

**The Built Environment – Special Housing Needs (Bundle 19)**

<b>Special Housing Needs (Bundle 19)</b>	
<b><u>ORIGINAL WEBSITE CONTEXT</u></b>	<p><b>Segments of the city’s population, such as disabled adults, seniors and low to moderate income households, require additional assistance to meet their housing needs. While many of Plano’s future seniors wish to remain in their homes long-term, some will require further assistance with daily activities. There is also a need for provision of housing for adults with disabilities that are unable to live alone. Affordable housing in Plano may be difficult to find, especially for low to moderate income families and many live in surrounding communities with housing priced within their means.</b></p>
Dillavou	<p>Segments of the city's population, such as disabled adults, seniors and low to moderate income households, require additional assistance to meet their housing needs. While many of Plano’s future seniors wish to remain in their homes long-term, some will require further assistance with daily activities. There is also a need for provision of housing for adults with disabilities that are unable to live alone. Affordable housing in Plano may be difficult to find, <del>especially for low to moderate income families and many live in surrounding communities with housing priced within their means.</del></p>
Gong	<p><del>Segments of the city’s population, such as disabled adults, seniors and low to moderate income households, require additional assistance to meet their housing needs. While many of Plano’s future seniors wish to remain in their homes long-term, some will require further assistance with daily activities. There is also a need for provision of housing for adults with disabilities that are unable to live alone. Affordable housing in Plano may be difficult to find, especially for low to moderate income families and many live in surrounding communities with housing priced within their means.</del></p>
Shockey	<p>Segments of the city's population, such as disabled adults, seniors and low to moderate income households, require additional assistance to meet their housing needs. While many of Plano’s future seniors wish to remain in their homes long-term, some will require further assistance with daily activities. There is also a need for provision of housing for adults with disabilities that are unable to live alone. <del>Affordable housing in Plano may be difficult to find, especially for low to moderate income families and many live in surrounding communities with housing priced within their means.</del></p> <p>(continued on next page)</p>

**Commented [CS1]:**  
**Michael Lin:** Suggest changing name to “Seniors and Special Housing Needs”

**Commented [CW2]:**  
**Erin Dougherty:** I don’t currently have any suggested revisions or comments for bundle 19.

**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.

**Commented [CW3]:**  
**Yoram Solomon:** Did you mean to write “outside of their means”?

**Commented [CW4]:**  
**Jim Dillavou:** I do not know what this means. Housing prices in Plano are less than surrounding communities. Also emphasis should be on providing housing options for Plano residents, not attracting people from other towns.

*Plano Tomorrow Comprehensive Plan*

Context, Policies, and Action Statements Relating to Density, Land Use, and Growth Management  
 Consolidated CPRC Feedback with Staff Recommendations  
 CPRC Meeting Date: September 1, 2020

<b>Special Housing Needs (Bundle 19)</b>	
Staff Rec.	<p>Segments of the city's population, such as disabled adults, seniors, and low to moderate income households, require additional assistance to meet their housing needs. While many of Plano's <del>future</del> seniors <del>desire wish</del> to remain in their homes long-term, some will require further assistance <del>to safely age in place</del> <del>with daily activities</del>. <del>There is also a need for p</del>Provision of housing <del>is also needed</del> for adults with disabilities that are unable to live alone. <del>Additionally, there are significant gaps in the number of housing units affordable to some Plano households. Affordable housing in Plano may be difficult to find, especially for low to moderate income families and many live in surrounding communities with for housing priced within their means.</del></p> <p><i>(Note: This information is summarized from the 2020-2024 Consolidated Plan adopted by Council on July 27, 2020.)</i></p>
<b><u>ORIGINAL POLICY</u></b>	<b>Plano will accommodate senior and special needs housing through inclusive regulations and the goals stated in the Consolidated Plan.</b>
Gong	<del>Plano will accommodate senior and special needs housing through inclusive regulations and the goals stated in the Consolidated Plan.</del>
Shockey	Plano will accommodate senior and special needs housing through <del>inclusive</del> <u>targeted</u> regulations and the goals stated in the Consolidated Plan.
Solomon	Plano will accommodate <u>the needs of its</u> senior and special needs housing through inclusive regulations and the goals stated in the Consolidated Plan.
Staff Rec.	Plano will <del>accommodate</del> <u>support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households</u> <del>senior and special needs housing</del> through inclusive regulations and <u>programs and actions furthering</u> the goals stated in the Consolidated Plan. <u>Proposed locations for special needs housing should be afforded the same health and safety considerations as other housing.</u>
<b><u>SHN1) ORIGINAL</u></b>	<b>Conduct a community needs assessment to identify and prioritize service demands and resources.</b>
Gong	<del>Conduct a community needs assessment to identify and prioritize service demands and resources.</del>
Solomon	Conduct a community needs assessment to identify and prioritize service demands and resources <u>of the city's residents</u> .
Staff Rec.	Conduct a community needs assessment to identify and prioritize service demands and resources <u>of the city's residents</u> .

