

City Of Plano

COMPREHENSIVE PLAN

HOUSING ELEMENT

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HOUSING ELEMENT

I N T R O D U C T I O N

The Housing Element provides a guide for the development and redevelopment of housing resources in Plano. The Housing Element addresses Plano as a community of viable neighborhoods that emphasizes neighborhood variety and opportunity. This chapter includes a discussion of key housing conditions, trends and issues. It also contains a series of goals, objectives, policies and recommendations for implementation. Summarized below are the major concepts of the Housing Element.

M A J O R C O N C E P T S

The Housing Element of the Comprehensive Plan is based on two major concepts:

1. Plano as a community of well-designed, viable neighborhoods; and
2. Plano as the location of a variety of housing types which serve a diverse local population.

A description of each concept follows.

Community of Viable Neighborhoods

The Housing Element recognizes that a neighborhood is more than the sum of all homes, public facilities and residents in an area. Well-designed neighborhoods provide a setting for residents to develop a strong sense of community promoted by their interactions with one another. Convenient access between shopping and service facilities, neighborhoods and the work place is desirable. The form and quality of development create a distinctive image and identity for Plano and each neighborhood.

Neighborhoods are integral components of Plano's character. Long-term investment in the viability of these neighborhoods is essential. The key to a successful neighborhood is creating a sustainable environment where ongoing investment in property is supported by:

- Public investment in schools, parks, and greenbelts;
- Opportunities for social interaction, accessibility for pedestrians, bicyclists, and vehicles; and
- Distinctive characteristics which achieve a unique identity.

Upkeep and maintenance of both private and public property is critical to neighborhood viability. Property and housing maintenance codes help to preserve neighborhood integrity and prevent deterioration of the community's housing stock. Regular repair and upgrading of streets, signage, parks and other public facilities and infrastructure are necessary investments in neighborhood viability. Programs that support owner-occupied housing and development of neighborhood associations also encourage neighborhood viability.

Increasing mobility greatly affects neighborhoods. Residents often work, shop, visit friends, attend religious services, and play outside the boundaries of a neighborhood. Good neighborhood design can help create an environment that encourages social interaction, an important factor in creating a healthy neighborhood.

Neighborhood Variety/Opportunity

A wide variety of housing types is needed to accommodate a diverse population with special housing needs. Looking for ways to develop a variety of housing types for a

diverse population while maintaining a quality of life is an important issue for Plano. Accessory dwelling units are one option for adding variety to the housing mix. Rehabilitation of existing homes, in lieu of demolition, is also important in maintaining a variety of housing. Redevelopment of vacant residential lots in older neighborhoods helps maintain neighborhood integrity and provides different types of housing. Integrating a variety of housing types with employment opportunities is another important component of neighborhood maintenance and development. The further people live from where they work, the longer the work trip and the greater the level of traffic congestion.

C O N D I T I O N S / T R E N D S / I S S U E S

Neighborhood Concept

Plano's land use policies promote the development of well designed, cohesive neighborhoods. A typical neighborhood is approximately one mile square and is bounded by major streets (see Figure 1 and Table 1).

Non-residential uses, including retail centers, are located at selected arterial street intersections.

Neighborhoods are designed to focus toward a central common area with a park, elementary school and other neighborhood service facilities. Collector streets and other activity centers channel traffic to the common area. Churches, recreation facilities and other neighborhood service facilities may also be appropriate uses within the neighborhood center if they help bring neighbors together.

As an element of geographical planning, the City of Plano staff uses neighborhood units, which are usually bounded by major thoroughfares or creeks. There are 71 neighborhood units in Plano (see Figure 2).

The blending of individual subdivisions and public facilities into functional neighborhood settings is essential for the growth and development of the community. Creation of neighborhoods that offer a variety of housing types, yet are predominantly low density, is desirable. This mixture of land uses:

- Helps reduce congestion and noise associated with higher density forms of development;
- Ensures that services and facilities can be provided in an orderly, efficient manner;
- Provides for a lifestyle that is consistent with the needs of families; and
- Maintains opportunities for various housing types within the neighborhood setting instead of concentrations of each type in separate areas of Plano.

