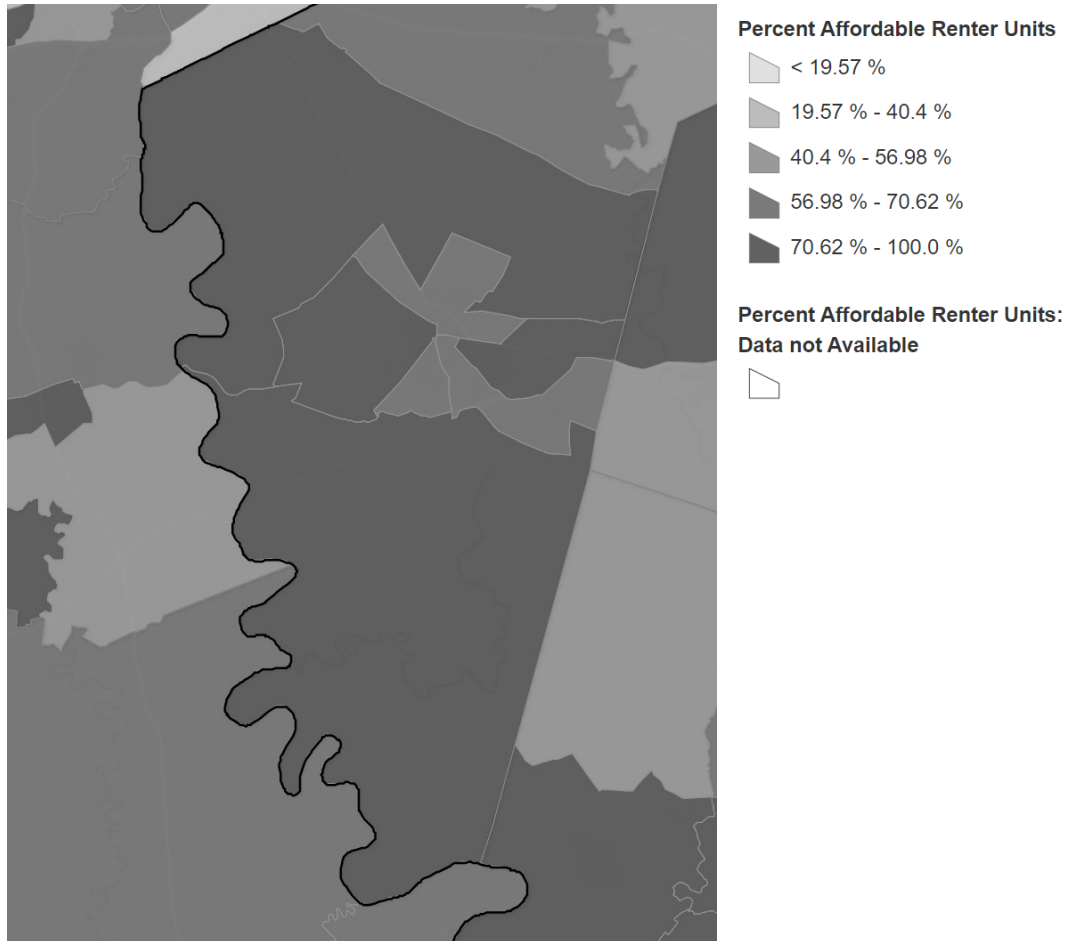
The vacancy rental rate is very low for Woodford County (2.5%), which means that there are on average very few rental properties available in the county. For example, a search conducted at mid-August 2022, on ApartmentFinder.com had only 14 rentals available, the majority of those vacancies were all part of one apartment complex.

Figure 34. Households experiencing one or more housing burdens



Source: HUD, Affirmatively Furthering Fair Housing, Retrieved from <https://egis.hud.gov/affht/>

Figure 35. Percentage of affordable renter units in Woodford County

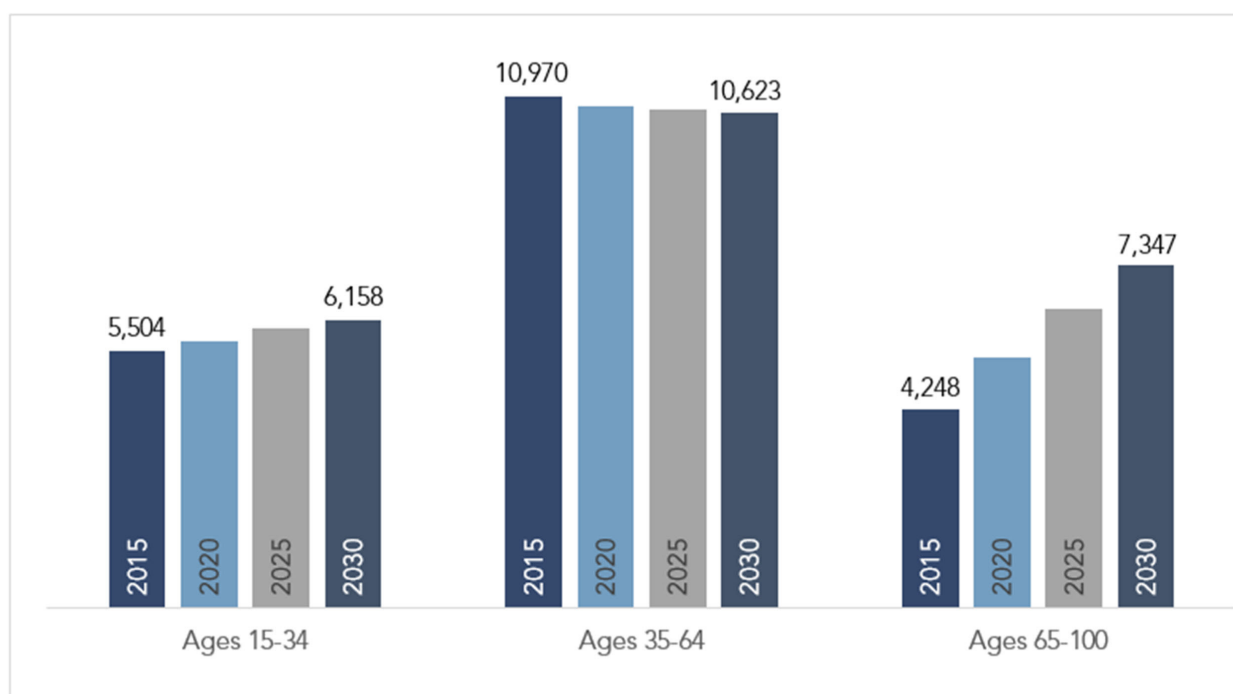


Source: HUD, Affirmatively Furthering Fair Housing, Retrieved from <https://egis.hud.gov/affht/>

POPULATION PROJECTIONS AND HOUSING DEMAND THROUGH 2030

According to Chmura/JobsEQ population projections, the population in Woodford County is expected to increase by 1,315 people (5%) from 2020 to 2025 and with an additional 1,237 people (4%) between 2025 and 2030. The number of households has also increased by 7% in the last 5 years and is projected to increase by 4% between 2020 and 2025. Figure 36 highlights the expected change in population by age between 2015 and 2030. There is an expected 36% increase in the senior-aged population, a slight decrease of 1% in population 35-64 years old, and a modest 8% increase in 15-34 years old in Woodford County over the next 5 to 10 years. Exploring population changes by age will allow us to better understand the future housing needs of existing and new Woodford County residents.

Figure 36. Population estimates by age, 2015-2030



Source: Chmura/JobsEQ, 2022

Table 20 (next page) highlights trends in housing tenure by age and housing type in Woodford County. Out of the total housing units in Woodford County, approximately 64% are owner occupied, 28% are renter occupied and 7% are vacant. Most of the owner-occupied households are detached and very few (2%) are mobile homes. Based on data from U.S. Census there are almost no owner-occupied multi-family homes. The distribution of households by type varies a bit more for rental properties. Out of the renter occupied units, 66% are detached homes, 32% are multi-family apartment complexes and 2% are mobile homes. More than 50% of the households are occupied or rented by families with householders between 35-64 years old.

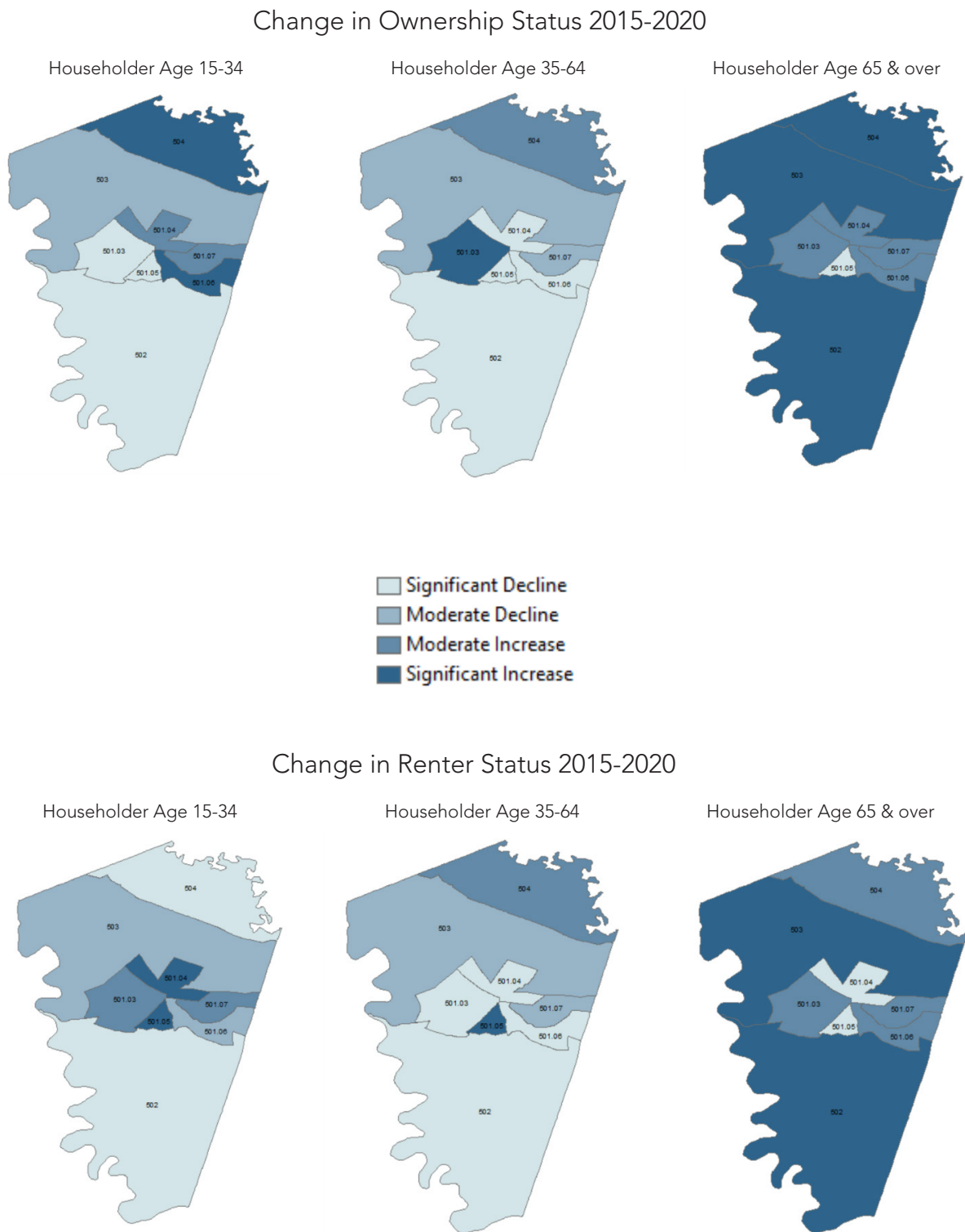
Table 20. Housing tenure by age and housing type by census tract, 2016-2020

	Census Tract 501.03	Census Tract 501.04	Census Tract 501.05	Census Tract 501.06	Census Tract 501.07	Census Tract 502	Census Tract 503	Census Tract 504
Owner occupied:								
<i>Householder 15 to 34 years:</i>								
Detached	19	77	35	139	101	38	14	48
Multi-family home	0	0	0	0	0	0	0	0
Mobile home	7	0	0	0	0	0	3	0
<i>Householder 35 to 64 years:</i>								
Detached	383	647	459	616	674	736	278	378
Multi-family home	0	0	8	0	0	0	0	0
Mobile home	28	0	12	0	4	8	10	0
<i>Householder 65 years and over:</i>								
Detached	161	320	234	424	325	572	204	213
Multi-family home	0	0	8	0	0	0	0	0
Mobile home	35	0	0	0	0	0	5	0
Renter occupied:								
<i>Householder 15 to 34 years:</i>								
Detached	121	101	47	20	136	35	39	25
Multi-family home	148	68	64	16	21	0	0	8
Mobile home	0	0	0	0	0	0	17	0
<i>Householder 35 to 64 years:</i>								
Detached	250	181	123	114	40	58	201	182
Multi-family home	142	129	287	50	97	0	6	63
Mobile home	6	0	8	0	0	8	0	0
<i>Householder 65 years and over:</i>								
Detached	36	31	6	6	45	54	17	57
Multi-family home	0	23	32	23	0	0	0	35
Mobile home	0	0	0	0	0	0	0	0

Source: US Census/ACS, 2016-2020

Figure 37 (next page) explores the change in housing tenure by age between 2015 and 2020 by census tract in Woodford County. The city of Midway and the surrounding area experienced a moderate to significant increase in ownership for all age groups and a significant to moderate decline in renters aged 15 - 34 years old and 65 and over. Outside of the major cities of Versailles and Midway there was a significant increase in owners and renters aged 65 and over during this time frame.

Figure 37. Change in ownership and renter status by householder age by census tract, 2015-2020



Source: U.S. Census/American Consumer Survey, multiple years

Table 21 provides a projected housing demand based strictly on expected changes in population in Woodford County, all else held equal. Given an average household family size of 2.51 people and a vacancy rate of 1.1% for owner occupied dwellings and 2.5% for renter occupied dwellings, we estimate a total of 478 housing units needed by 2025 and 449 housing units needed by 2030 to accommodate the projected increase in population over the next 10 years. We assume that the housing ownership rate will remain steady at approximately 64% and the renter rate at approximately 28%. We also assume vacancy rates will remain constant over the next 10 years. Using the estimates from the table below, Woodford County would need 422 new detached housing units by 2025 and 397 by 2030.

Table 21. Woodford County housing demand through 2030

	2025			2030		
	Own	Rent	Total	Own	Rent	Total
Single detached	327	95	422	308	89	397
Multi-family	0	46	46	0	43	43
Mobile home	7	3	10	6	3	9

Source: Author's calculations

The purpose of the survey and exploration of secondary data was to better understand what type of housing and other amenities would be needed to convince households, where at least one householder works in Woodford County, to live in Woodford County. The following tables provide a series of scenarios for Woodford County if it were to attract and meet the needs of existing Woodford County employees by various age groups.

Table 22 restates the five counties of in-commuters (people living outside county and working in the county) for Woodford County. Those top five counties are Fayette, Anderson, Franklin, Scott, and Jessamine counties with a total of 4,050 in-commuters. We assume that the number of in-commuters, the average family size and the age distribution stays the same over the next years. We begin by suggesting that if Woodford County were able to meet the needs of a share of the existing in-commuters, there would be an additional demand of anywhere between 59 to 197 housing units required through 2025 based on different rates of attracting new residents (5% to 20%) and householder age group (Tables 23 and 24, next page).