**Commented [CW5]:**  
 Michael Lin: I feel that we need a few more statements on seniors

**Staff Response:** See the [Active Living and Citizen Well-Being Policy](#) for more policies and actions related to seniors.

**Commented [CW6]:**  
 Yoram Solomon: It needs to be clear that this plan should accommodate the needs of its CURRENT residents.

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<b><u>SHN2)</u> <u>ORIGINAL</u></b>	<b>Create affordable home ownership opportunities through assistance programs, new construction and or rehabilitation of housing structures for income qualifying households.</b>
Gong	<del>Create affordable home ownership opportunities through assistance programs, new construction and or rehabilitation of housing structures for income qualifying households.</del>
Solomon	Create affordable home ownership opportunities <a href="#">for city residents</a> through assistance programs, new construction and or rehabilitation of housing structures for income qualifying households.
Staff Rec.	Create affordable home-ownership opportunities <a href="#">in Plano for income qualifying households including, but not limited to, through homeownership</a> assistance programs, <a href="#">construction of new housing</a> <del>construction,</del> and <del>or</del> rehabilitation of <a href="#">existing housing</a> structures <del>for income qualifying households.</del>
<b><u>SHN3)</u> <u>ORIGINAL</u></b>	<b>Support organizations through social service agencies that engage in public services for special needs populations by providing financial assistance from federal and local government grants.</b>
Gong	<del>Support organizations through social service agencies that engage in public services for special needs populations by providing financial assistance from federal and local government grants.</del>
Solomon	Support organizations through social service agencies that engage in public services for special needs populations by providing financial assistance from federal and local government grants <a href="#">to residents of the city who need such assistance.</a>
Staff Rec.	Support <del>organizations-residents with special needs</del> <a href="#">through by providing financial assistance from federal, state, and local government grants to qualified</a> social service agencies <del>that engage in public services for special needs populations by providing financial assistance from federal and local government grants.</del>
<b><u>SHN4)</u> <u>ORIGINAL</u></b>	<b>Provide programs to rehabilitate and improve existing housing occupied by low and moderate income households.</b>
Gong	<del>Provide programs to rehabilitate and improve existing housing occupied by low and moderate income households.</del>
Staff Rec.	Staff recommends keeping the existing action language.

Commented [CW7]:  
 Yoram Solomon: See? Here you do refer to CURRENT residents

<b>Special Housing Needs (Bundle 19)</b>	
<b><u>SHN5)</u></b> <b><u>ORIGINAL</u></b>	<b>Review zoning regulations for inclusiveness of special needs housing.</b>
Gong	<del>Review zoning regulations for inclusiveness of special needs housing.</del>
Lin	Review zoning regulations for inclusiveness of <u>senior and</u> special needs housing.
Solomon	Review zoning regulations <del>for inclusiveness of special needs housing</del> <u>to support the goals stated above.</u>
Staff Rec.	Review zoning regulations <u>to provide reasonable opportunities</u> for <del>inclusiveness of safe and healthy housing in support of</del> special needs <u>populations</u> housing. <i>(Note: Staff tried to better define special needs housing in the policy to include seniors and will also include the term in the glossary.)</i>
<b><u>SHN6)</u></b>	<i>SHN6 does not exist in the current Comprehensive Plan. This would be a new action.</i>
Kong	<u>Identify lost cost methods to incorporate universal design and encourages their implementation.</u>
Staff Rec.	<u>Identify cost efficient methods to incorporate universal design practices and encourage their implementation in new housing projects and home renovations.</u>

**Commented [CW8]:**  
**Yoram Solomon:** I don't think the issue is inclusiveness as it is affordability for current residents.

**Commented [MB9]:**  
**Hilton Kong:** I hope staff can help with the wording of this point. My desire is to find low cost ways that can make the city more accessible to all. For example, I am hoping that during any construction phase we could identify universal designs that could be executed with similar cost to alternatives. Anything that would not take too much extra cost should be encouraged.