Plano is a community of many neighborhoods. Residential quality extends beyond a specific home into the neighborhood environment. The keys to a successful neighborhood are:

A Stable Environment - A neighborhood should provide a stable, comfortable environment.

Support Services and Facilities - Schools, parks, greenbelts and private businesses serving the neighborhood should be available to serve the residents' needs.

Opportunities for Social Interaction - A neighborhood should provide a setting that encourages communication and sharing of activities among its residents.

Accessibility - Pedestrian, bicycle and vehicular circulation should be designed to foster access within the neighborhood and to adjacent commercial areas.

Identity - A well-designed, attractive neighborhood can reinforce a sense of identity and belonging. Thoughtful design and landscaping of public areas and collector streets create a unique and recognizable look to each neighborhood.

Inclusiveness - Neighborhoods are inclusive, they can accommodate a variety of residential uses and activities.

The city plays two basic roles in supporting the neighborhood concept. The first involves the planning of new neighborhoods to set guidelines so the development of schools, parks, day care centers, churches and individual subdivisions are integrated to form interactive neighborhoods. The second deals with conservation and revitalization of existing neighborhoods to ensure that they remain viable. The sections that follow describe the factors that affect these two facets of Plano's neighborhoods.

Neighborhood Development

Approximately 89% of Plano's residential land is developed (see Table 2). City projections anticipate construction of approximately 6,826 additional single-family homes and just over 6,600 apartment units in Plano. An estimated 94,960 residential units are expected when development is complete, an increase of 13,434 units over the existing number of dwellings. This estimate does not include land that is currently zoned for commercial uses, which at some time may be converted to residential uses or development of platted lots which are currently vacant. Most of the undeveloped land is located in the far northern and eastern portions of Plano.

Projections for new housing construction indicate a slowing building rate based on a growing shortage of developable vacant land zoned for residential development. Single-family construction in Plano has averaged 2,068 units per year since 1980 (see Table 3). The majority of new subdivisions have been developed at 7,000 to 9,000 square foot lot standards. Construction levels are expected to decrease as Plano nears 100% build out of all residential areas.

Multi-family dwellings comprise about 28% of Plano's total housing units. This number is expected to increase to 31% as larger single-family lots continue to drive down the ratio of single-family housing. Multi-family construction is cyclical in nature, with new construction dependent upon apartment vacancy rates and job creation. Apartment construction is projected to average 686 units per year from 1999 to 2009 since apartment construction in the late 1990s was above average (an average of 2019 units built/year).

Large concentrations of high-density residential uses should be avoided, except in areas of planned neo-traditional development. The dispersion of high-density residential development is intended to reduce the impacts on thoroughfares, utilities, and other public services and facilities and to maintain a consistent visual character across the community. It also helps ensure a variety of housing types throughout the community. Policies promoting dispersion of high-density housing can be found in the Multi-Family Guidelines.

The Comprehensive Plan encourages sound neighborhood development through residential design guidelines, policies to guide housing density in neighborhoods, and ensuring that the rezoning of non-residentially zoned property for residential development occurs in an orderly, efficient manner.

Housing Density

Plano has worked to develop housing policies that promote predominantly low-density residential neighborhoods while encouraging a mixture of housing types. Current policies focus on limiting the concentration and proximity of apartment complexes to each other within neighborhoods and between contiguous neighborhoods, as found in the Multi-Family Guidelines. Land in major arterial corridors should be reserved for economic development purposes. The creation of isolated low- or medium-density residential pockets surrounded by intense non-residential development is not compatible with the neighborhood concept and should be discouraged.

