

# City of Plano COMPREHENSIVE PLAN

## HOUSING ELEMENT

### TABLE OF CONTENTS

<b>INTRODUCTION</b>	<b>5-1</b>
<hr/>	
<b>MAJOR THEMES</b>	<b>5-1</b>
Theme I – Livable City	5-1
Theme II – City of Organized Development	5-2
Theme III – City in Transition	5-2
Theme I – Livable City	5-2
Variety of Opportunities	5-2
High-Quality Living Environment	5-3
Objectives for Theme I – Livable City	5-4
Strategies for Theme I – Livable City	5-4
Theme II – City of Organized Development	5-4
Typical Neighborhood Format	5-4
Alternative Neighborhood Formats	5-5
Housing Density	5-6
Objectives for Theme II – City of Organized Development	5-7
Strategies for Theme II – City of Organized Development	5-7
Theme III – City in Transition	5-7
Housing Demand/Supply	5-7
Infill and Redevelopment	5-9
Housing/Jobs Imbalance	5-10
Changing Demographics	5-10
Special Needs Housing	5-11
Neighborhood Stability	5-12
Objectives for Theme III – City in Transition	5-13
Strategies for Theme III – City in Transition	5-13
<hr/>	
<b>TABLES</b>	
Table 1 – Typical Neighborhood Concept	5-5
Table 2 – Single-Family versus Multifamily Housing, 2005	5-6
Table 3 – Age of Housing Units	5-8
Table 4 – Population and Household Size	5-11
Table 5 – Age of Population: 1990 and 2000	5-11
Table 6 – Household Composition	5-11
<hr/>	
<b>FIGURES</b>	
Figure 1: Number of Building Permits Issued	5-7



# Housing Element

## Introduction

The Housing Element of the Comprehensive Plan guides development, maintenance, and redevelopment of housing resources in Plano. The Housing Element portrays the city as a community of viable neighborhoods that emphasizes housing variety and opportunity. The impact of changing demographics on the provision of housing is highlighted.

The Housing Element is closely tied to the other elements of the Comprehensive Plan. All of the elements touch on factors that contribute to the quality of life of residential neighborhoods found within the city. More in depth discussion regarding land use, transportation, public service delivery, and employment and education opportunities can be found in the other elements of the Comprehensive Plan.

## Major Themes

The key factors and issues of the Housing Element are organized under the three major themes of the

Comprehensive Plan: Livable City, City of Organized Development, and City in Transition. Livable City refers to the key factors that people consider when choosing Plano as a place to live. City of Organized Development pertains to the spatial organization of residential neighborhoods within Plano. City in Transition focuses on how demographic shifts and the aging of Plano's residential neighborhoods will impact the existing housing stock and challenge the city to meet the changing needs of residents and to maintain viable neighborhoods.

## Theme I - Livable City

A livable city is a place where people are attracted to the community through a variety of housing opportunities and a high-quality living environment. Nationally recognized municipal services, attractive neighborhoods, and employment and educational opportunities establish Plano's reputation as an excellent city in which to live.

**Theme II -  
City of Organized Development**

The design of residential neighborhoods and the overall land use and circulation system will be presented in this theme. A description of Plano's typical neighborhood format is provided. However, not much land in Plano remains to accommodate typical neighborhoods. Alternative neighborhood formats to accommodate future housing needs are explored along with housing density.

**Theme III - City in Transition**

Changing demographics and growth in employment will create a continuing demand for new housing in Plano. The supply of land already zoned for new housing is low. Infill and redevelopment will be the opportunities for new residential development in the future. The aging of Plano's existing housing stock will pose a challenge to the attractiveness and stability of neighborhoods. Code enforcement, federal housing grants, and neighborhood planning are tools that can be used to preserve Plano's residential communities as they mature.

People can choose from typical single-family neighborhoods, garden apartments, townhouses, patio homes, and urban centers such as those found in the Legacy Town Center and the Eastside Village.