Table 22. Top 5 Counties for in-commuters
(people that commute to Woodford County for work)

County of Employment	In-Commuters
Fayette	2,053
Anderson	612
Franklin	589
Scott	428
Jessamine	368

Source: U.S. Census/OnTheMap, 2019

Based on the current housing utilization, the demand for single family units would be between 43 and 171 and for multi-family units would be between 6 and 23. The survey results can help determine the type and location of new or renovated housing. As stated in the survey results section of this report, more than 80% of the respondents would prefer to see new development in Versailles or Midway and most prefer single-family residential development.

Table 23. Potential housing demand from surrounding counties
(householders 15 – 34 years old)

Woodford County in-commuters assume 341 housing units needed	Number of new housing units in Woodford County	Single family units required	Multi-family units required
Attract 5%	17	15	2
Attract 10%	34	30	4
Attract 15%	51	44	6
Attract 20%	68	59	8

Source: Author's calculations

Table 24. Potential demand from Fayette County
(householders 35 – 64 years old)

Woodford County in-commuters assume 643 housing units needed	Number of new housing units in Woodford County	Single family units required	Multi-family units required
Attract 5%	32	28	4
Attract 10%	64	56	8
Attract 15%	96	84	11
Attract 20%	129	112	15

Source: Author's calculations

SUMMARY AND CONCLUSIONS

- Not unlike similar places, Woodford County is challenged by the battle between the need for housing and a desire to preserve the rural landscape. More so than in other places, there is a fairly equal interest in wanting to grow versus wanting no new growth.
- There is an imbalance between the demand for housing, preferences for housing with larger lot sizes, and preferences to preserve farmland. An increased demand for land for residential development will require significant land use changes that could alter the landscape of Woodford County which many survey respondents stated was not optimal.
- The county is also well poised to accommodate new residents from Fayette County and other surrounding counties provided it can offer the housing and other amenities that align with the interests of incoming households.
- Residents from the City of Versailles appear to recognize the need for more housing options, particularly for lower- to moderate-income households. In addition, there appears to be a higher degree of acceptance for housing to support the homeless population in Versailles than in Midway.
- Both cities are in favor of allowing Accessory Dwelling Units to support seniors aging in place.
- The “Not in my backyard” syndrome is quite present in Midway, more so than in Versailles. There is a recognized need for both lower-income affordable housing and housing that is affordable for the middle class, but respondents were clear they prefer no new development near their current residence.

Other Takeaways:

- Most respondents stated there was NOT enough adequate housing in the county. This was captured as both available housing stock as well as available housing based on income.
- Using projected population estimates, Woodford County would need 422 new detached housing units by 2025 and 397 units by 2030.
- An overwhelming number of respondents prefer to own their residence rather than rent in the future.
- There is high interest in single-family homes with larger lot sizes (greater than one acre).
- The most preferred housing price was between \$150,000 to \$200,000, closely followed by \$250,000 to \$300,000.
- Many of those that live outside Woodford County stated they would likely live in the county, but housing was not adequate or affordable.
- Individuals stated they would be most interested in moving to Versailles and Midway rather than other areas of the county.
- There is an expected increase in the number of Woodford County households and population over the next 10 years.
- If Woodford County were able to meet the needs of a share of the existing in-commuters from surrounding counties, there would be an additional demand of anywhere between 59 to 197 housing units required in the next years, most of it for the single-family units.

Appendix A: Other Housing Characteristics

Table A1. Lot size of current home, n = 1,234

Lot size of current home	Number of responses
1 acre to less than 5 acres	85
1/2 acre to less than 1 acre	169
1/4 acre or less	504
1/4 to less than 1/2 acre	331
More than 5 acres	145

Table A2. Top amenities (moderately or very important)

Buy	Rent
Newly constructed	Central A/C
Central A/C	Storage
Fireplace	Modern kitchen/bathrooms
Architecture/historic charm	Accessible green space
Master bedroom on 1st floor	Master bedroom on 1st floor

Table A4. Stated preference for number of bedrooms, n = 534

Number of bedrooms	Number of responses
1	10
2	90
3	298
More than 4	125

Table A4. Stated preference for number of bathrooms, n = 534

Number of bedrooms	Number of responses
1	10
2	90
3	298
More than 4	125

Table A5. Need for public transportation, n = 925

Importance Level	Number of responses
Yes	437
Yes, but only for senior citizens and individuals with disabilities	322
No	140
Other	26

Table A6. Neighborhood characteristics ranked very or moderately important, n = 1,290

Neighborhood Characteristic	Number of responses
Safety-low crime	1,086
Cost of living	1,015
School quality	879
Access to shops and restaurants	717
Access to community facilities and parks	707
Local food scene	686
Walkability	671
Nearby outdoor recreation opportunities	658
Diversity	637
Arts and entertainment options	533
Bike-ability	356
Other	121

APPENDIX B: City of Versailles Additional Survey Results

Figure B1. Versailles, Respondents by age and gender, n = 624

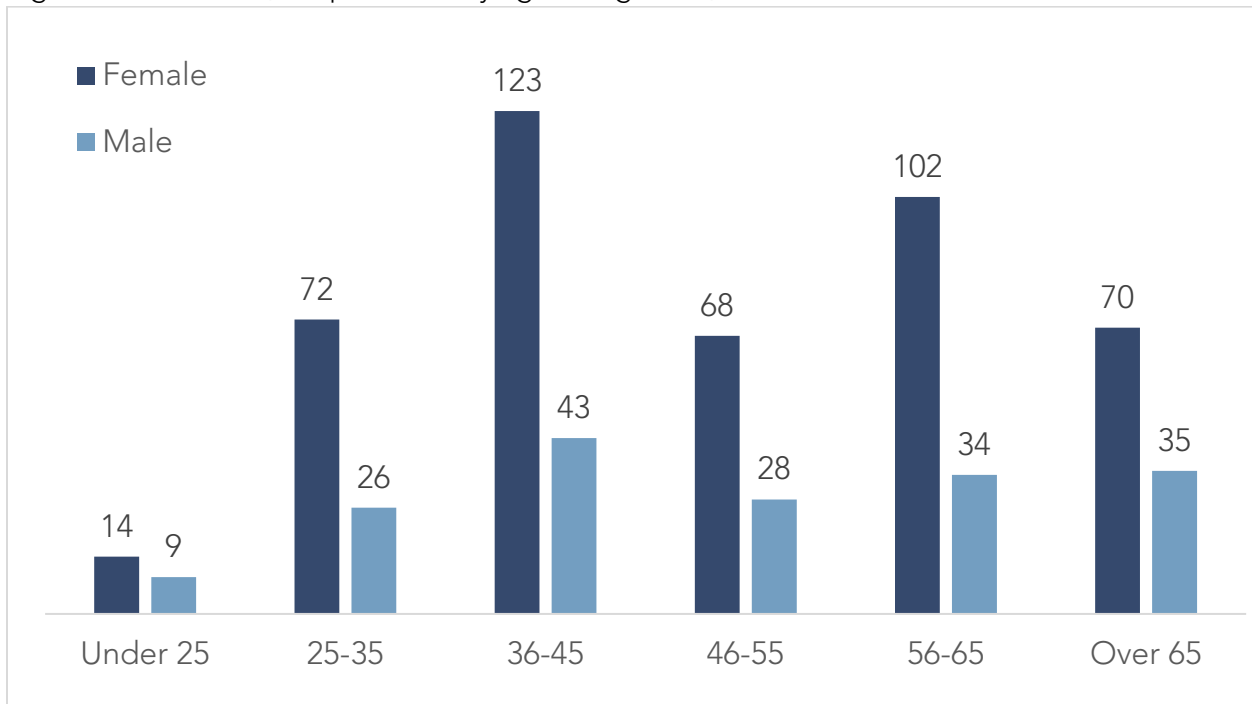


Figure B2. Versailles, Household size by number of people (including the respondent), n = 626

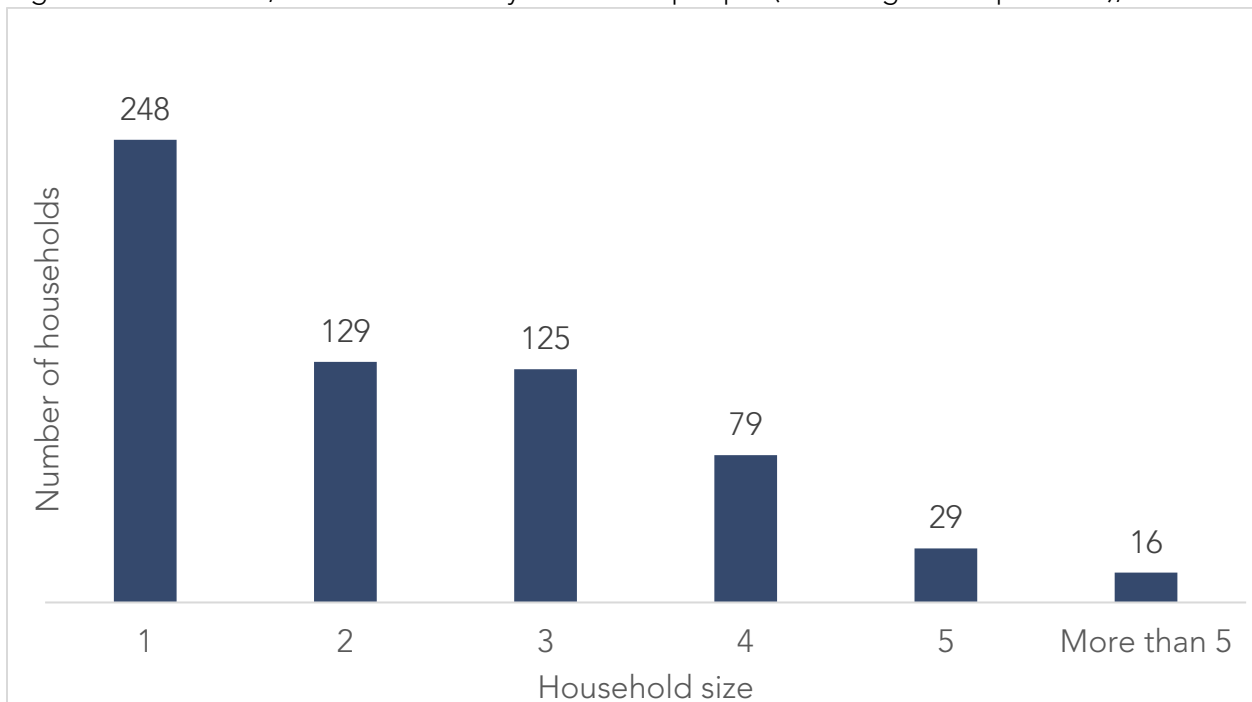


Figure B3. Versailles, Number of households by children under 18, n = 626

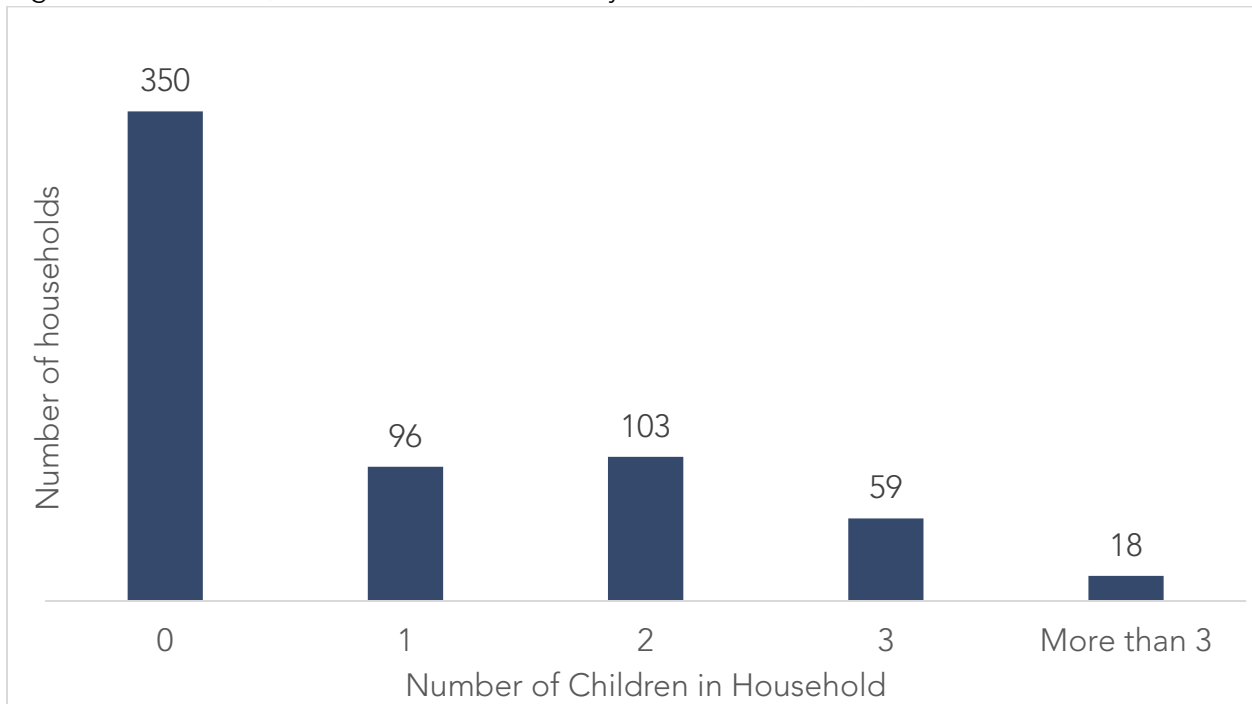


Figure B4. Versailles, Number of households with individuals over 65 years old (in addition to respondent), n = 626