Higher density residential development may be compatible in the major corridors as part

of mixed-use projects. Residential components of mixed-use projects are only appropriate where they are integrated into the development and compatible with other uses in the project. Residential uses are more compatible with retail centers and restaurants than with "big box" single-tenant retail stores. Pedestrian access is vital in developing a mixed-use project with a residential component. Traffic noise should also be addressed when incorporating residential uses into mixed use projects.

Locational Standards

The general practice in Plano locates medium- and high-density housing on the periphery of neighborhoods, and low-density single-family housing on the interior. This results in an efficient, functional land use pattern. Circulation is aided by directing traffic from higher density housing forms onto major thoroughfares instead of routing it through the interiors of neighborhoods. The Recommendations section includes locational standards to ensure that this development pattern continues.

Neighborhood Revitalization and Housing Conditions

Neighborhoods typically undergo stages of development often coinciding closely with life cycles of the residents. As families age, children leave the home, heads of households retire, household incomes may be reduced, and the need for housing space diminishes. These factors often result in pressures to sell a home or to move elsewhere and use the property for rental and investment purposes. Homes need significant maintenance and modernization as they age. Established neighborhoods, twenty to thirty years old, are often susceptible to deterioration that could affect their viability. Contributing factors include:

- Changing ownership and population characteristics;
- Increasing need for individual home repairs, maintenance and updating; and
- Negative perceptions of older neighborhoods by their residents and by prospective homebuyers.

The third factor is particularly important because perceptions can affect real estate values. Those perceptions may discourage existing homeowners from continuing to invest in the repair and maintenance of their homes. Unkempt neighborhoods, or the perception that they will deteriorate, may encourage homebuyers to seek newer areas. A large proportion (58%) of Plano's housing stock was constructed between 1970 and 1990. These units will place a great demand on housing rehabilitation programs in the future.

In slower growing communities, neighborhood aging and deterioration normally occurs on a gradual basis. In Plano, 92.3% of the housing stock was built between 1970 and today. The potential exists for many neighborhoods to require rehabilitation efforts within a short period of time. Without proper planning and preventive measures, neighborhood deterioration could become too extensive and expensive for normal revitalization efforts to control.

Housing policies encourage the development, maintenance and investment in viable neighborhoods. Neighborhood viability is measured in terms of:

- Condition of housing units;
- Social interaction;
- Absence of commercial encroachment into residential areas;
- Normal market transactions and purchase prices;
- A high proportion of owner occupied single-family homes;
- Condition of public facilities; and
- A sense of identity or place.

Plano's Neighborhood Services Department is responsible for administering the Neighborhood Planning and Housing Rehabilitation Program. The current program

includes interaction with neighborhood groups to facilitate conservation of neighborhoods.

Neighborhood revitalization plays a vital role in any community's housing . Conservation of existing housing (see Table 4) and neighborhoods accomplishes multiple objectives. It encourages a stable residential environment in which families can raise children and invest their financial resources. It protects the tax base generated for local government operation. It promotes continued use of public facilities such as roads, utilities, parks and schools. It contributes to a large supply of homes with varying styles and price ranges.

Typical components of an effective neighborhood revitalization program include: Regular contact with neighborhoods and quick response to problems under the jurisdiction of local government;

- Strict enforcement of zoning and/or property maintenance codes;
- Upgrading and regular maintenance of public utilities and facilities located within neighborhoods;
- Low interest loans for home rehabilitation and historic restoration;
- Incentives to develop vacant lots; and
- Volunteer efforts to assist property owners with maintenance.

Neighborhood groups can play a vital role in maintaining the quality and character of neighborhoods. Active homeowners associations have a positive impact on neighborhood cohesiveness and property maintenance.

Plano adopted minimum housing and property maintenance codes in 1991 to reinforce Plano's commitment to neighborhood stability and revitalization by establishing standards for the ongoing upkeep and repair of individual properties. This City is in the process of developing a program to regularly inspect rental properties that will ensure their ongoing maintenance and structural integrity. Plano will continue to be challenged to conserve its existing housing stock for future generations of homeowners. The marketability of well-maintained older homes in stable neighborhoods will increase as the costs of new construction and land increase.

