

The Built Environment – Neighborhood Conservation (Bundle 17)

Neighborhood Conservation (Bundle 17)	
<u>ORIGINAL WEBSITE CONTEXT</u>	<p>As 2035 approaches, a large segment of the city’s housing inventory will be 25 to 65 years old. If residential areas are not maintained and housing structures deteriorate, the community will become less attractive to potential future residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.</p> <p>Many people find the city’s suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes since most new housing in Plano is more than double the median home value in the Dallas-Fort Worth region. To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city’s suburban character.</p>
Dillavou	<p>As 2035 approaches, a large segment of the city’s housing inventory will be 25 to 65 years old. If residential areas are not maintained and housing structures deteriorate, the community will become less attractive to potential future residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.</p> <p>Many people find the city’s suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes since most new housing in Plano is more than double the median home value in the Dallas-Fort Worth region. <u>Older neighborhoods provide the best opportunity for housing as there is very little new housing being constructed and the supply of recently constructed homes for resale is quite limited.</u> To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city’s suburban character.</p>
Solomon	<p>As 2035 approaches <u>By 2035</u>, a large segment of the city’s housing inventory will be <u>25</u> to 65 years old. If residential areas are not maintained and housing structures deteriorate, the community will become less attractive to potential future residents <u>and could reduce the values of neighboring homes.</u> While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.</p> <p>Many people find the city’s suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes since most new housing in Plano is more than double the median home value in the Dallas-Fort Worth region. To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city’s suburban character.</p>

Commented [CW1]:
Larry Howe: At this time, I am satisfied with Bundles 12-22 as provided in the email from Christina Sebastian on July 22nd.

Mary Jacobs: I have reviewed Bundles 12-22 and have no suggested changes - I approve of them as they currently stand.

Michael Lin: I’m good with the bundle as is

Commented [CW2]:
Yoram Solomon: Not so fast there, Sparky... I’m not looking to accelerate reaching the age of 70...

Commented [CW3]:
Yoram Solomon: Is 25 years old an issue? Plus, I would think that by 2035, some houses will be much older than that. Do you have any statistics as to the age of homes in the city? (I’m sure you do) I would love to see that information.

Staff Response: According to the experience of the Neighborhood Services Department, many houses begin showing signs of needed repair around 20 years of age. Although older homes are often more affordable, they also tend to need major repairs and upgrades.

Plano’s housing units consist of:

- 20.3% constructed in 2000 or later
- 33.4% constructed between 1990 and 1999
- 27.1% constructed between 1980 and 1989
- 14.7% constructed between 1970 and 1979
- <5.0% constructed before 1969
- Median year constructed: 1991

Source: 2018 5-Year American Community Survey (U.S. Census Bureau)

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Staff Rec.	<p>As By 2040 35 approaches, the largest segment of the city's housing inventory will be 25 to 70 65 years old. If residential areas are not maintained, and housing causing structures to deteriorate, and values to decline, the community will become less attractive to potential future residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.</p> <p>Many people find the city's suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes since most new housing in Plano is more than double the median home value in the Dallas Fort Worth region. To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city's suburban character.</p> <p><i>(Note: Staff recommends removing market-based references that are subject to quick change.)</i></p>
<u>ORIGINAL POLICY</u>	<p>Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.</p>
Staff Rec.	No new changes proposed by Committee or staff.
<u>NC1) ORIGINAL</u>	<p>Establish programs and initiatives that enable home owners to maintain and enhance their property and neighborhood.</p>
Solomon	Establish programs and initiatives that enable home owners <u>homeowners</u> to maintain and enhance their property <u>properties</u> and neighborhoods.
Staff Rec.	Establish programs and initiatives that enable home owners <u>homeowners</u> to maintain and enhance their property <u>properties</u> and neighborhoods.
<u>NC2) ORIGINAL</u>	<p>Implement the recommendations adopted from the Housing Value and Retention Analysis study.</p>
Staff Rec.	<u>Continue to</u> implement the recommendations adopted from in the Housing Value and Retention Analysis study <u>and update where needed</u> .

Commented [CW4]:
Yoram Solomon: Link, please. I looked this up, and while I think (not 100%) sure that the document I found (<https://www.plano.gov/665/Planning-Documents-Plans-Studies>) was the whole study, it is listed as the "Study Appendix". Regardless, I strongly think that the plan document itself should make it easy to find the study quickly (via a quick link)

Staff Response: As discussed at the August 18 meeting, links are provided on PlanoTomorrow.org and a glossary will be prepared.