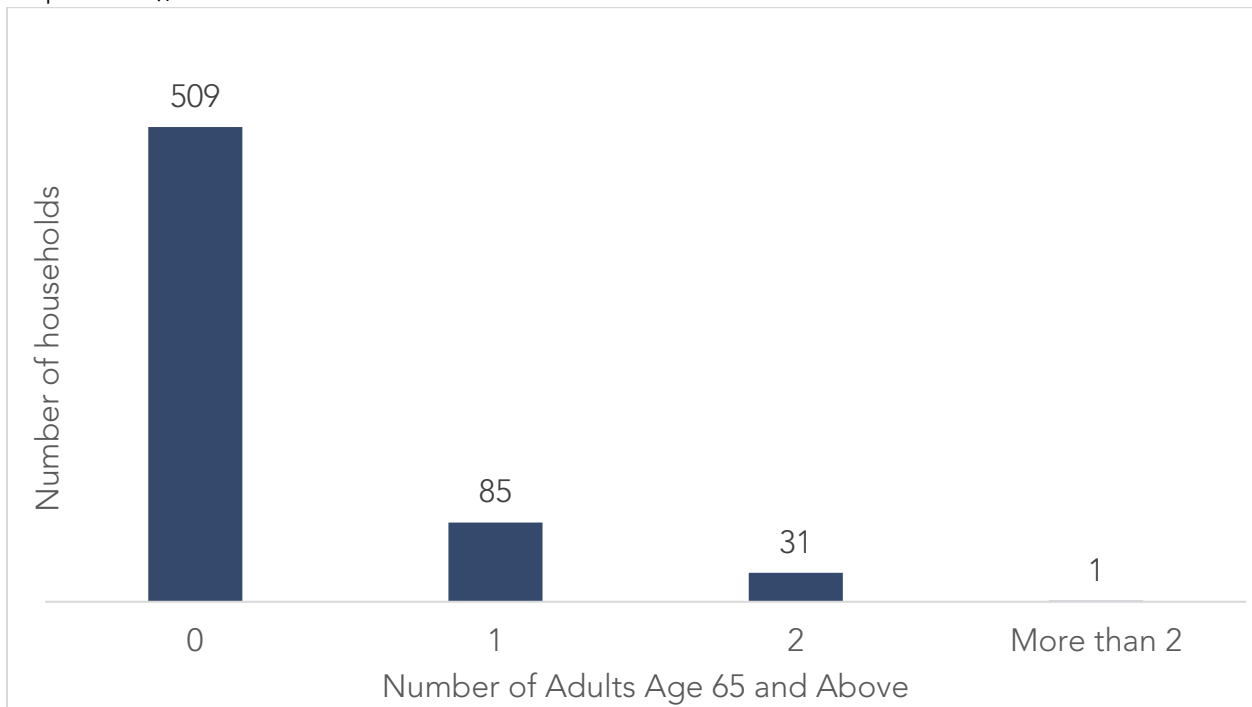


Figure B5. Versailles, Current commute time, n = 626

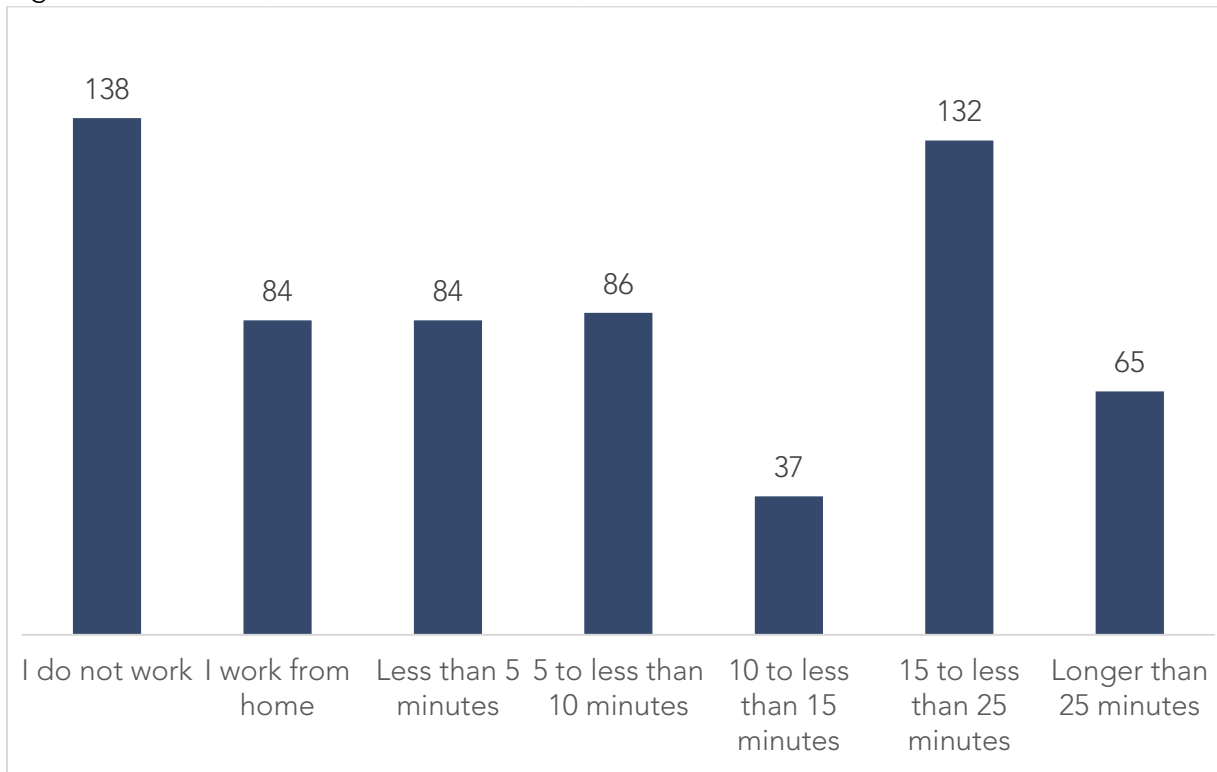


Figure B6. Versailles, Type of current residence by age group, n = 576

	Single family residence	Condo-minium/ Apartment	Townhouse	Mobile home	Duplex	Other
Under 25 years old	13	2	1	0	0	2
25-35 years old	81	5	6	0	0	2
36-45 years old	153	6	5	0	2	0
46-55 years old	87	0	6	1	2	0
56-65 years old	123	5	2	1	4	1
Over 65 years old	87	8	4	1	2	3
TOTAL	544	26	24	3	10	8

Figure B7. Versailles, Intention to move in the next 5 years by age group, n = 615

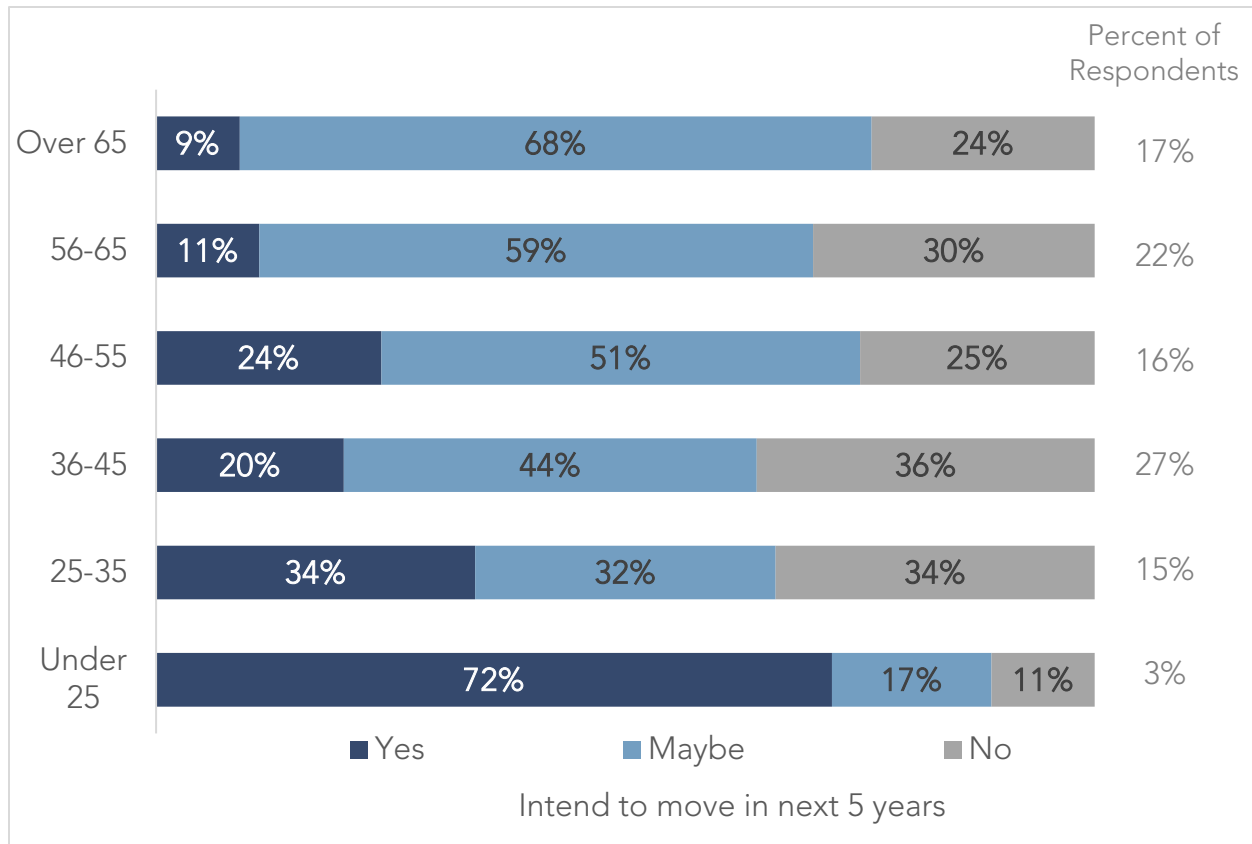


Figure B8. Versailles, Intention to purchase or rent if moving (for respondents that answered "yes" or "maybe" to intention to move in 5 years), n = 307

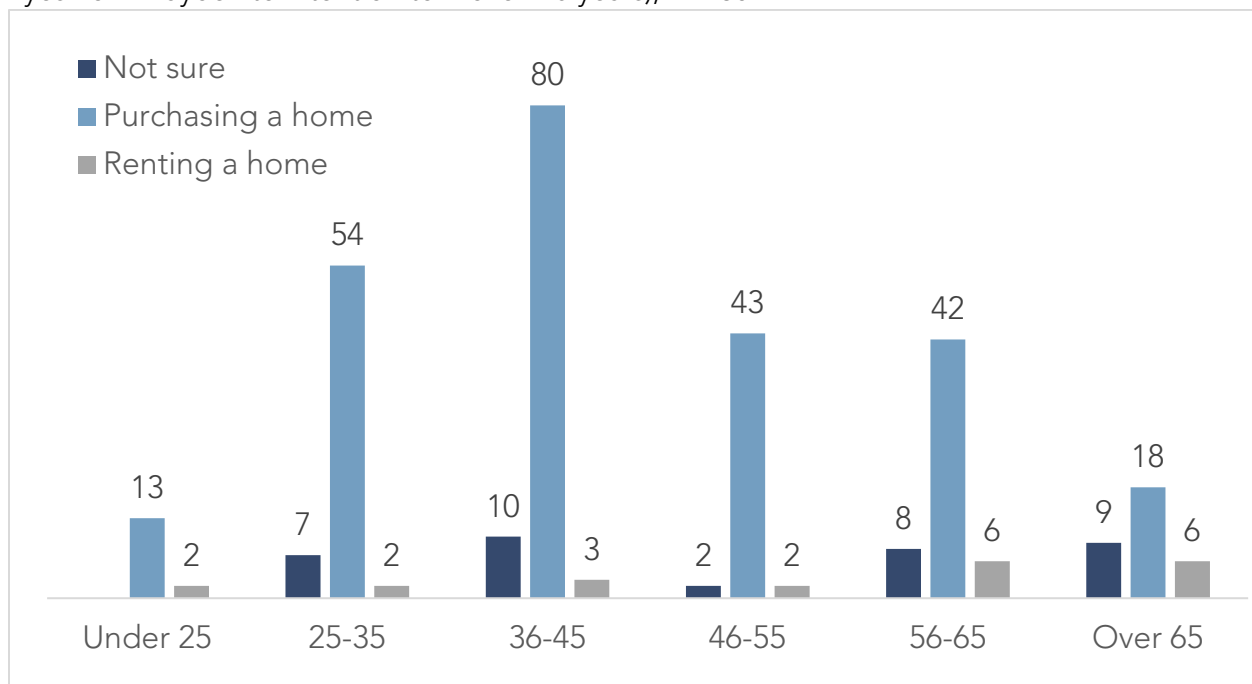


Figure B9. Versailles, Type of housing preference, by age group, n = 608

	Single family residence	Condo-minium/ Apartment	Townhouse	Mobile home	Duplex	Not sure
Under 25 years old	16	2	0	0	0	0
25-35 years old	88	2	2	2	0	0
36-45 years old	156	1	0	6	1	0
46-55 years old	87	2	2	5	0	0
56-65 years old	105	6	5	19	1	0
Over 65 years old	60	12	6	20	1	1
TOTAL	512	25	15	52	3	1