Neighborhood Planning

Over the years, the City has come to recognize a need for individualized attention in Plano's more established neighborhoods. The Neighborhood Planning program is designed to provide a strategy of cooperative problem solving and mutual responsibility in order to avoid the deterioration of property values and quality of life that many other urban areas now face. By addressing issues identified in the neighborhood planning process proactively, before they become problems, the social and economic impacts of "rebuilding" a neighborhood may be avoided or at least minimized.

Neighborhood planning is an opportunity for citizens to shape the type of neighborhood they would like to live in and their overall quality of life. By creating a forum for citizen involvement in addressing the neighborhood's issues through the Neighborhood Planning program, creative problem solving and a spirit of teamwork between the City and the Neighborhood Planning Team are enabled. That partnership will serve as a model for other neighborhoods throughout Plano as they begin to face the challenges associated with aging neighborhoods.

The result of this program is a neighborhood plan that serves as a guide for future development and policy as well as provides information about finances and responsible parties. A secondary result of the neighborhood planning process is the strong sense of community that often exists after members of the Neighborhood Planning Team have worked together to prepare the plan. This stronger sense of community leads to increased pride in the neighborhood, cooperation between neighbors, reduction in neighbor disputes, and a feeling of empowerment for neighborhood residents.

Neighborhood planning can improve the City's coordination of services to a neighborhood by bringing attention, focus and problem-solving resources to that area. It can improve input and coordination regarding all citywide issues; however, a balancing of all interests must still occur. No neighborhood plan can pre-empt property or zoning rights as established by state law, but plans can improve the communication and decision making for future recommendations.

Historic Preservation

Houses in Plano's historic residential areas were constructed between 1890 and 1960. These structures shape the identity and preserve the heritage of the community. It is important to preserve not only these individual structures, but also the neighborhoods to which they belong. Policies from the Preservation Plan and the City of Plano Code of Ordinances address issues of maintenance of residential areas with historical or architectural significance. Compatible development of vacant lots in the older portions of town is important in maintaining the historic character and charm of these neighborhoods. The Design Guidelines for Plano's Historic Areas and the Infill Housing Study illustrate new housing types and renovation methods that will complement existing houses. Other resources include the Heritage Preservation Officer, the Heritage Commission and the Preservation Plan.

Population/Employment Characteristics

Total population in Plano has grown from 17,872 people in 1970 to 128,713 people in 1990 (see Table 5). The 1999 population is estimated to be 220,200 persons. Plano's population is gradually aging. The fastest growing segment of the population between 1980 and 1990 was the 45 to 64 year old group (see Table 6). This group grew from 10.3% of the total 1980 population to 16.7% of the 1990 population. The under 20 year old age group declined in its proportional share of the population from 41.5% in 1980 to 34.3% in 1990. The median age, showed an increase from 27.4 years of age in 1980 to 29.8 in 1990. As Plano's population ages there will be increased demand for:

- Housing designed for older persons who require less yard area, less interior space, and convenient access to services (commercial, medical, recreational, etc.);
- Housing which can accommodate the special needs of the elderly (i.e., handicapped accessible apartments); and
- Accessory apartments in single-family zoning districts.

Average household size decreased from 3.48 persons per household in 1970 to 2.89 in 1990 (see Table 5). This decrease resulted from the gradual aging of Plano's population and a slight increase in the proportion of "non-family" households.

Traditional "family" households declined as a proportion of total households between 1980 and 1990 (see Table 7). "Non-family" households are comprised of unrelated persons living together as a housekeeping unit, and are typically smaller in size than traditional family households. The proportion of non-family households increased from 12.4% in 1980 to 19.6% in 1990.