- ▶ **Educational Opportunities** - Educational opportunities are available for Plano residents of all ages. Private day care centers for children are located throughout the city along with early childhood centers provided by the Plano ISD. School age children are served by three quality public school districts and a number of private schools. Higher educational opportunities are available through Collin County Community College District, the University of Texas at Dallas, and by Southern Methodist University at its Legacy corporate campus.
- ▶ **Employment Opportunities** - Plano is a major employment center in the north Dallas region. As a result, many Plano residents are able to live and work within the city.

**Theme I - Livable City**

**Key Factors**

***Variety of Opportunities***

People choose a city to live in based on a variety of factors such as housing options, affordability of housing, educational and employment opportunities, services and amenities, and accessibility.



- ▶ **Housing Options** - There are a variety of housing options available within a wide range of prices and rental rates in Plano.

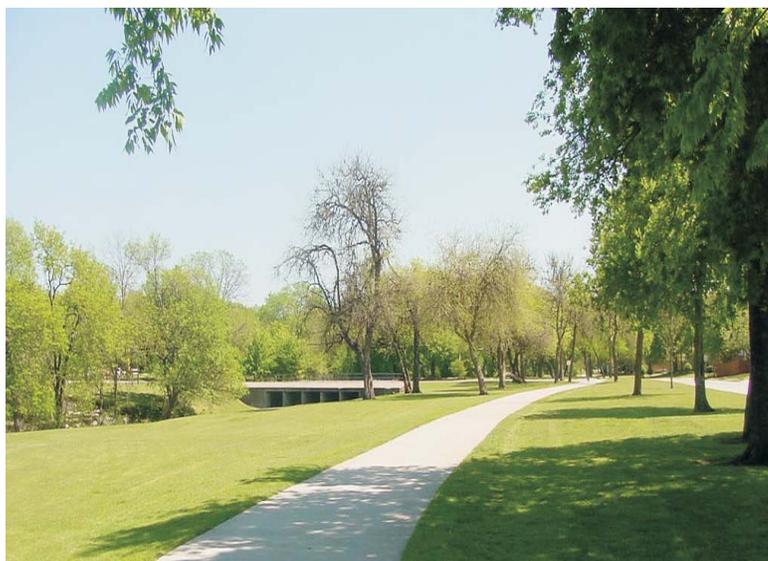
*An elementary school in the center of a residential neighborhood - An example of a feature found in most Plano neighborhoods.*

- ▶ **Home Occupations** - Home-based occupations are well represented in the city. The 2000 Census stated that 4.7% (5,585) of all employed people age 16 years and older in Plano worked at home. This number has probably grown much larger due to current economic conditions.
- ▶ **Services and Amenities** - Plano's large population and the high employment base provide the revenue to fund nationally-recognized municipal services and facilities. The city is also a major retail area with many shopping centers and a variety of restaurants.
- ▶ **Accessibility** - It is easy to get around in Plano. Businesses, services, amenities, and residential neighborhoods are accessible by Plano's street system. Many residents also have access to public transit and hike and bike trails. The transportation system interconnects the city with the region and provides access to various cultural facilities and employment centers located throughout the Dallas/Fort Worth metroplex.
- ▶ **Attractive Environment** - Plano is nationally recognized for its land use planning practices. Land use planning policies have led to the creation of well organized and attractive neighborhoods. Code enforcement, heritage preservation, and neighborhood planning efforts contribute to the continued viability of the city's residential neighborhoods.
- ▶ **Neighborhood Amenities** - Most of Plano's typical neighborhoods are served by an elementary school and a park facility located near the heart of the community. Some neighborhoods are linked together through linear parks and greenbelts situated along creeks. Although functional, many of the neighborhood parks could be made more attractive and serve a broader population with a wider variety of activities. This would enhance the high quality environment already offered by Plano's neighborhoods.