Figure B10. Versailles, Preference for housing prices, n = 273

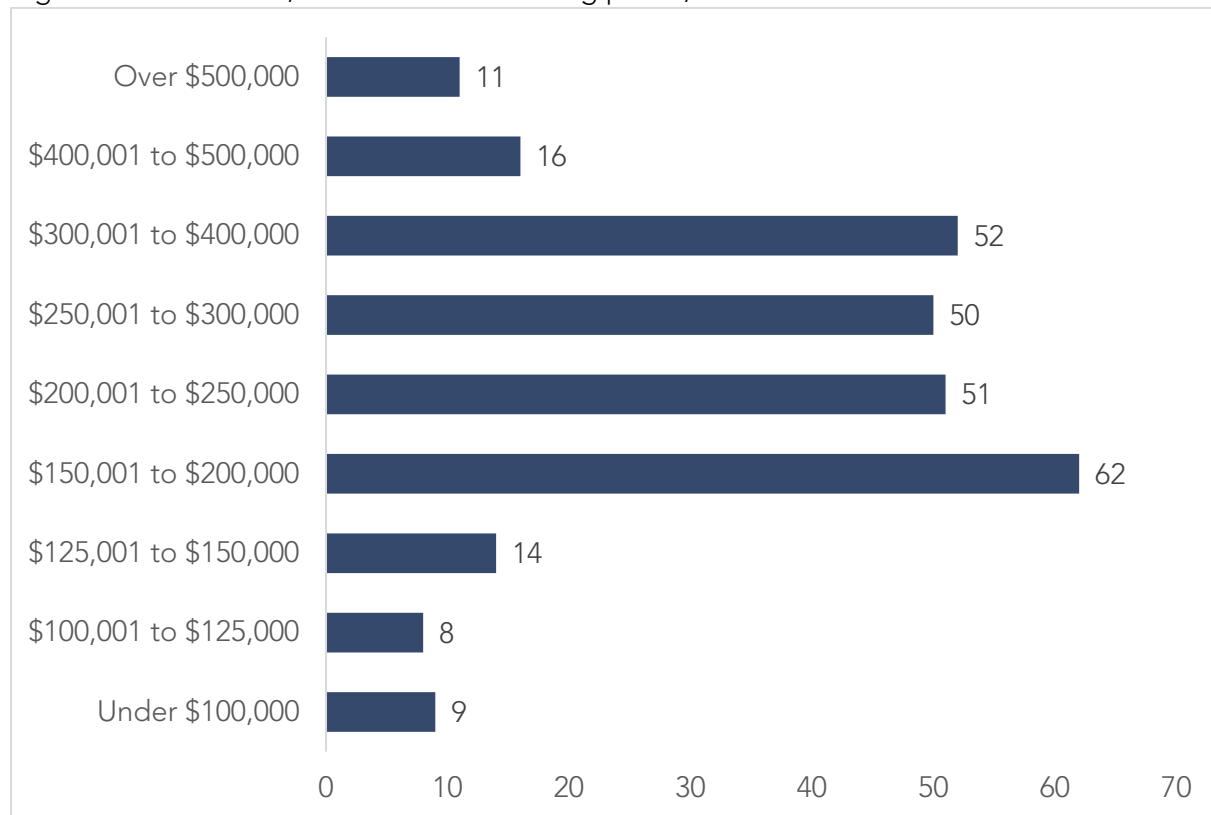


Figure B11. Versailles, Preference for monthly rent, n = 47

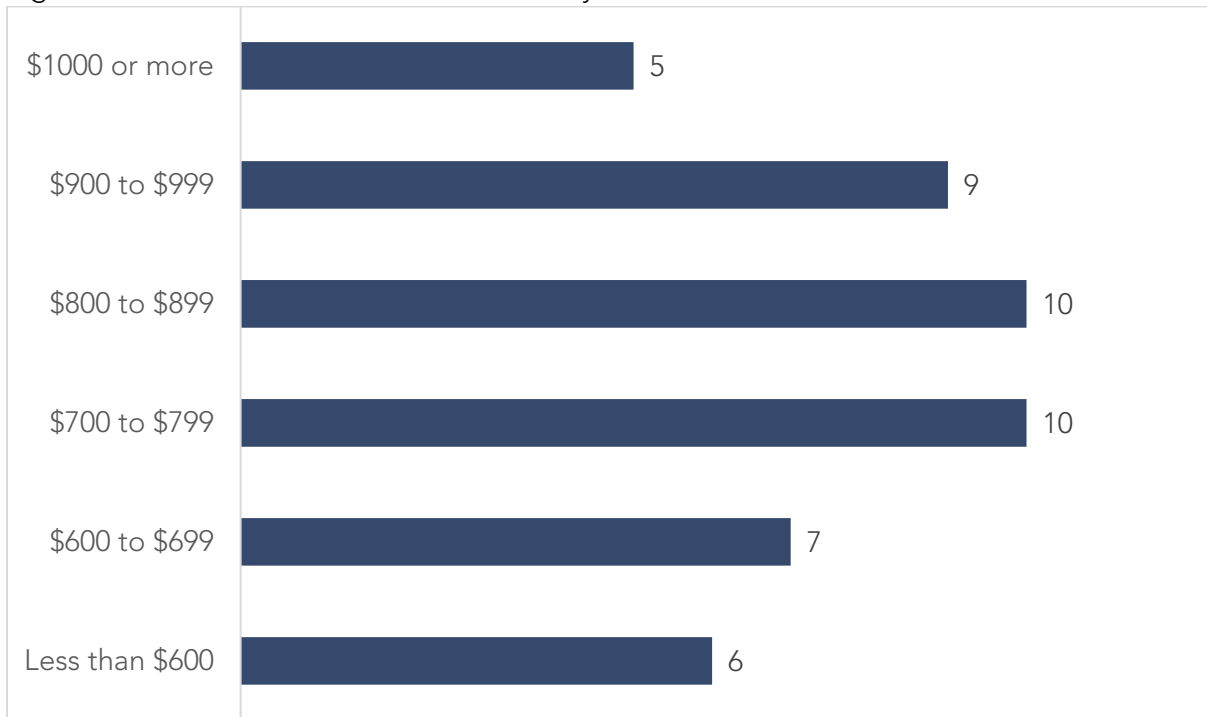
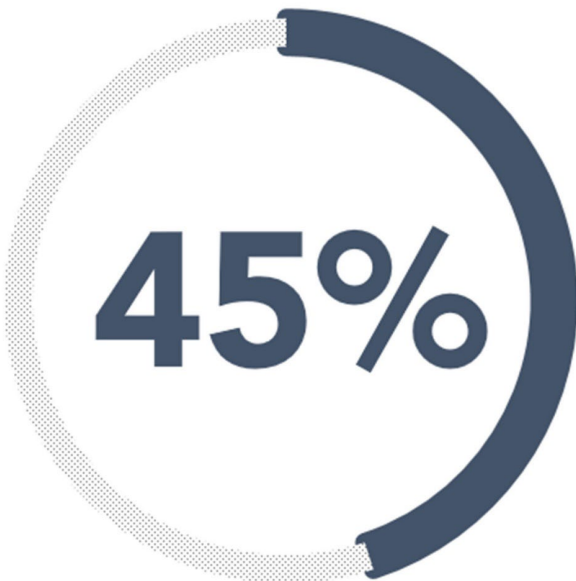


Figure B12. Do you have family and/or friends that would like to live in Versailles but cannot?

Of the 240 individuals who provided a reason why friends or family didn't live in Versailles, **100%** responded it was either due to a lack of affordable housing or a lack of housing options.



45% of respondents stated that they knew of friends or family that would like to live in Versailles but cannot.

Table B1. Versailles, Preferences for Housing Characteristics

	Very important	Moderately important	Slightly important	Not at all important
Central AC	232	33	7	2
Garage	149	71	40	13
Adequate Storage	132	98	35	7
Master Bedroom on 1st Floor	103	49	51	70
Modern Kitchen and Bath	87	104	60	20
Porch or Balcony	81	93	66	33
Large Lot Size	65	89	79	38
Basement	37	72	85	80
Architecture	29	64	92	87
Fireplace	21	49	85	117
New Construction	11	62	78	115

Table B2. Versailles, Preferences for Bedrooms and Bathrooms

Bedrooms Preference	Number Respondents	Bathrooms Preference	Number Respondents
1	7	1	23
2	43	2	152
3	161	2.5	83
4	73	3	32
4+	10	More than 3	4

Table B3. Versailles, Preferences for Acreage

Acreage	Number of Respondents
Less than 1/4 acre	63
1/4 to less than 1/2 acre	92
1/2 to less than 1 acre	48
1 to less than 5 acres	65
More than 5 acres	17

Table B4. Versailles, Support for Transitional Housing and Accessory Dwelling Units (ADU)

Versailles	Yes	No
Transition Housing	331	123
ADU	469	52

Table B5. Versailles, Preferences for Neighborhood Characteristics

Versailles	Very important	Moderately important	Not at all important	Slightly important
Safety/Low crime	508	52	3	13
School quality	349	91	90	55
Cost of living	341	194	11	37
Local food scene	150	197	76	158
Access to community facilities/parks	147	209	78	149
Nearby outdoor recreation opportunities	140	191	80	168
Diversity	140	166	137	142
Access to shops and restaurants	138	240	50	156
Walkability	135	175	108	164
Arts and Entertainment Options	91	177	108	204
Bike-ability	72	98	248	168

Table B6. Versailles, Housing Concerns

Housing Concern	Number of Respondents
Rising house prices	367
Increasing property taxes	269
Inadequate housing for seniors	182
Lack of housing options for moderate income households	348
Suburban Sprawl	164

Table B7. Versailles, Housing Concerns, Open-Ended Comments

Privately-owned low-income rental properties like those on Russell Avenue and some on Clifton Road (in front of Arbor Place) are in horrible states of disrepair.
"Affordable" housing not being affordable for low-middle income families
18-19 year olds can't find an apartment under \$700-\$800 a month for rent
Availability
Can't find a farm with good internet options and location around or under \$600k. Honestly you probably want to throw out my results because I'm not looking for normal things.
Careless design, landscaping & position of new moderate housing that could be attractive for MANY years.
Cookie cutter homes with barely any yards. City should contract with developers to add green spaces/small parks to developments
Education (specifically middle and high school)
Exorbitant rent
Few apartments for low income or lower middle class; young adults just starting out
Fire protection in the county vs city

High density housing and rental properties that are not well maintained.
Homes for first time homeowner
Housing services for homeless and domestic violence victims
I like a smaller town so not looking for to many developments that will take away the farms.
Inadequate tax base due to ag exemptions for horse farms and hobby farms.
Insufficient residency by home owners (too many renters)
Keep our farmland as farm land. Versailles is unique because of the land and horse farms. Please stop building houses
Lack of affordable for first time home buyers and seniors
Lack of affordable housing for low-income families
Lack of housing for low income and homeless assistance
Lack of housing for our young adult grandchildren! And the lack of housing options they can afford!
Lack of housing for the homeless
Lack of housing for young adults leaving home
Lack of low-income house and lack of all size lots in general
Lack of options for first time homeowners.
LACK OF SENIOR APARTMENT BUILDINGS
Low-income housing for those with minimum wage. Those that work that don't qualify for section 8 because they make a little too much, yet not enough. Housing that is up to date, more cared for.
Low quality housing that requires excessive maintenance
More quality, affordable rentals are needed downtown
More redevelopment and use of land within city limits
No affordable senior apartments
No laws to govern how Woodford County landlords abuse their tenants.
Not a lot of rental property and what is here is difficult to find.
Not enough available lots to build.
Not enough options for the working poor. Where the income is just above poverty and doesn't qualify for assistance, yet not enough to afford the extremely high rental prices in the county (as well as surrounding counties)
Not enough rental options.
Not enough section 8-low income
Over development and loss of farm land which makes Versailles unique
Quality, quantity, and affordability
Rental options are scarce
Rental options for lower to low-middle income residents.
Rentals
Starter homes for newly married
Theft, plus new property owners bully the older tenants
There is little to no income-based housing or housing for low income families
There are enough homes in Versailles.
To many houses
Too many rentals in single-family home neighborhoods
Too much low-income housing

Traffic flow
Traffic, infrastructure
Unattractive and poorly maintained apartment complexes
Very concerned about the terrible decision the planning and zoning has made in allowing the ENORMOUS HIGH DENSITY building of apartments, townhomes etc on Falling Springs Blvd next to the middle school. It is appalling that a county that has worked hard over the years to maintain its beauty is now raping the land with project housing of this sort!! It is mind boggling! Most people in Versailles have no idea about this! Unless they travel this road, they would not be aware of what's being allowed! Is this purely to increase the tax base? What builders are affiliated with planning and zoning who would allow this !!??
We Do not want more Apt buildings or multifamily dwellings please. We do not want low income-based housing.
While I respect the need for more housing, I prefer a VERY CAREFUL plan in place that includes not only housing units but infrastructure (roads and schools) to support this growth. Kentucky, overall, does a terrible job with this compared to other states (i.e. North Carolina).

APPENDIX C: City of Midway Additional Survey Results

Figure C1. Midway, Respondents by age and gender, n = 310

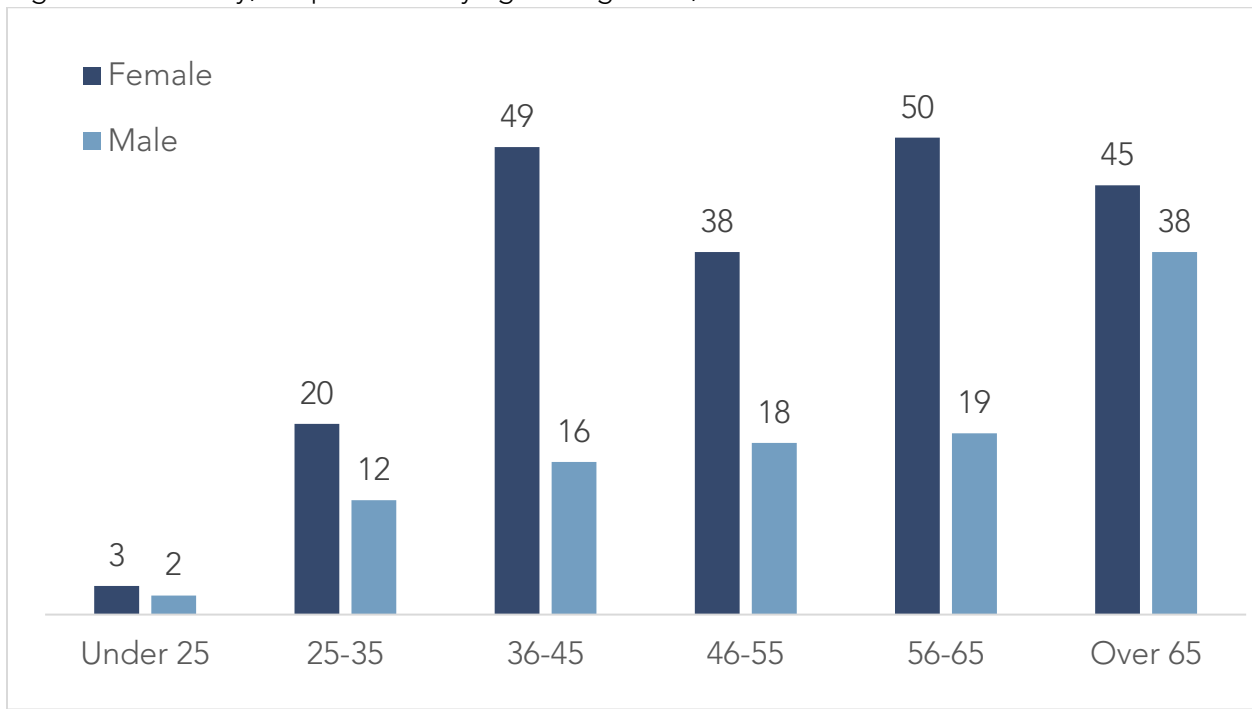


Figure C2. Midway, Household size (including the respondent), n = 312

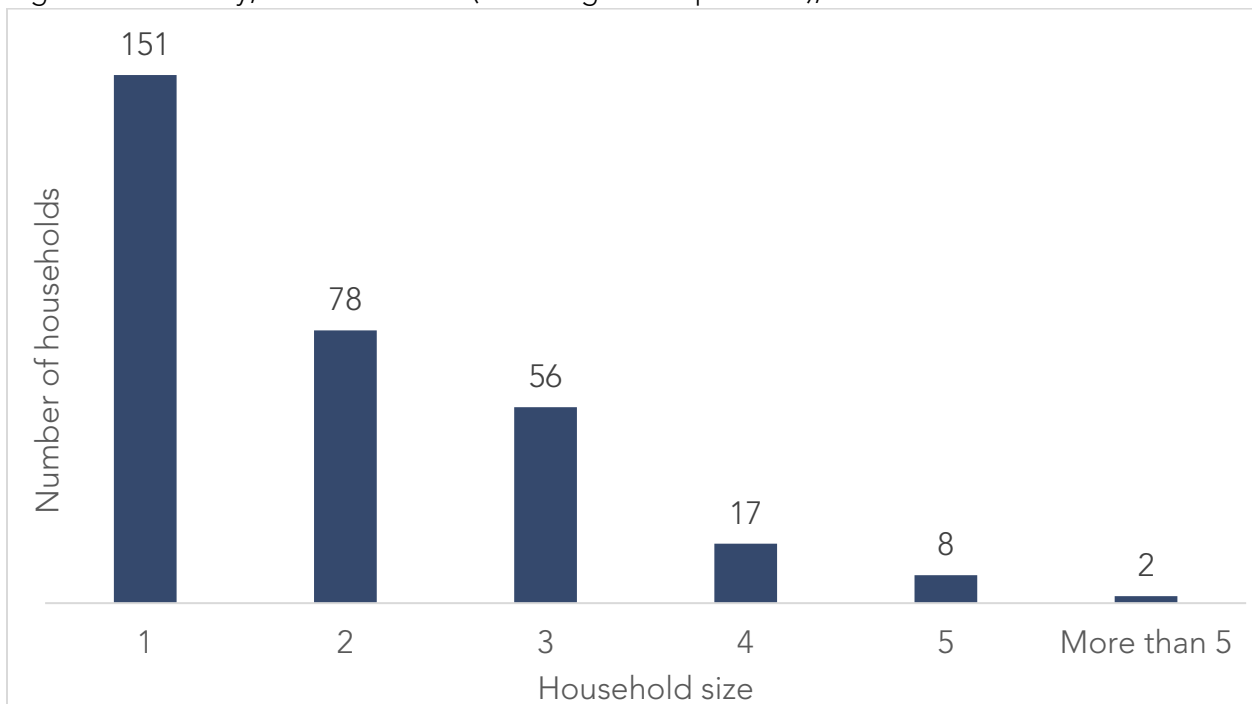


Figure C3. Midway, Number of children under 18 in household, n = 312

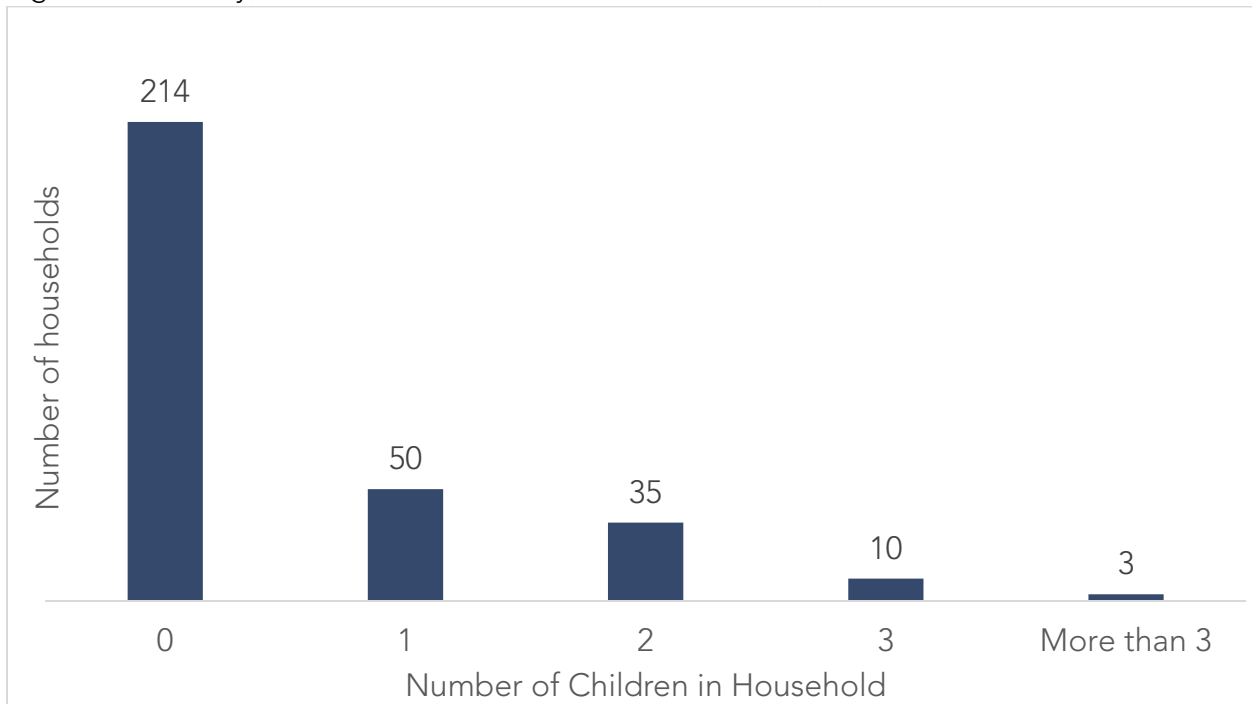


Figure C4. Midway, Households by number of people over 65 (in addition to respondent), n = 314