Households in Plano are becoming smaller. One and two person households made up 45% of all households in 1990 and are expected to comprise more than 60% of all households in 2010. This change in the composition of the population will have a large effect on housing demand. Smaller households, especially single person households, will require a greater variety of housing types than is currently available.

Changing household size and composition trends are expected to continue, heightening the need for more non-traditional forms of housing in the future.

The need for housing suited to special needs of the elderly will also increase over the next decades. Retirement apartment complexes (such as the Plano Community Home) and assisted living facilities will be necessary to allow elderly persons to maintain

independent lifestyles as long as possible. Plano's senior population (over 65 year old) population grew by 135% between 1980 and 1990, and a similar increase is likely in the next ten years.

The 1990 Census Report contains more detailed information about the demographic characteristics of Plano's residents.

Special Purpose Housing

Plano's growing population requires many forms of housing. Public housing, assisted rental housing, elderly housing and emergency temporary housing are all needed to serve special segments of Plano's population. Facilities currently available include:

- ✍✍ Plano Housing Authority - The Plano Housing Authority (PHA) provides 58 units. Public housing is a program sponsored by the Department of Housing and Urban Development (HUD) which provides for government owned and operated housing units.
- ✍✍ Section 8 Assisted Housing - Section 8 of the United States Housing Act of 1974 provides rental assistance to low income households so that they may rent existing private units at affordable rates. As of June 1999, 617 households were receiving Section 8 rental assistance.
- ✍✍ Plano Community Home - The Plano Community Home offers 297 elderly housing units. Need for elderly housing is such that an extensive waiting list is always in effect for available units.
- ✍✍ Collin County Women's Shelter - The Collin County Women's Shelter offers shelter for battered women and their children (five bedrooms).
- ✍✍ Collin Intervention to Youth - The Collin Intervention to Youth is a home for runaway and abandoned youths. Expansion of their facilities to 13 beds was completed in 1997.
- ✍✍ Samaritan Inn - Homeless persons are referred to the Samaritan Inn in McKinney (capacity: 60 persons).
- ✍✍ Low Income Tax Credit Apartment Projects - Recently, two apartment complexes with a total of 434 units were constructed under provisions of the federal tax code (Internal Revenue Service) for low and moderate income housing. Tax credits are provided to persons building qualified low and moderate income housing units. This is a federal project with limited city review.

There is an increasing need for special housing facilities in Plano. Greater diversity and general aging of the population will strain the limits of existing special purpose housing facilities.

The number of elderly persons will increase by an estimated 23,000 persons (600%) through the year 2010, and additional retirement housing will be required.

Not only will more total units be required for retired persons, but also a greater variety in the types of retirement housing available. Because of differing levels of age and physical acuity, the same type of housing cannot serve all elderly persons. Plano has

three types of housing for the elderly - nursing homes, assisted living, and apartments. Nursing homes provide on-going care for those who are infirm or lack the physical ability to maintain an independent lifestyle. Assisted living provides limited assistance for elderly persons who can generally take care of themselves, but may need help with medication, bathing, or other needs. Retirement apartment complexes are designed for older persons who lead fairly independent lives, but prefer the special programs and security offered by specially designed and operated facilities. Plano will need additional facilities for elderly persons who require limited assistance on a daily basis and retirement housing complexes that offer housing for a wide range of physical activity and socializing.

There is also a need for patio homes and townhouse type units for elderly persons who are fully independent but would prefer smaller homes and yards and special activities oriented toward their lifestyle. Design requirements for such developments are often different from those of typical patio home and townhouse subdivisions. Lot layouts, floor plans, pedestrian and vehicular circulation and recreational facilities must accommodate the specific needs of elderly persons. Financial assistance for the elderly is also important to enable them to maintain their homes and their neighborhoods.

Allowing accessory units in single-family districts provides another affordable option for elderly and special needs housing. Accessory units are apartments created in surplus space in single-family homes. In many cases, members of the property owner's extended family reside in the accessory unit.