### *High-Quality Living Environment*

When choosing a city as a place of residence, people consider the immediate surroundings and the quality of life the community offers such as:

- ▶ **Safe and Secure Environment** - Plano's neighborhoods are considered safe and relatively free of crime, and the city has one of the lowest crime rates in the State of Texas among cities with populations greater than 100,000 people. The city is served by fire and police departments that are nationally recognized for the quality of public safety services provided.



*Chisholm Trail Park - A linear park connecting several residential neighborhoods within the city.*

**Objectives - Livable City**

The objectives and strategies are listed in order of the key topics that are presented in the Housing Element of the Comprehensive Plan. There is no priority to the arrangement.

- ▶ **Objective A.1** Provide a variety of housing options for prospective Plano residents.
- ▶ **Objective A.2** Continue to provide a wide range of educational and employment opportunities as they are major considerations in choosing a city in which to live.
- ▶ **Objective A.3** Continue to provide quality public and private sector services and amenities.
- ▶ **Objective A.4** Provide safe, secure, and attractive living environments.

**Strategies - Livable City**

- ▶ **Strategy A.1** Review Plano's development Regulations to ensure that a variety of housing types and styles can be developed in Plano.
- ▶ **Strategy A.2** Continue programs for the recruitment and retention of businesses.
- ▶ **Strategy A.3** Maintain strong relationships with education providers and businesses to ensure that educational opportunities meet the needs of Plano's residents and employers through periodic meetings to share information and ideas.
- ▶ **Strategy A.4** Study and evaluate the efficiency and effectiveness of public

service delivery.

- ▶ **Strategy A.5** Continue neighborhood police, crime prevention, and public awareness programs to supplement safety in residential environments.
- ▶ **Strategy A.6** Maintain zoning and building codes and enforcement procedures to establish and maintain attractive neighborhoods.
- ▶ **Strategy A.7** Continue to improve neighborhood parks to ensure that they serve as focal points and gathering places.



*A collector street leading into a residential neighborhood - A common component of the typical Plano neighborhood.*

**Theme II - City of Organized Development**

**Key Factors**

***Typical Neighborhood Format***

Plano is characterized by a series of neighborhoods that serve as community “building blocks.” Table 1 describes the major components of the typical Plano neighborhood.

### Table 1 - The Typical Neighborhood Concept

- ▶ Neighborhoods are generally one square mile in area bounded by arterial streets.
- ▶ Neighborhoods are comprised predominantly of low-density single-family residences within the interior and portions of the edges. Medium-density single-family and multifamily housing are typically found on the edge of a neighborhood at or near a major intersection.
- ▶ Retail and office developments are often found at the intersections of major arterial streets.
- ▶ Neighborhood parks and elementary schools are commonly placed near the center of the neighborhood.
- ▶ Collector streets provide access from the interior of the residential neighborhoods to the major arterial streets.
- ▶ Greenbelts and linear parks are used to provide bicycle and pedestrian connections between neighborhoods.
- ▶ Residences may be used for limited home occupations that do not negatively impact the neighborhood character.

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 to many residents. This neighborhood arrangement helps reduce congestion and noise associated with higher density forms of development. It also provides an opportunity for various housing types within the neighborhood setting instead of concentrations of each type in

separate areas of Plano.

This concept was the basis for residential development during Plano's time of rapid growth between 1970 and 2000 and should continue to be utilized where possible. However, very little land remains for the typical neighborhood development in Plano. It will be necessary to consider alternative appropriate designs for meeting the city's future housing needs.

### *Alternative Neighborhood Formats*

The amount of land available for future residential development is limited. Much of it lies outside of typical neighborhood settings and is separated by major thoroughfares, natural features such as floodplains, and nonresidential development from existing neighborhoods.

There is an abundance of land zoned for nonresidential uses. Some of these properties are not in a prime location for development and lack the access and visibility required for commercial uses. A reasonable alternative use for these properties may include some form of medium- to high-density housing in an area that is not sized and configured



*Legacy Town Center - A residential area developed using an alternative neighborhood format.*

like a typical neighborhood project.