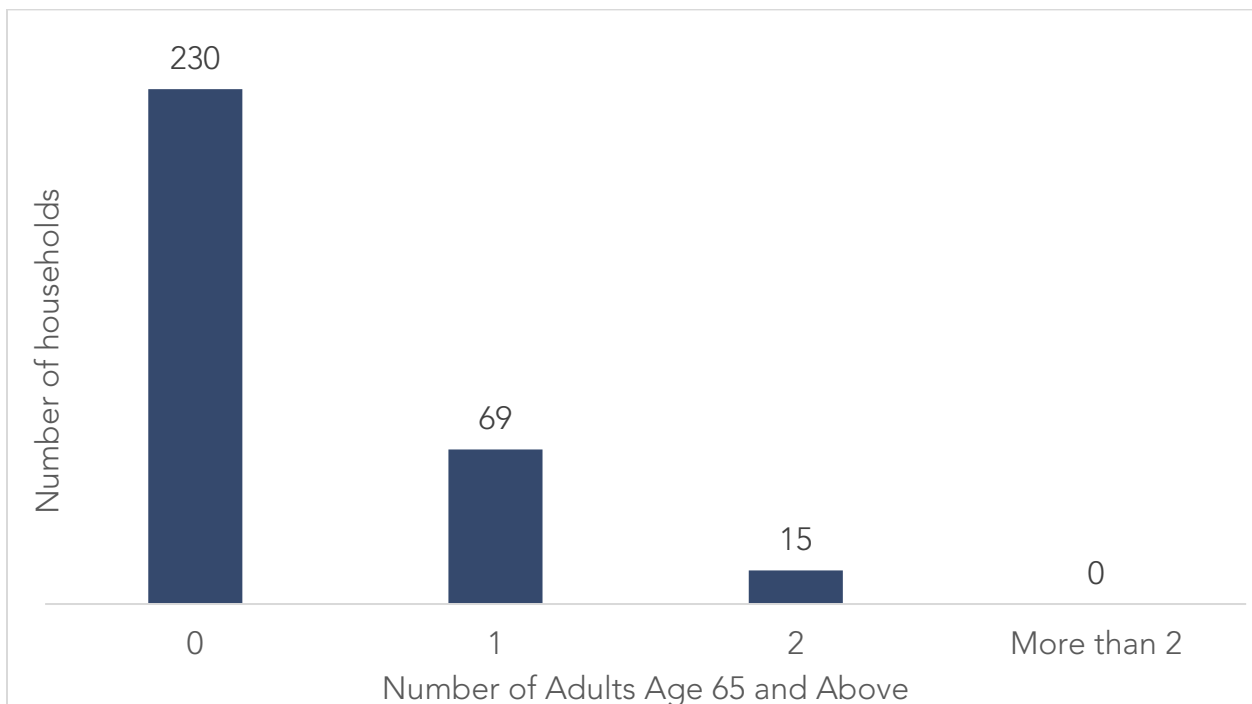


Figure C5. Midway, Current Commute time, n = 314

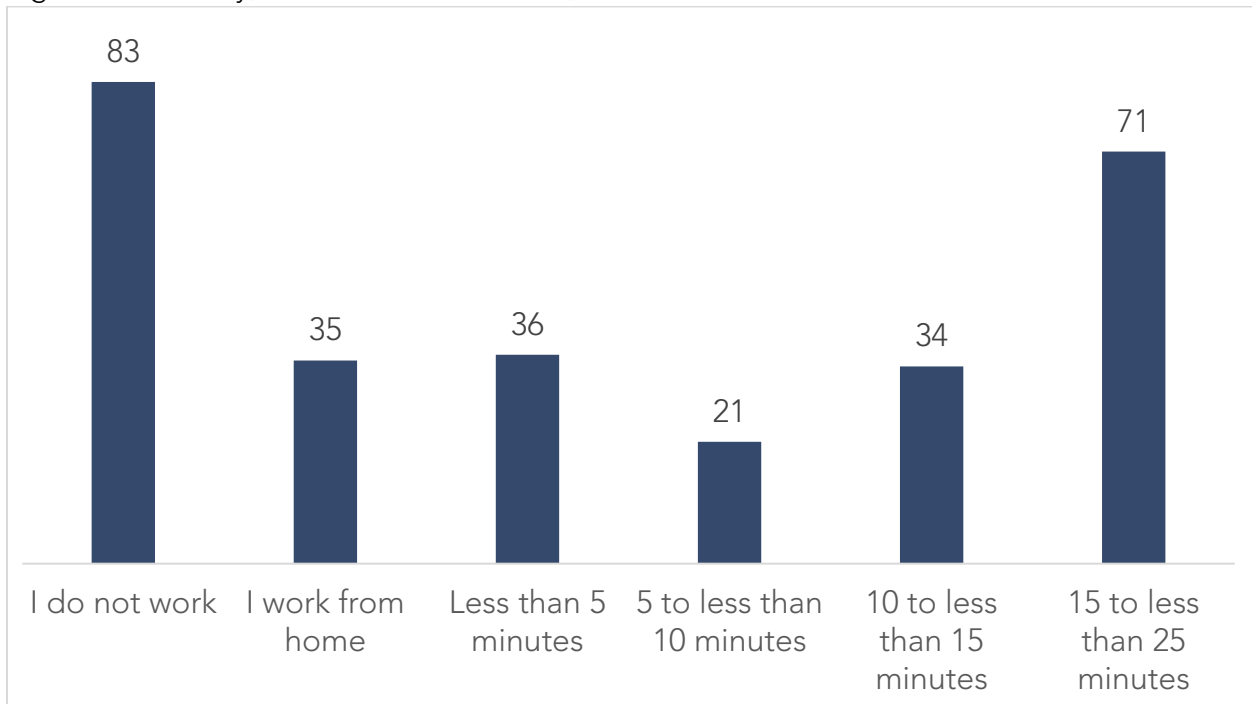


Figure C6. Midway, Type of current residence by age group, n = 312

	Single family residence	Condo-minium/ Apartment	Townhouse	Mobile home	Duplex	Other
Under 25 years old	1	2	1	1	0	0
25-35 years old	29	1	1	0	1	0
36-45 years old	61	2	0	0	1	0
46-55 years old	55	0	1	0	0	0
56-65 years old	66	0	3	0	1	0
Over 65 years old	81	3	1	0	0	0
TOTAL	293	8	7	1	3	0

Figure C7. Midway, Intention to move in the next 5 years by age group, n = 312

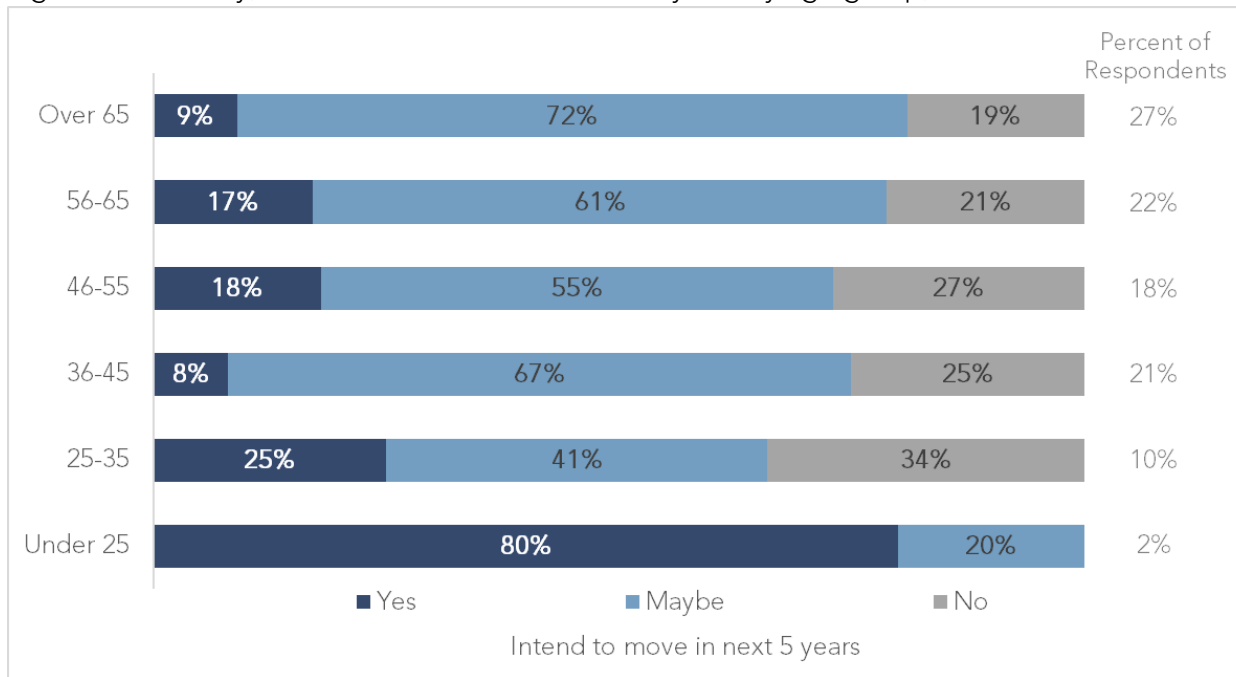


Figure C8. Midway, Intention to purchase or rent if moving (for respondents that answered "yes" or "maybe" to intention to move in 5 years), n = 119

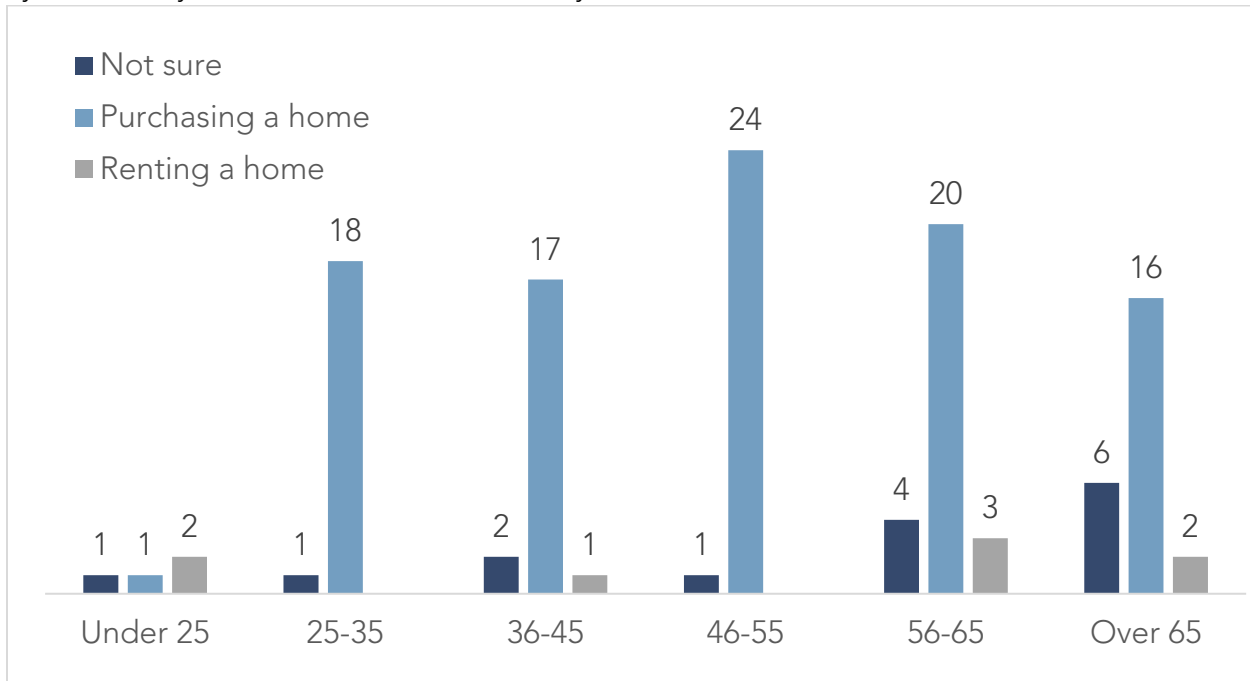


Figure C9. Midway, Type of housing preference, by age group, n = 308

	Single family residence	Condo-minium/ Apartment	Townhouse	Mobile home	Duplex	Not sure
Under 25 years old	3	1	0	1	0	0
25-35 years old	31	1	0	0	0	0
36-45 years old	59	0	0	0	1	4
46-55 years old	49	2	2	0	0	2
56-65 years old	55	2	6	2	0	4
Over 65 years old	61	3	2	0	0	17
TOTAL	258	9	10	3	1	27