Increasing diversity and size of the City's population will also increase the need for public and assisted housing. The number of persons qualifying for assisted housing increased from 26 in 1970 to 750 in 1991, an annual increase of 17.4%. Emergency shelter space in Plano is limited, and there is a need for additional space. Vacant homes and structures in portions of Plano show evidence of unauthorized tenants. Efforts will be needed to better understand the changing demand for emergency housing needs. There are no day shelters, dining facilities, or other operations to provide homeless persons with meals, counseling and other services and assistance.

Housing Variety

Since the 1960s, Plano has attracted an increasing share of new housing construction within the Metroplex. The median value of homes in Plano in 1990 was \$114,100. This is among the highest median home values in the Metroplex. The average new home cost in 1997 was \$173,255. Several factors contribute to Plano's higher housing values:

- Plano has high land values in comparison to other Metroplex communities;
- New construction consists primarily of larger than average homes (61% of all new single-family homes built between 1990 and 1995 were larger than 3,000 square feet. In 1998, 75% of new homes were greater than 3,000 square feet.);
- Plano's development standards may increase initial construction costs (all concrete streets, curb and gutter, etc.) yet help reduce long term maintenance costs; and
- Most housing units are new with modern amenities, and are priced higher than comparably sized older units elsewhere in the area.

Increasing housing costs particularly impact elderly persons on fixed incomes, young, first-time homebuyers, and lower income households. Even so, over a third of Plano's homes were valued at less than \$100,000 in 1990. Most of these homes were built prior to 1980. Maintenance of this housing stock is essential to meeting long-term housing needs. Plano should continue in its efforts to minimize costly construction requirements while providing for well designed viable neighborhoods.

Encouraging a variety of types and styles of housing will help to ensure Plano's role as a

full life cycle community. Plano should strive to meet the housing needs of all its residents regardless of age, ability or income.

Fair Housing

The City of Plano has a Fair Housing Policy that reinforces the intent to foster a diverse, socially interactive community. Such a policy is particularly important in Plano where the high market cost of housing can sometimes discourage diversity in the ownership of residences. The Fair Housing Policy prohibits discrimination in the sale or rental of housing, the financing of housing, and in the provision of brokerage services.

OBJECTIVES AND POLICIES

The following section builds on the description of conditions, trends and issues affecting Plano. Overall objectives are identified and defined by specific policies related to the planning process and development management.

These policies help the city implement concepts contained in the Housing Element. Any housing related decision should be based on one or more of the community's underlying goals or major objectives.

Community of Viable Neighborhoods

OBJECTIVE 1.100 Develop new neighborhoods which are predominantly low-density housing, yet allow for a mixture of housing types and densities.

POLICY 1.101 Maintain low-density housing as the predominant land use in all neighborhoods.

POLICY 1.102 Locate medium (more than five units per acre) and high-density (more than 12 units per acre) housing throughout the community based on access to major regional transportation corridors and supporting infrastructure:

1. High- and medium-density residential areas should have direct access to Type "E" (or above) thoroughfares; or
2. It is desirable to locate high-density residential development adjacent to community parks, and private open space and recreation areas where possible.

Parking facilities, recreation areas, activity centers and high and medium density housing should be designed and located to minimize impacts on adjacent residential areas.

POLICY 1.103 Distribute high-density housing on the periphery of a neighborhood (see Figure 4) so that no more than 500 units are located in any one complex or group of complexes, with a recommended minimum 1500-foot separation between developments.

POLICY 1.104 Provide a 1200-foot setback for all residential development of all types for the S.H. 121 centerline. This distance may be varied when thoroughfares, utility easements, creeks, flood plains, or other significant features create a distinct separation between uses.

POLICY 1.105 Distribute high-density housing among two or more contiguous neighborhoods so that no more than 500 units are located within a 1500-foot radius (see Figure 4). High-density housing policies are intended to ensure that minimum separations are maintained between multi-family developments. The dispersion policies should be considered, along with locational policies and specific site conditions, in evaluating zoning and development requests.