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NC3) ORIGINAL	Conserve Plano's established residential neighborhoods to provide opportunities for work force housing.
Crawford, La Mastra, & Wilson	Conserve Plano's established residential neighborhoods to provide opportunities for work force housing.
Dillavou	Conserve Plano's established residential neighborhoods to provide opportunities for <u>moderate</u> work force housing.
Shockey	Conserve Plano's established residential neighborhoods to provide <u>maintain opportunities- an adequate inventory</u> for work force housing.
Staff Rec.	Conserve Plano's established residential neighborhoods to provide opportunities for work force housing <u>maintain an inventory of entry level and moderately-priced housing.</u> <i>(Note: The 2006 City of Plano Workforce Housing Study defines workforce housing as housing that "is affordable to those workers earning between 80% and 120% of the area median income (often these are the service workers essential to any community such as police officers, firefighters, teachers, government and retail workers). This group is distinct from those defined as "low-moderate income" whose salary is at or below 80% of area median income." This could also be entry-level housing for professional employees who are starting their career in Plano.)</i>
NC4) ORIGINAL	Monitor and analyze the Great Update Rebate program and modify to improve effectiveness over time.
Solomon	Monitor and analyze-evaluate the <u>results of the</u> Great Update Rebate program and modify <u>it</u> to improve <u>its</u> effectiveness over time.
Staff Rec.	Monitor and analyze-evaluate the <u>impacts of the</u> Great Update Rebate program and modify to improve effectiveness over time.

Commented [CW5]:
 Yoram Solomon: I'm not sure why the focus on workforce is here. Why only workforce?

Commented [CW6]:
 Jaci Crawford, Salvator La Mastra, & Sara Wilson: Delete NC 3 as this is not our job

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NC5) ORIGINAL	Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies.
Dillavou	Study current housing options, identify gaps <u>Due to limited remaining land, Plano has few sites left for new construction. To best meet demand, the emphasis should be on providing small to moderate sized single-family housing. In addition to providing entry level opportunities to first time buyers, such developments provide an opportunity for those wanting to downsize which in turn will create opportunities for those looking for more family-oriented housing in the housing inventory and formulate recommendations to address deficiencies.</u>
Solomon	Study current housing options, identify gaps in-between <u>the housing inventory and the demand for different types of housing,</u> and formulate recommendations to address deficiencies.
Staff Rec.	Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies. <u>Develop a plan to address housing gaps identified in the Consolidated Plan and implement the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan.</u> <i>(Note: Because the city has zoning and housing developers approach the city about rezoning to build specific housing products, understanding the market and the desires of the community is important. Limited available land may drive competing expectations between owners of developable land and adjacent neighborhoods. See pages 13-17 of the Housing Trends Analysis and Strategic Plan: www.plano.gov/DocumentCenter/View/34436.)</i>

Commented [CW7]:
 Jaci Crawford, Salvador La Mastra, & Sara Wilson: Question need for NC. Is this our job?

Commented [CW8]:
 Yoram Solomon: The gaps cannot be "in the eyes of the beholder..."

Staff Response: Housing gaps are identified in the city's Consolidated Plan. This has been added to staff's recommendation for clarity.

Neighborhood Conservation (Bundle 17)	
NC6) ORIGINAL	Review, and modify as necessary, residential zoning standards to allow for a variety of compatible housing options within the same development.
Crawford, La Mastra, Solomon, and Wilson	Review, and modify as necessary, residential zoning standards to allow for a variety of compatible housing options within the same development.
Dillavou	Review, and modify as necessary, residential zoning standards to allow for a variety of compatible housing options within the same development. Work with PISD to improve underperforming elementary schools to make areas desirable for young families.
Gong	Review, and modify raise as necessary, residential zoning standards to allow for a variety of compatible housing options within the same development.
Shockey	Review, and modify as necessary, residential zoning standards to allow for a variety of low-density compatible housing options within the same development.
Staff Rec.	Review, and modify as necessary, residential zoning standards to ensure housing standards allow for residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity a variety of compatible housing options within the same development. <i>(Note: In the Housing Value Retention Analysis, housing variety was an indicator of neighborhood stability – see the Detailed Background Information for Bundle 17 for more information. See NC8 for a new action regarding underperforming elementary schools.)</i>
NC7) ORIGINAL	Identify community character within residential areas and enhance stronger neighborhood identity.
Crawford, La Mastra, & Wilson	Identify community character within residential areas and enhance stronger neighborhood cooperation with the city identity .
Dougherty	Work with residents to identify community character within residential areas and to build opportunities to enhance stronger neighborhood identity.
Solomon	Identify community character within residential areas and enhance stronger neighborhood identity according to its character .
Staff Rec.	Work with neighborhoods to identify community character within residential areas and build opportunities to enhance stronger neighborhood identity.

Commented [CS9]:
Yoram Solomon: Variety by itself should not be a goal. I would strike out the entire action.

Commented [CW10]:
Erin Dougherty: Who identifies the community character? How do we enhance stronger neighborhood identity? Does this action need to be included in this plan? Consider restating as, "Work with residents to identify community character within residential areas and to build opportunities to enhance stronger neighborhood identity."
Staff Response: See staff recommendation

Commented [CW11]:
Michael Lin: How is this being done? I haven't really seen much neighborhood identities being enhanced?
Staff Response: See the detailed background information for Bundle 17 for more information on current programs.

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NC8	<i>NC8 does not exist in the current Comprehensive Plan. This would be a new action.</i>
Dillavou	Work with PISD to improve underperforming elementary schools to make areas desirable for young families.
Staff Rec.	Prioritize neighborhood services and programs in areas with underperforming elementary schools, as defined by partnerships with Plano and Frisco ISDs.