Figure C10. Midway, Preference for housing prices, n = 99

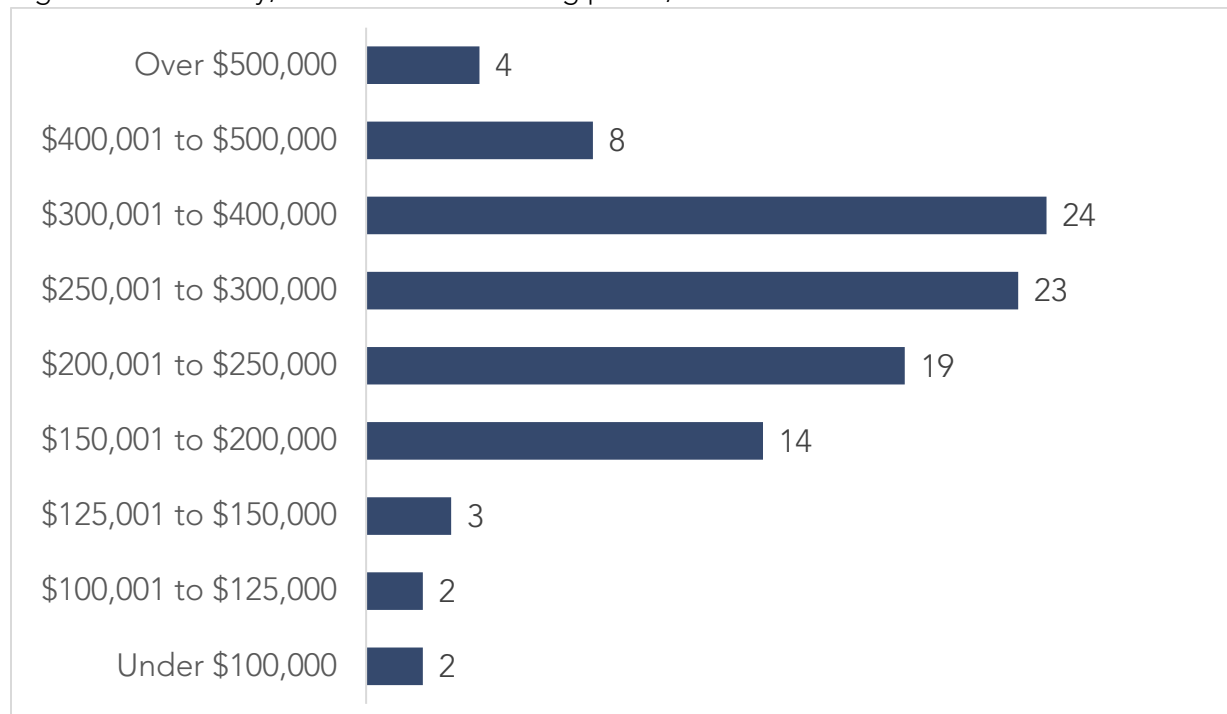
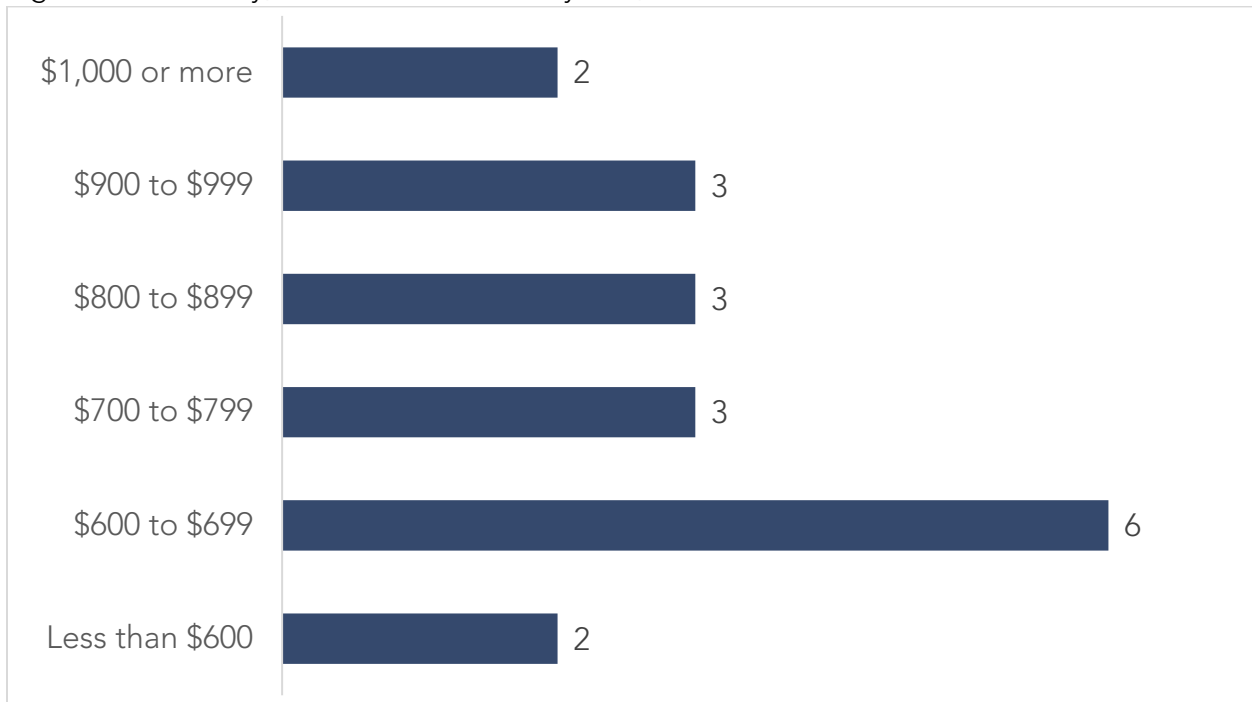


Figure C11. Midway, Preference for monthly rent, n = 19



Do you have family and/or friends that would like to live in Midway but cannot?

48.8% of respondents stated that they knew of friends or family that would like to live in Midway but cannot.

Of the 135 individuals who provided a reason why friends or family didn't live in Versailles, **all but three** responded it was either due to a lack of affordable housing or a lack of housing options.

Table C1. Midway, Preferences for Housing Characteristics

	Very important	Moderately important	Slightly important	Not at all important
Central AC	72	17	4	2
Garage	43	31	16	6
Adequate Storage	39	40	14	3
Master Bedroom on 1st Floor	30	17	24	25
Modern Kitchen and Bath	29	43	19	5
Porch or Balcony	26	37	20	13
Large Lot Size	25	26	25	19
Architecture	19	27	29	20
Basement	16	33	23	24
New Construction	7	18	25	47

Table C2. Midway, Preferences for Bedrooms and Bathrooms

Bedrooms Preference	Number Respondents	Bathrooms Preference	Number Respondents
1	2	1	7
2	22	2	50
3	56	2.5	38
4	21	3	5
4+	0	more than 3	1

Table C3. Midway, Preferences for Acreage

Preferred Acreage	Number of Respondents
Less than 1/4 acre	17
1/4 to less than 1/2 acre	27
1/2 to less than 1 acre	28
1 to less than 5 acres	17
More than 5 acres	9

Table C4. Midway, Support for Transitional Housing and Accessory Dwelling Units (ADU)

Midway	Yes	No
Transition Housing	66	136
ADU	202	46

Table C5. Midway, Preferences for Neighborhood Characteristics

Midway	Very important	Moderately important	Slightly important	Not at all important
Safety/Low crime	243	22	6	4
School quality	171	58	25	31
Cost of living	121	125	29	8
Walkability	112	104	49	17
Access to community facilities/parks	85	110	65	21
Diversity	82	99	40	58
Local food scene	78	101	66	35
Nearby outdoor recreation opportunities	73	103	75	31
Access to shops and restaurants	64	110	79	28
Arts and entertainment options	44	94	90	50
Bike-ability	40	55	74	113

Table C6. Midway, Preferences for Location for New Development

Anywhere	10
Nowhere	23
Don't know	10
Other locations	
Across Midway Station	4
Across from the Corner Grocery	3
Across interstate	16
Leestown Rd	6
Away from downtown	9
Cogartown	2
Between Midway and Georgetown	1
Close to Lakeshore	1
By Midway University	4
Renovate existing	4
Downtown	5
Infill	13
Southside	2

Table C7. Midway, Housing Concerns

Midway Housing Concern	Number of respondents
Rising house prices	116
Inadequate housing for seniors	71
Lack of housing options for moderate income households	136
Suburban Sprawl	95

Table C8. Midway, Open Ended Housing Concern Comments

All the trashy houses that no one what's to clean up a lot of part of this town really need to be cleaned up.. just saying
Blighted properties and poorly constructed newer homes.
Blighted Property - Nothing is ever done about this issue
Cheap housing coming in; large new housing initiatives
College students
Deteriorating properties and lack of historic preservation
Don't want high density neighborhoods
Don't see a problem
First the University needs more housing for their students. Close to the university for easy access. Second, I do not feel like we need another subdivision or condos/townhomes/apartments. Third we need to look at the home that are not being used and remodel them for housing and some of the buildings in Midway that are not being used could be remodeled for student housing or apartments.
Houses becoming commodities
I am not interested in supporting low-income housing at our current community's expense. By expense I'm referring to crime and safety of our existing communities. Nowhere else in KY can someone leave their home unlocked, trust that their children can play outside unsupervised or walk down the sidewalks at night. These communities are stable healthy communities because we have resisted the underlying interest that this survey represents thus far. Most low-income trailer park project proposals are sold to surrounding communities initially as "RV Resorts" as it sounds much better and creates less resistance from these communities. We all know that there is not enough tourism to support such a resort in Midway, just ask the current store owners. In an effort to maintain occupancy rates these resorts will quickly lower credit restrictions and then later leasing rates will drop resulting in a transition from "Resort" to a more lack lustered community. Once this community is combined with other diverse projects, the communities that made Midway what it is today will become but a small percent of the population and everything that is attractive about Midway will be extinguished. Northridge Estates will become the bridge to Leestown Rd and Leestown Rd will become a bigger death trap than it already is. As for the notion that these developments will bring in more sales to downtown businesses; I have some hard love to share. You can only sell so many candles, wicker baskets, bourbon barrel signs and hand painted crafts before a single store like Family Dollar or Dollar Tree comes in and vaporizes that market.
If we add more housing, it takes away from the small town charm of midway!
Lack of availability to stay in Midway if we wanted a bigger house
Lack of care of the outside of homes on some of the main roads into and out of town. Mostly rental properties
Lack of commercial enterprises necessary for low or moderate income families
Lack of houses with a little bit of land (1-5 acres)
Lack of housing for low income.
lack of housing for low-income..
Lack of move up housing, would like to see houses in \$300,000-\$400,000
Lack of new upscale modern housing
lack of nice townhomes or condos in Midway
Lot sizes outside of the city limits in the county are required to be to big when subdividing bigger tracks of land. We would love to buy land from my father inlaw but according to the PVA it must be 30 acres. Which seems excessive
Midway had a perfect opportunity to have affordable 1,000 +/- sf homes built on an R-3 (with zone change) within the city limits. The while affluent, educated population decided that thru a facebook smear campaign they would discourage this development. It was a thinly veiled very racist campaign

that discriminated against people whos first home would be 1,000 sf or so. Terms to describe the home owners wer ethrown about robbers, poor, trash, unkempt. It never was said, but you could tell it also included black, latino and poor whites. The craziest thing was the entire smear campaign was orchestrated by a GAY MAN of a certain age where I know in his lifetime he himself has faced discrimination for being gay. It was really a shame that the city council of Midway did not take more time to meet with the developers and study the options for this piece of land. The city council of Midway and the mayor of midway just rolled over like a beat dog and let this facebook cancel culture smear tactic mob completely hijack what could of been affordavble housing right in the middle of mldwya. It was really pathertic to watch. Then to top it off the ring leade rof the facebook group Scott Skidmore sold his house n Midway and moved to Mexico about a week ago. PATHETTIC the way it was handled.
More growth
More space, specifically homes with a basement!
Need rent free
Needs more apartments for people who don't have the money to buy a house
No new builds. Have to buy an older home
No options for growth. No options for building.
Possibility of tightly zoned subdivisions built in areas without amenities and infrastructure to support them
Potential RV park or other large businesses generating traffic.
Putting in too many houses in proposed neighborhood at Northside Drive and North Winter Street
Run down homes
Run down inadequate upkeep on homes. Bandaid fixes on major issues
Some of the rental homes are in serious need of repair and an eye soar. Also, I fear our small community will be change to cheaply constructed cracker box type housing that will quickly become blighted.
The amount of unused and empty structures that could be rehabbed and turned into additional housing options.
Too many rental homes.
Too many rentals.
Urban sprawl and cheap houses destroying our historic ambience.
Want affordable housing but not at the expense of developing our key asset - our farmland
We don't need high density housing here!

Appendix D: Open-Ended Comments

Versailles Comments

We need more connecting paths, like the bypass. We also need more nature trails for walking, running, and biking. We need more opportunities for outdoor activities that are not ball sports.
1 room efficiency apts for only Senior Citizens with rent in the \$500 range. That includes all utilities.
A Wal-Mart would be nice
Affordable
Affordable housing for retirees
affordable housing for single moms/dads
Affordable senior living.
Affordable single-family homes
Affordable townhouses with shared greenspace or condos that could be owned, but with stringent HomeOwner Association bylaws that restrict homeowners from "junking up" the property so that the common areas stay clean and well kept. These should be for ALL ages, not just young families but also for older individuals. The sharing of ages and life situations is good for a neighborhood.
Again, seniors having to move out of Versailles to find senior apartments. Versailles school apartments are not just for seniors and there is no elevator in the building of three floors.
Allowing for mixed density neighborhoods i.e. allowing for duplexes, complexes and single family homes in the same neighborhood would help to destigmatize higher density housing
As a teacher at the high school, I know firsthand the current new high school plans will not allow for any additional student load. This will need to be addressed prior to any new building plans. I am also aware that the current blue bloods of the county will neither allow an increased property tax or additional building. I appreciate the look of the effort of this survey, but I know things will not change.
As stated above, but with the skyrocketing cost of real estate, low to middle income level families will not be able to afford to live in WC given the current options. Most new build neighborhoods are in the \$300-500k range and even established neighborhoods have home prices in the \$200-300k range. We need more housing options to help naturally lower property costs by increasing supply. But with that increase in housing, we desperately need more access to goods and groceries. Thank you so much!
Better (and more) sidewalks - especially on US60 from Merewood to Woodford Feed.
Better dog park. More local outdoor activities like concerts and festivals. I would like the downtown area be better. Too many empty store fronts. Turn downtown into more restaurants. I think a bowling alley would be a great asset to Versailles
Build it- they will come. If we build high density low income homes, it will burden our schools. If we build "nicer" homes, it will attract folks who can afford that type of housing (higher education/income). That sounds harsh but it's how I feel.
Careful how you develop the land in Woodford. Once it's gone, it's gone; just look at Lexington. Part of the reason people move here is space, peace, and quiet. Lose that and you might as well be Lex.
Communities across the country are struggling with high home and rental prices. Please be very careful in allowing outside investors, with no intent to live here, to purchase land and properties in Woodford County. We must also protect our current neighborhoods from inappropriate rentals, and unfinished houses. Please put time limits and higher dollar amounts on housing building permit renewals.
Cottage type housing, one floor, with garages, accessibility features, nice porches...for not rich seniors to buy
County does not need to grow housing wise keep it a small town feel or it will end up trashy like Nicholasville where I grew up. So I've seen it happen when a county wants to grow in this manner and it's not for the good