POLICY 1.106 Consider concentrations in excess of 500 high-density units on the periphery of a single neighborhood, when a site's configuration and size limit its use. If a site's boundaries are established by flood plain, thoroughfare alignment, utility lines or other barriers to development, it may be appropriate to identify a single use for the site. In such cases, it should be demonstrated that adherence to the maximum concentration

size would create a residual tract that would be inappropriate for medium or low density residential development.

POLICY 1.107 Separate multi-family developments of three or more stories from single-family areas by a Type "D" thoroughfare (four lanes, divided) or greater, or other significant physical feature.

POLICY 1.108 Discourage the location of residential development in primary corridors except where residential and nonresidential developments are part of a unified mixed-use development approved through the Planned Development process or other special zoning technique.

POLICY 1.109 Coordinate the development of subdivisions, schools, day care centers, churches, parks and streets within neighborhood units to create a cohesive neighborhood.

POLICY 1.110 Reinforce neighborhood identity through urban design techniques in new neighborhoods and through renovations of existing neighborhoods.

POLICY 1.111 Promote inclusive neighborhoods that can accommodate a variety of residential uses and associated activities.

OBJECTIVE 1.200 Maintain viable neighborhoods through measures which prevent housing deterioration, rehabilitate deteriorating housing, and preserve the overall quality of existing neighborhoods.

POLICY 1.201 Periodically survey the condition of existing residential neighborhoods in Plano and assess their need for assistance.

POLICY 1.202 Extend revitalization efforts to include existing neighborhood commercial developments as well as housing.

POLICY 1.203 Periodically monitor the condition of neighborhood public facilities (e.g., streets, sidewalks, utilities and street lighting). Initiate efforts to retard deterioration where required. Coordinate this effort with the Neighborhood Services and Property Standards Divisions.

POLICY 1.204 Improve the maintenance and upkeep of individual properties through coordination with individual neighborhood organizations.

POLICY 1.205 Use incentive programs to encourage private sector reinvestment in the existing housing stock, construction of new homes on vacant lots and preservation of historic homes. Forge partnerships with the public sector that spur redevelopment.

POLICY 1.206 Continue regular enforcement of minimum housing and property maintenance codes to support and monitor revitalization efforts.

POLICY 1.207 Expand the neighborhood planning effort into each neighborhood that exhibits a need for revitalization.

POLICY 1.208 Establish a methodology which prioritizes the areas to receive neighborhood planning services.

Neighborhood Variety/Opportunity

OBJECTIVE 2.100 Encourage a wide range of housing types to support persons with special needs and to accommodate varying age groups, household sizes and work force needs throughout the community.

POLICY 2.101 Encourage an equitable distribution of public housing units, assisted housing units, elderly housing complexes or units, and short-term and emergency housing facilities throughout the community.

POLICY 2.102 Limit retirement housing developments to a maximum of 500 units within a one-half mile radius. Retirement housing should be excluded from other density and distribution criteria.

POLICY 2.103 Locate retirement housing developments within walking distance of shopping and office facilities, and along public transportation routes unless special transportation services are provided. Where possible, medical offices, post offices,

libraries, churches and parks should also be nearby.

POLICY 2.104 Offer incentives, such as fee reductions and priority processing of development plans, for residential projects that include low-income qualified units.

OBJECTIVE 2.200 Develop code and ordinance standards to facilitate alternative housing types.

POLICY 2.201 Pursue programs, ordinances and code requirements which permit alternative building types, alternative subdivision design standards and streamlined application and review procedures.

POLICY 2.202 Review local regulations to ensure that they provide for emergency, work/rehabilitation and short-term housing.

POLICY 2.203 Ensure that agreements with the Plano Housing Authority permit the potential expansion of its housing stock to meet future needs for low income housing.

POLICY 2.204 Amend the Zoning Ordinance and other regulations, as needed, to promote a variety of housing types for the elderly.