Instead of 600 acres or more, alternative format neighborhoods may contain 10 to 100 acres of land in irregular shapes, making innovative design critical for the development of functional, cohesive neighborhoods. An urban center is an example of development that might occur in an alternative neighborhood format without typical amenities like neighborhood parks and schools. Urban centers are likely to be pedestrian-oriented with higher density than typical neighborhoods.

A retirement housing development is another example of an alternative neighborhood built in a primarily nonresidential setting. It is important that these developments are located in proximity with amenities such as medical offices, pharmacies, and shopping centers.

***Housing Density***

It is important to encourage the dispersion of high-density developments throughout the city to ensure that this housing option is widely available as opposed to limiting it to specific locations. This concept is supported by the typical neighborhood design. The City of Plano has developed policies to avoid major concentrations of high-density housing except where pedestrian-oriented environments are being created. Retirement housing is also excluded from this policy because its impact on most public services such as traffic and schools is much less than typical garden apartments. Policy Statement No. 3.0

- Housing Density provides more detailed discussion and specific policies related to this issue.

Urban centers rely on density for success. There has to be a large enough population to help support the businesses located within the center. Greater density is also necessary to create a pedestrian-oriented environment and reduce the use of automobiles. Two examples of urban centers include the Legacy Town Center and the Eastside Village in downtown Plano. Both are designed with the concept of working, living, shopping, and recreating in the same location, with emphasis placed on pedestrian access. Legacy Town Center and the Eastside Village currently lack some of the basic services required by residents such as grocery stores and pharmacies. It will be important to encourage the development of these types of service businesses as urban centers continue to develop. Common characteristics of urban centers include:

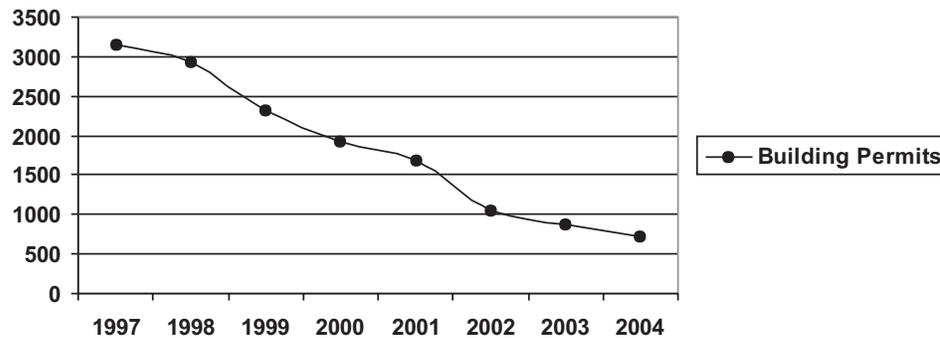
- ▶ Predominantly higher density housing.
- ▶ Mixed uses including residences, shops and restaurants, and employment operations.
- ▶ Little or no private yard.
- ▶ Seldom larger than one-quarter of a square mile - often less than 100 acres.
- ▶ Small areas of shared open space.
- ▶ No schools.

**TABLE 2  
Single-Family versus Multifamily Housing, 2005**

Housing Type	Current		Future Estimate*	
Single-Family/Duplexes	67,029	71.7%	71,116	67.9%
Multifamily	25,800	27.6%	33,058	31.5%
Other**	611	0.7%	611	0.6%
Total	93,440		104,785	

Source: City of Plano  
 \*Future Estimate - These units could be built within the next five to ten years.  
 \*\*Other housing includes mobile homes, recreation vehicles, etc.

**Figure 1  
Number of Building Permits Issued**



Source: City of Plano Building Inspections Department

- ▶ Intended as an interactive setting.