County leadership should learn more about Strong Towns as part of future planning processes. In particular, road infrastructure policy, property valuations, mixed housing, and organic urban planning. Including loosening up zoning and building regulations to allow developers to build creative affordable housing within the existing urban footprints. See articles at: https://www.strongtowns.org/
Current landlords should have to do a better job of maintaining the properties
Develop all the apartments over downtown businesses. See mt sterling as example of what grant opportunities can do.
Don't build!!! Woodford is perfect as it is. Low priced housing leads to higher crime rate
Don't get overcrowded and don't allow cheap builds all over the county but we do need more affordable options for lower middle class families who want to purchase homes
Downtown walkability would be nice. Current traffic makes it difficult at times.
employ someone that understands traffic issues, speed limits etc.
Entertainment such as bowling, movie theater, mini golf, shopping, Wal-Mart, Lowes, Rural King
Expand bike/running trails and connect to neighboring counties
Fix the sidewalks so that they're more walkable in neighborhoods like Merewood
Fix the water leak at High st and Aberdeen. The ice is going to cause an accident.
Home sharing
Houses that are actually affordable
Housing worth \$150,000 to \$250,000.
I am on the Versailles Code Enforcement Board and it is most distressing to have abandoned properties that could have been rehabilitated torn down. Repair affair could help and Habitat is involved, but only on empty lots. We need better coordination of resources within our community. There is no centralization of needs and resources
I didn't see an answer that was an appropriate fit to my response for the question regarding future residential development. I support first and foremost, urban infill whether it be redevelopment of an existing site or renovation of existing structures. Secondly, I wouldn't think data would support any need of high-density residential development in Woodford County. I would anticipate new development be predominantly low density with some medium density around city amenities for walkability.
I don't think we need to build new "affordable housing" because the numbers don't support the construction costs vs revenue of affordable housing. By increasing our supply of mid-high level housing, we will create naturally occurring affordable housing in this county and surrounding counties.
I don't want a lot of high-density dwellings, and I hate to see farmland turned into development, but there are plenty of options to renovate within city limits that wouldn't continue city sprawl. I much prefer to stay within the current city footprint. Part of what makes Woodford County so special is all the farmland around it. Would love to see a few more local restaurants but no chain restaurants!
I don't want to leave Woodford but no senior independent living apartments like in Frankfort and Lexington.
I favor infill and re-purposing areas that have been built and later abandoned; neighborhoods need adequate, safe sidewalks with downlighting; a mix of architecture and size for housing including townhomes and condominiums for those who don't want to maintain property
I had a response here, but there is a character limit. You must not be THAT interested in our ideas.
I had to rent in 2012...extremely difficult to find in Versailles. Hope it is better now.
I hope to someday soon own my own home that I can purchase and live comfortably. And to be affordable within our budget. Currently the housing market is up the roof. Really expensive.
I know it's elitist and exclusionary, but I like the way Woodford is, and want future development to be very tightly controlled. DO NOT DO NOT DO NOT want Jessamine County!
I selected a mixture of all three as my primary answer. I also believe that renovating existing houses and neighborhoods is important so that all areas of the community are up to date and attractive to people. I think that the cost of a house or rental is getting very challenging for the middle to low

income families. If this is not addressed, the long term outlook for everyone will not be appealing. I love the area and making sure every level of income can prosper and contribute.
I think housing is becoming very expensive for lower/middle income families, but I don't know how to address that.
I think it would be awesome if First time home buyers could buy a house without a down payment and a fair credit score to be given a chance. Most of us can pay our bills and rent / mortgage is number one.
I would like to see a subdivision of more expensive homes like Helmsley
I would love to see more neighborhoods like Helmsley, but I know there is a need for more affordable housing. I would support an initiative to improve existing low-income housing units as well as an initiative to invest in new, healthy low-income housing units with a robust maintenance program, waste disposal service, and a self-governing board (comprised of residents) to oversee upkeep of the properties.
I would love to see the empty building in downtown Versailles turned into housing for individuals. It seems there is much wasted space in these empty buildings.
If current structures are insufficient, encourage landlords (via tax breaks and whathaveyou) to refine and rebuild multi-family dwellings in the same footprint.
if you build more housing, you'll need more schools, infrastructure,, ect. Jobs generate money. We need places to work in this county.
If you include duplexes, it adds some additional options for people to be home owners if they own and occupy half and rent out the other half. Not too many but a few duplexes or quads.
I'm finding I have to look outside of Woodford county for non smoking senior housing
Improve walking & bike path throughout city
Improved maintenance of existing primary and secondary roads. Changing county ordinance that currently allows one junked/inoperable vehicle per property to zero junked vehicles.
In order to allow the county to continue to grow, adequate and diverse options must be made available. The beauty of our county can still be maintained while filling the needs of the community.
It would be nice to be able to shop locally and not have to take business to Frankfort or Lexington - allow small chain businesses to come to Versailles
Just because people WANT to live here does not mean we have to build more to allow it. If something comes available to them great. Or move to Lexington or Frankfort that are already rambling junky cities.
keep an area of Woodford with its classic feel like downtown, while another like near falling springs more modern that way people can choose their preference
Keep the rural and urban communities separate, don't develop rural land.
Keeping Versailles a community with families as first priority and leave apartment housing to larger cities!
Let's bring back downtown. Save the beautiful bluegrass.
Let's remain a small town with high property values. Don't become another Winchester/Nicholasville
Low income housing is urgently needed! As well, we need facilities and support services for the homeless and those who are a paycheck away from becoming homeless. This is becoming a crisis.
Many rentals in Versailles are in very bad shape. I think landlords should be accountable for keeping their properties in decent shape.
Maybe a village for seniors. A group of small, single story houses with a community garden.
Midway is also in need of Single-family housing in the 140,000-180,000 price range
More discount shopping
More high-quality apartment or condominiums inside the current urban area
More multifamily housing (2-4 residences per unit) and incentives to renovate existing housing would be awesome! Also, relaxed zoning so there could be a mix of single family and multifamily in one area
More neighborhood parks

More parks. Water fountains at parks.
More places to allow pets. More affordable 3-4 bedroom houses or apartments
My biggest request is community transit options, even a bus that just did a loop around Versailles would be helpful.
Need a new high school and elementary before building any new houses
Need affordable housing options for lower income families and persons, and regulate landlord/property owner requirements for upkeep and stable pricing.
Need more groceries options - Retail like Walmart or Target. More lower income options for housing and shopping.
Need more homes under 200k that are not sitting on top of each other.
Need more moderately priced housing and streets to relieve congestion on cut through streets for those residents
Need NICE home that those with lower incomes can purchase or rent
Need something for lower middle class/working class
Neighborhood green space and parks
Neighborhood parks with summer art programs for kids. Trails & bike friendly sidewalks connecting neighborhoods parks, schools, and downtown. Through streets that connect our "spoke" roads. (Why must I drive through downtown to get to Kroger's?)
Neighborhoods that are smaller single-family homes, basic in size and structure, similar to Merewood or the Village.
No apartment buildings. Renovate existing ones or have an incentive for the property owners to take care of it. Addition of neighborhoods that have larger lots, but less than an acre.
No HOAs
No more neighborhoods
NO NEW HOUSING!! People can live in Frankfort or Lexington. Keep Woodford small!!!
Not allowing commercial business in older home neighborhoods.
Not enough one level housing that isn't right on top of each other aka Anderson communities development behind middle school. Right sized housing and amenities but literally barely enough room to fit a lawnmower between them or park cars outside of garage. Please don't develop housing like that.
Obviously, shopping and restaurants other than Mexican, oriental, and fast food.
People who have lived here for decades are being priced out. Between the prices and the declining quality of schools, we'll likely be pushed into another county.
please also renovate old buildings and better utilize large open empty buildings
Please do not develop farmland for any further housing. Instead, work to repurpose land in the town to create large apartments. Growing up and not out will encourage the diversity and vibrancy of downtown, encourage walkability and reduce carbon footprint.
Please don't ruin Woodford County ... stop building sprawl and eating up rural farmland. If sprawl continues we will be like every other not-special town. It's easy to drive to Lexington for bigger needs - - 15 minutes to everything
Please keep our low-income seniors in forethought. Rent is too high for them!
Please make affordable to medium income people.
Please stop allowing new subdivisions to use alleys. Please stop building homes so close together. Please look into builders that will build small homes with only one level but with large lots. Be sure all new subdivisions have sidewalks that connect to town.
Preserve our green space including all farms. Please do not let Versailles/Midway/Woodford County just become an extension of Lexington!
Pretty up Versailles Rd from bluegrass parkway to main street with more trees? Farms are nice to see, but once past them near Kroger it begins to look dingy.

Quality of construction should be considered. Not all developers are created equal and many of the large vinyl box homes constructed over the last 15 years are beginning to rapidly deteriorate due to poor construction and material quality. Focus on quality, not quantity for a better long-term investment in our community
Regulations in county for property maintenance & upkeep
Remodel existing houses/apartments instead of new building
Renovate existing structures whenever possible.
renovate preexisting structure first w/low density
Renovating existing structures is always a good idea. Perhaps more financial assistance needs to be available (grants possibly) to those willing to renovate properties. More low-income options for those currently homeless. I believe that the transitional housing mentioned is a good idea. There is a need for less expensive patio type homes for our elderly. Some just can't afford what is currently available in our community. I'm speaking of retirees needing a one-story home now.
retirement facilities that allow for independent living
Safe walking and biking for all.
Should consider what attracts people to the county. The elementary and middle school buildings and test scores are attractive but our High School and lack of basic amenities for a first-rate education is ridiculous.
Sidewalk repair, keeping yards and areas surrounding a home neat
Small homes with fine, sustainable appliances and finishes. Money not spent on flashy "popular items."
Smaller city parks in neighborhoods would be nice, include activities for children such as swings, basketball, and picnic tables. Big Spring Park is nice, but on nice days it is very crowded, not enough seating in the play areas. The county park simply does not have enough activities for children, nor seating for families.
Smaller single-family homes for starter home. Like the village.
Stop allowing real estate/ construction companies to come in and throw up quick, cheap, ugly houses. Quality over quantity.
Stop annexing county property and rezoning. Once the land is gone it is gone forever. Build within city limits
STOP BUILDING NEW HOMES/APARTMENTS/CONDOS, ETC. FOCUS ON RESTAURANTS- PLACES TO EAT
Stop building poorly constructed homes crowded in together
Stop focusing on building new expensive properties and help your low-income families!!!! There is NO excuse. Stop being greedy.
Streetlights on neighborhood streets would be very beneficial for residents. More neighborhood parks (Rose Ridge, Legend's subdivisions for example). Or easier access to school playgrounds.
The county should focus on becoming more upscale to attract a tax base that will enable it to grow in a positive way! High-density, low-income housing invites crime, undue burden on schools and other services. The county has already made a huge mistake on Falling Springs Blvd. This type of development denotes a very naive zoning board that doesn't care about the future of this county. Stop trying to please everyone! If you can't afford Woodford County, live elsewhere!
The County's current comp plan and zoning ordinances are on point and there is no reason to redesign them. The issue is NIMBY and greed.
The lights that are sensor based are really great and i have always appreciated being able to navigate the streets with minimal traffic.
the majority cannot rule here. Everyone is different. I like the country. Some people like the city. There should be a mix.
The moderate and transitional housing inventory is very low. For long-term Long-Range Planning needs to identify areas and zone for this type of housing. Short term need could be addressed by rehabbing and apartments.

The most important thing is to keep the horse farms which brings a lot of tourists to the county and to limit sprawl.
The paradox to life in Woodford County is that people want to live here because are growth resistant. We are unlike our neighbors, particularly Jessamine and Scott counties because we value our farmland more. We have a wonderful history of farming excellence particularly regarding horses. Let's double down on what makes our county a wonderful place. We Value, tourism, farming and history. Let's keep it that way! It's been said that we need to grow. I say we need to main our values.
The transitional housing is a great idea. With all of the churches in this county, there surely wouldn't be a voice raised against the idea. Wink, wink.
There are so many developments in the process of development.....a few have been 10 years in process, some built and not been sold. Complete one area before adding a new.
There is a need for 1 floor living for seniors, rental or purchase
There is too much housing being built rapidly. We are not allowing for schools and the community to catch up. If we can't even build new schools what are we going to do with more people. We can rapidly lose our small town charm much like surrounding countries have. Keep our small town small and wonderful. Our downtown is growing this is wonderful, but we do not need to be a sea of homes
There needs to be housing for people period. Housing that is affordable. Most places that are for rent are starting at 1450 and up for a month. People cannot afford these prices for housing and still be able to provide basic necessities for their families.
There needs to be more focus on developing up some of the more run-down areas. I don't think that new houses are a bad thing though.
Tiny homes park.
Townhouses, apartments, etc need ample green space access
Underground utilities
Upgrade the schools and a state-of-the-art High School with a vocational school
Utilize properties that can be rehabbed, rent control, and give incentives for renting / building affordable homes. Those who inflate rent / building tax more and put that towards affordable housing. We do not need more neighborhoods with 400,000 dollar homes that large amount of your residents can't afford, or having to pay rent that is more than a mortgage for a house.
We definitely need more affordable places to shop. Not everybody has a way to travel to Lexington or Lawrenceburg or Frankfort to shop. We also need a Aldi's or equivalent to give Kroger's some competition. Then maybe a person could afford to shop there. I think if people would work together a solution could be found without bringing in a Walmart or target etc. We also need to upgrade our hospital to bring in specialist because again not everybody can travel to other towns for their healthcare
We don't want more \$300,000 or more housing. People need to be able to spend our money in Woodford Co. It's difficult for seniors, in particular, to get to clothing, furniture and other products. Not everyone has someone that can help them and keep our money here.
We just need homes that are more affordable.
we moved here because of the small town feel and convenience to work and Lexington
We need affordable housing for low to middle income residents.
We need low rent nice apartments.
We need more walkability, more sidewalks, more ability for students to walk to school
What about an attractive "Tiny Home Community". Firm believer in strong Home Owners Association with stringent rules to keep things tidy and enjoyable for everyone.
When will businesses catch up in Versailles? There are minimal restaurants, and zero healthy fast food options. We are constantly going to Frankfort or Lexington.
While I respect the need for more housing, I prefer a VERY CAREFUL plan in place that includes not only housing units but infrastructure (roads and schools) to support this growth. Kentucky, overall, does a terrible job with this compared to other states (i.e. North Carolina).

While I support the addition of new housing for those who need/want it in Versailles, I also very much appreciate how small Versailles is and enjoy all the green space that is not disturbed by housing.
Wider sidewalks to help those who have wheelchairs, strollers or electric scooters. I'd like for older neighborhoods to have their sidewalks inspected annually. Some homeowners should be cited for the dangerous conditions of their sidewalks.
Woodford County needs affordable family homes for moderate income families and young adults like myself who are getting ready to start a family. I've been looking for a decent house for my husband and I to buy to start our family in for over a year. I've lived in Woodford County my entire life, so I don't want to move away but other counties have exactly what I'm looking for in the price range and I've come close to leaving this county. The only thing keeping me here is my family.
Would be an asset to have areas that are walkable, bikable and more easily accessible.
Would love to see a pro-tiny home/van life neighborhood. 1/4 up to 5 acre lots allowing homes as small as 400-500sq ft, but up to 2000 sq ft, and give option for water/sewer/electric hookup for 'van life' type mobile residences. could be a county park with parking spaces rentable for people passing through, like a KOA type place but modern and mix of tiny homes and van life campsites.
Would love to see us turn old rails to trails. Would love to see better built homes and older homes remodeled.
You should change the zoning to less than 5 acres. I appreciate the limited supply desire, but this is way to restrictive. In addition, transitional housing needs prevail in Fayette. We do not have a big need for that here - this will only create population shift from the city to here.
Your question on transitional housing is not a yes/no response. Transitional housing only works if there is somewhere to transition to. In addition high risk families require more services to fix the underlying causes of homelessness. Housing is only one piece of the puzzle and cannot fix homelessness by itself

Midway Comments

Low density is preferred, high density could be a benefit if it is a large scale "quality project", anything in between will be cheap junk, similar to what Mike Bradley's initially brought to the table.
A Senior Citizen Housing area that is affordable to all retired residents
A small town like midway should stay a small town. Once you add more and more you no longer have all the benefits of a small town. You lose the preciousness of the small town feel just to expand what? More crime? More light and noise pollution? More cars? Overcrowding our school? More is not better! Everyone cannot fit here. It's not going to be better if we make it bigger. What's wrong with leaving midway the quaint and charming small town? Leave Versailles to grow larger.
Accessory dwelling units that fit the character of the town/follow some building standards could potentially help a lot of families with aging adults and/or adults that need a caregiver.
Allow home building on 1 acre parcels
Any development should be designed with the feel of the existing town, rather than a cookie-cutter plan with architecture that doesn't mix well.
Any housing development should be sized appropriate to the size of Midway. We can't be everything to everyone. Living in Midway is a special experience and any attempt to make it like anywhere else is not something I would want to see.
Architecture, green space is what attracts people. If you are going to add housing, make it fit with existing older homes.
As young people increase income, they have little to no options to buy larger in Midway, and we lose these residents to Versailles, Lexington and Georgetown
Being able to buy 10 to 20 acre lots from existing large tracks of land right outside the city limits
Better grocery nearby, bank, drycleaners