OBJECTIVE 2.300 Encourage development and maintenance of a variety of housing types including those affordable for persons having low and moderate incomes.

POLICY 2.301 Maintain the supply of more affordably priced housing through the conservation and rehabilitation of existing units.

POLICY 2.302 Expand programs needed to increase conservation and rehabilitation efforts. Employ a comprehensive approach which integrates housing rehabilitation, code enforcement, property maintenance and neighborhood improvement activities.

POLICY 2.303 Regularly evaluate codes and ordinances to determine changes which would lower housing costs or remove barriers to disadvantaged households and individuals, without lowering quality or increasing maintenance costs.

POLICY 2.304 Provide regular seminars for developers on programs which encourage construction of apartments and single-family homes for low and moderate income persons.

R E C O M M E N D A T I O N S

Below are several recommended actions to facilitate implementation of housing objectives and policies.

Jobs/Housing Imbalance - Continue working with North Central Texas Council of Governments to further identify work trip patterns and their relationship to housing costs. Many new jobs in Plano pay less than the city's median income yet most new housing is large and expensive.

Accessory Units - Revise zoning ordinance to allow accessory units in single-family districts and establish standards for their development.

Single-family Design and Maintenance Guidelines - Develop guidelines to aid in Plano's transition from a growing community into a developed city.

Home Occupations - Monitor trends in home occupations as technological advances continue. Plano neighborhoods and facilities should allow residents to work at home.

Neighborhood Conservation - Expansion of programs that encourage conservation and rehabilitation of Plano's housing stock will become increasingly important as Plano ages. Housing rehabilitation and revitalization programs should expand proportional to the increase in older homes as Plano ages.

Neighborhood Evaluation - A system of on-going monitoring will be needed for early identification of neighborhoods that need to be in the revitalization program. Indicators such as substandard housing units, low income levels, overcrowding, environmental problems and absentee ownership should be included in the evaluation of Plano's neighborhoods.

Neighborhood Associations - Encourage the formation and continuation of neighborhood

associations as a vehicle to promote active civic involvement. City staff should continue to notify neighborhood representatives of rezoning cases or significant public activities such as acquisition and development of parks, major street improvements, and other construction projects. Specific neighborhood representatives should continue to work with City staff on planning issues.

Study Alternative Special Housing Needs - Insufficient information is available on specialized housing needs. Emergency housing needs should be addressed as much as possible through private groups and foundations. Specifically, these groups need to:

- Provide coordination of local homeless service providers, and monitor the demand for housing for the homeless; and
- Study the need for a program with local schools, churches and other institutions to provide emergency shelter for the homeless when existing facilities are at capacity.

Affordable Housing - The Plano Public Housing Authority's agreement with the City of Plano limits the total number of units that can be constructed in Plano. Considering Plano's existing and projected population, this limitation appears to be unrealistic. It is recommended that the city discuss revisions to that agreement. The city should consider incentives to encourage affordable housing development and redevelopment.

Retirement Housing - The need for retirement housing will continue to increase as the community grows and as households age. The private sector development community will likely respond to increasing demand for these facilities. However, local planning and development officials should also encourage this type of development.

Revise Retirement Housing Zoning Classification - The City's current Retirement Housing (RH) zoning district is designed to accommodate apartment complexes for elderly persons who can live in an independent environment. However, some elderly persons require limited support services but wish to retain privacy and independence within their individual residences or sleeping areas. Current ordinances should be studied to ensure they do not preclude or inhibit the establishment of semi-independent housing for the elderly.

Housing Rehabilitation Programs - The focus of Plano's affordable housing policies should be on rehabilitation and maintenance of older homes and apartments. Expansion of the Neighborhood Revitalization and Housing Rehabilitation Program is also recommended to support this goal.

Education Training Program - Support educational efforts that will further social interaction in neighborhoods, maintenance and home buying knowledge, neighborhood maintenance, and neighborhood association development.