Build out The Homeplace property, actively move abandoned property to new use
Concerned that this survey is slanted toward development without ANY mention of the critical need to preserve our farmland. Why is the county/city developing a survey for developers??
Could a 55 and older concept be explored with nice green space and good sized units?
Government should stay out of the housing issue. Midway is not obligated to address the need for "affordable housing" and should leave this up to free enterprise rather than trying to control supply and demand related to housing.
Gym and daycare in Midway, more affordable housing with land or land lots for sale to build (1-10 acres), yoga facility Or community center in midway to offer health/wellness classes
Homes in Midway have become a commodity. There are too many rental homes and B&Bs. I'm concerned that MU will swamp us with student housing. My block of Stephens is now 66% rental property.
Housing on available lots in midway that at the present time are not allowed
I bought midway to reside in a quiet, slow pace friendly area. New residential will bring more people, noise, pollution. this will make me want to move
I do not want to see our farmlands bulldozed and cheap housing units cramming the countryside. That is what is happening in Versailles now. Urban Sprawl is in every corner of the Versailles area and it's very ugly.
I do not want to see our farmlands occupied by cracker box housing like what is happening in Versailles. The Midway population has been steady, the housing steady. People want to move here because we are small with a strong sense of community. If we build to accommodate anyone who wants to move here, we are no longer a small community. ZERO BUILDING GROWTH! Repair and replace only.
I do think we could put more effort in renovation to existing homes and structures
I don't want Midway to end up looking like Meadowthorpe. I moved to Midway because I love small, rural, communities.
I HAVE FAITH THAT THE COUNCILS WILL DO THE RIGHT THING
I like how Chevy chase in Lexington has single family homes and duplexes mixed together. No sardine housing with everyone shoved on top of each other.
I sincerely believe that there should be housing options for lower- and middle-class households built within Midway. We can do better in zoning.
I support residential growth in Woodford County as a whole, but restricted growth in Midway. Midway's charm is due to its small town feel and tight knit community. I believe increased restoration of historic structures is the best growth strategy for Midway, as opposed to building new residential neighborhoods.
I think there is a place for higher density housing, townhomes, apartments, etc in and around Midway but we need to consider placement carefully. I would prefer an expansion of Midway into surrounding areas, particularly towards the University but would not support an increase in density in already developed areas.
I think Tiny houses are a possibility for some of our housing issues.
I would be fine with a mix of low & medium density in Midway proper. I would be ok with an apartment complex across the highway so long as it wasn't low income. We need to keep the drugs out.
In addition to new construction housing, it would be great if the existing homes that are in need of renovation could also be done.
Instead of RV park maybe build apartments and townhouses on that location.
It saddens me to see empty/unused buildings in Midway/Versailles when so many people need decent housing. I know you can't tell people what to do with their property but it's just wasteful.
It would be a shame for Woodford County to become yet another cookie -cutter community like the surrounding counties. We're only 10-15 minutes from Lexington and Frankfort, let them have the sprawl. There is nothing inherently bad about being a "bedroom community".
Keep government out of the housing issue. Let supply and demand deal with this.

Less sprawl. Mixed use dev is ok if planned appropriately. Mitigate the flooding in low lying areas and where the flow descends down to brand st and below. The Lehman house and/or the ness building or out by Wallace St. fine places for boutique hotel. Also, the ness building could be retail on 1st floor and efficiencies up. Save the historic cabin that the university is allowing to deteriorate. Despite a questionable past, it's story tells. It's one of the oldest structures in the area.
Midway is a great town, but many older homes are in need of repair and we need housing opportunities for people that would like a newer and bigger home
Midway is Midway because of its size. Adding more housing will take away from why people want to live in Midway.
Midway should follow the guidelines stated in the Woodford County Comprehensive Plan for Midway's projected growth.
Midway won't approve any type of housing. I'm not sure why they were included in this survey.
Midway, no residential development. Woodford County/Versailles maybe some.
Mixed use building with coffee shop/ breakfast restaurant and work out gym, cut away sidewalks, outdoor music/ performance stage
Modular homes or double wide homes should be allowed. There are empty lots and those are lower cost solutions
Need street lights, and limited parking on streets
New builds with big lots
No apartments or low-income housing.
No growth
No high density
No new builds in Midway.
No new complexes. Suburban ok.
No transportation & adequate healthcare are an issue for seniors. Also, an active senior citizen's center would be nice.
Not really. I do think Versailles is a good example of what happens when housing goes up everywhere and many of these structures will not stand the test of time. Then what? You have another serious problem on your hands. Leave Midway alone please.
Not sure just yet to comment.
ordinances which allow small size lots. like for shotgun houses
Over population, distraction and disturbance of historic agricultural land
Patio Homes, ranch style townhomes with basement for seniors. Transportation options, emergency services, senior services & programs, affordable restaurants (not fast food), grocery store (Aldi's, etc.)
People live in Woodford County for a reason, we are not Georgetown or Nicholasville. Then we have bypasses, big box stores, chain restaurants, local businesses pushed out of business. We must preserve what we have and love and push back on progress. We need to be the wall that stops growth to the point that you do not recognize Midway, Versailles, Nonesuch and the beautiful farms in between.
People move to Midway because it's different than Lexington, Frankfort, Georgetown, and Versailles. Growing for no reason will turn us into them. Leave Midway the way it is.
Please build tennis courts and ball fields in Midway.
Public transportation! As a family w a disabled young adult, we have no options for her to get to drs, activities, etc on her own. Woodford does very little for the disabled community of any age group.
residential in-fill is always an option
Sidewalks (new and repaired existing ones)
Sidewalks need to be put in the places where there are none. Speeding is a real problem on Stephens st in midway as well
Sixteen houses/acre is a HUGE number. There are a number of ~ 1/4 acre vacant lots in Midway. You are assuming there is some sort of housing crisis, but I've not seen that personally. There aren't any

homeless to speak of, maybe because there isn't any ultra-low end housing? Houses about \$150k would better suit the community. Outsiders investing in homes as commodities is a real problem here. Another looming issue is the growing size of MU, which may soon start to form a "student ghetto."
Smaller recreational facility on the northern end of the county. With a pool!
Survey questions show a bias. Perhaps a survey for each of Versailles, Midway and rural would be more constructive.
Tennis courts and ball fields in Midway. The college is a terrible neighbor and does not share it's facilities with Midway.
The housing needs for Midway and Versailles are vastly different. Midway should focus more in infill, and medium density developments and renovating existing structures. There are several structures in town that need to be completely torn down and built back up to be more efficient uses of the land.
There are no community storm shelters in case of tornadoes. There are no tennis courts, basketball courts, arcades, transportation to other nearby cities.
Two of the problems with housing in America is that too few people can afford it, and too much of it is segregated by type and income. Single family zoning is an inefficient use of land and infrastructure, as well as the principal form of exclusionary zoning. Nothing works quite as well as minimum home and yard sizes when it comes to keeping "those people" out. This type of zoning continues because the neighborhood of freestanding homes remains the ideal of the American Dream.
We addressed this subject by voting down the high-density housing plan. Why are you resurfacing this housing issue? Midway is a small town for a reason. Let it be.
We do not want new developments or low-income rentals.
We need basketball court in Midway.
We should use actual demonstrated need for all housing outside of what exists. The unique qualities of our county should be preserved at all cost. The planning and zoning board should have more preservation minded people as the current makeup is and has always been tilted toward developers. Midway hangs by a thread as the surrounding farms are under pressure and the wolf is always at the door.
We would like to see some development take place but would prefer to see o Old blighted properties renovated first before pop building new ones. Also, new developments should be proposed clearly and be openly discussed and reviewed by the community.
Why in the world would this survey show a picture of a huge transitional living complex? That doesn't fit our community? We are a rural town without a significant homeless problem. If we did need transitional living it would be 2-4 units. If you are STILL looking to provide housing for the industrial complex, it should be single family homes on the edges of town or apartments over at Midway station. Any additional housing should be limited like the county's limited projected growth for Midway.
With growing employment opportunities in the area, I foresee that more single people and young families will be interested in living here. We need to help satisfy the diverse increase in population.
Woodford County doesn't need any more housing.
Woodford county needs a variety of options to meet the needs of a variety of people and definitely needs more affordable housing and public transportation
Woodford County should focus on developing core areas of urban areas and reducing continued spread beyond urban service boundaries.
Would love for more people to be able to live in Midway!
Zero growth

Outside Midway and Versailles Open Ended Comments

"Go up, not out" by building multi-story apartments and condos without taking more agricultural land out of use
ADUs are a bit concerning with regard to parking, connecting to water and sewer. Feel owner must live in one of the two homes and not allow it for vacation rental purposes.

ADUs are not the way to go in neighborhoods or the downtown area. They're too hard to regulate, control, inspect, and maintain the safety of the existing dwelling. If more SFR is built, a design overlay needs to be created to protect the character of Versailles and Woodford County. Cookie cutter Houses with 3' Side yards will ruin Woodford County and make it just like every other county surrounding Fayette County. Urban Sprawl towards Lexington would deteriorate the quality of Woodford County.
Anderson Community \$1400 a month rent Legends Subdivision when started was said to be affordable homes for Woodford County...that's a joke!
Better Internet countywide. Few choices for those in rural areas.
Change zoning code to allow for increased density being transferred from rural areas into urban service boundary. NO BYPASS, NO BYPASS, NO BYPASS. More and safer bike paths, allow for mixed use in existing developments like Midway Station used to have.
Fight urban sprawl and keep Woodford County unique
Green space, parks, and larger lots are needed for families. Also prioritize renovation where possible.
Hub communities would be good
I believe in CONTROLLED growth and the importance of planning and zoning in locations of neighborhoods depending on how densely populated they will be. It's very easy to lose our charm. Nicholasville is a prime example of uncontrolled growth. I would rather see older houses or even communities renovated and brought back to life than neighborhoods flooding our precious farmland. However, I understand we also need to grow and with growth comes new neighborhoods. It's a balance P&Z must watch.
I think we need to keep farmland and undeveloped land. There is already a lot of housing.
I would support development only within the current urban services area.
I would urge the development of those lots already approved for development before granting any additional zone changes for residential or commercial development.
If we proceed with high density development, we won't have the school capacity needed. The traffic downtown is already a mess during rush hour, and we need an alternate route for downtown traffic if we continue to grow.
it is hard for low-income people to find anything at all. There are no cheap apartments.
Just wish we had more places to shop.
less governmental input/control. individuals are responsible for their own decisions and subsequent situations. degrading the quality of the county to serve a select few is not the answer.
Let the residents who have bought 5 to 10 acres or less to subdivide their land into 1 other residential site.
Low-income housing for single mothers
Lower taxes so it's actually affordable to build and live here. The library doesn't need to be so big or carry over so much money. Stop with the taxes that aren't used properly.
Make the Lanes View Subdivision Board ENFORCE the ordinances. Lanes View is becoming a big used car, junk car, trailer and boat lot.
Mixed density/cluster development is ugly. Please don't do that
More "55 and over" options. We want to downsize but can't find a place to go.
More housing opportunities for lower income families.
More housing that a single income household can afford.
My concern is allowing more construction when we have so much issue with our schools and Board of Education. I am not in favor of anything that would warrant additional property taxes.
Too much traffic now and nowhere to go !!
Need more apartments/townhomes @ affordable prices for younger adults and families!!!
Neighborhoods need to have a store, restaurant, recreation etc within it
NO BYPASS NEEDED. No to Edgewood because plenty of room within existing USB to build and grow.

No conversion of any ag land.
No more residential development in south Woodford Co.
No more sprawl onto our farms, no "Rural Residential" , build residential in the city, only farm houses on farms.
No new development. We are overcrowded now
None needed at this time because of our overcrowded unsatisfactory schools and no restaurants and nothing for our youth available
On one hand, I have aging parents and need affordable options to buy homes in Woodford County that allow for more bedrooms. But I can't afford the homes in Woodford that fit that criteria unless I am willing to pay a mortgage I can't afford. Woodford has the highest cost of living than any other county in Kentucky. I also am trying to get my kids to learn to live on their own who are graduating college and trying to find jobs. One of my kids is a single mother. She has very few options here
Our peaceful rural developments have been destroyed by people moving in that create perpetual safety hazards and noise nuisance with teens and younger joy riding on our streets with EXTREMELY loud ATVs, mini-bikes, etc. The peaceful areas out in the county no longer exist and it has eroded the desirability of living in Woodford County.
Plan developments within city limits. Only expand city limits when property inside is unavailable. We should strive to provide housing for people working in the county and not become a bedroom community for other areas
Please do not build any closer to horse farms.
Please, stop the out-of-control sprawl. Keep the building inside the city limits and stop annexing land into the city.
Preserve farmland!!! No more development south of Bluegrass Parkway!!!
Preserving African American neighborhoods by "holding" properties for African Americans and not for developers to buy/build properties inflating property taxes
Putting in something like the corner of Falling Springs/Tyrone Pike, comes with traffic considerations. There are no groceries/restaurants on this end either.
Really consider repurposing existing residential or commercial city lots and even large industrial lots.
Recommend large enough lot lines for backyards to allow people to get outside more as obesity is a significant issue in KY
Regarding the last question, we should also utilize vacant bldgs as well!!
Senior communities with independent living but with shared amenities.
Separate ag and equine areas from neighborhoods
Stop taking away land zoned agriculture and rezoning it.
The county has many areas where the homes are starting to deteriorate dramatically. These areas would be prime for a renovation and turned into either transitional housing or low cost housing. Many of this is due to the aging population. As the baby boomers move into the latter years of their lives they are not able to finally keep up a home. The county needs to be more active and seeking out these folks and either help them or purchase the home and convert it to low-cost housing.
The high school is overcrowded. No more room for incoming students moving in. Buildings sitting empty (such as old Kroger) should be renovated and utilized before building new in our beautiful green spaces.
The options in the final question didn't allow me to answer accurately. I think when possible existing structures should be renovated, and housing should be built within existing towns. I also think that the density depends on the location and type of housing. Probably a mix of the three is what is actually needed.
There should be county wide allowance for small houses/above garage housing/ etc. added as options.
Versailles Rd is currently a speedway - very dangerous 65 to 70 mph & we do not need to become a bedroom community for Lex. I lived in a beautiful county in VA now totally destroyed - was a huge dairy county but close proximity to Wash DC has destroyed the county & the public schools (in which I

taught are a horror thanks to union thugs posing as teachers) I would hate to see Woodford destroyed - if you don't want to live in a small town community with surrounding farmland - go back to Lexington

We need to encourage rehabilitation of existing properties within the urban boundaries of Versailles and Midway and think CREATIVELY about housing options and zoning regulations to assure the choice of innovative housing solutions -- both single and multiple family options. People's housing needs change over their lifespans and people's housing preferences change generationally. We need to move beyond early 20th planning and zoning beliefs to those suited for the 21st century needs and interests

We need to renovate and provide affordable medium density housing near city/county services. We do not need additional developments in the county on agricultural land. Our agricultural land and green space needs to be preserved.

Woodford should focus on renovating available area's first and then meet the need for affordable housing and apartments. We have enough 100+K plus homes either built or planned for. I would also like to see plenty of green space and walkability/bikability designed into all new future neighborhoods.

You can have all the housing you want, but the limited shopping/grocery options in Versailles is frustrating

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