Table 2 estimates existing and future distributions of single-family and multifamily housing units within Plano. The future estimate is based on current zoning regulations. Even though the amount of undeveloped land area zoned for multifamily and single-family uses is about the same, the number of multifamily units estimated for the future is higher than that of single-family due to a greater number of units allowed per acre.

**Objectives - City of Organized Development**

- ▶ **Objective B.1** Provide for the continuation of the typical neighborhood format as the building block of residential developments in Plano where possible.
- ▶ **Objective B.2** Ensure that alternative neighborhood formats provide functional and appropriate environments for residential uses and activities.
- ▶ **Objective B.3** Disperse high density housing across the city in small concentrations, except for retirement housing and urban centers.

**Strategies - City of Organized Development**

- ▶ **Strategy B.1** Continue to use the typical

neighborhood design concepts where land mass and configuration permit.

- ▶ **Strategy B.2** Establish criteria for housing developed in alternative neighborhood formats. Use these criteria when evaluating rezoning requests.
- ▶ **Strategy B.3** Use Policy Statement 2.0 - Rezoning Property to Meet Demand - as a guide for consideration of changing the zoning from nonresidential to residential uses.
- ▶ **Strategy B.4** Continue to apply the housing density policies in Policy Statement 3.0 - Housing Density - when considering the appropriate concentrations of high-density housing.

**Theme III - City in Transition**

**Key Factors**

***Housing Demand/Supply***

Although Plano's housing is in high demand, the opportunities to build new homes on undeveloped land are diminishing. Only 4.8% of undeveloped land zoned for all types of residential uses remains.

**TABLE 3  
AGE OF HOUSING UNITS**

Year Built	Units	Ratio to Total Units
2000s	7,706	8.3%
1990s	40,176	43.1%
1980s	23,808	25.5%
1970s	16,983	18.2%
1960s	3,619	3.9%
1950s	579	0.6%
1940s	244	0.3%
Before 1940	194	0.2%
<b>TOTAL</b>	<b>93,309</b>	<b>100.1%</b>

Sources: U. S. Census 2000 and City of Plano

Most of the housing stock within the city has already been built. The graph in Figure 1 is reflective of the diminishing supply of land for residential development. The number of permits issued for single-family housing has been decreasing from the all time high of 3,145 issued in 1997 to 729 in 2004. (See Figure 1.)

The Consolidated Plan, that governs the use of the city's federal grants for housing assistance, indicated that most of the city's housing stock is in good condition because of its young age. This finding is consistent with 2000 Census data. Almost 77% of Plano's housing stock has been constructed in the last 25 years. (See Table 3.) As the housing stock ages, maintenance and updating will be necessary to keep it competitive with new housing found in other cities. It will be important for the city to take a proactive role for Plano to retain its competitive "edge."

The federal grants that Plano receives are used to provide affordable housing for Plano residents. Community Development Block Grants (CDBG) and HOME Investment Partnerships Grant (HOME) assist low to moderate income households with home maintenance projects and first time homebuyers with closing costs on a mortgage. Sometimes the housing structures are dilapidated and are not feasible for rehabilitation. Funds are also used for the replacement of these structures. The City of Plano distributes CDBG grants to the Plano Housing Authority (PHA) to purchase and develop the land.

PHA also works with low income Plano residents in the provision of affordable housing. PHA distributes Section 8 rental housing vouchers for homes and apartments in Plano. They also have 55 affordable housing units dispersed throughout the city. PHA operates a family self-sufficiency program for households that want to leave public housing. It will build a housing structure and sell it to these families.



*Habitat for Humanity House - An example of adding affordable housing in existing neighborhoods.*

### ***Infill and Redevelopment***

As stated earlier in this document, infill refers to new development on a vacant property surrounded by existing development. Redevelopment refers to demolition and replacement of existing structures.

Infill and redevelopment will become the primary opportunities for new housing in the future for Plano. There are some small parcels of land within the city that for various reasons have yet to be developed. Existing development may become obsolete, thus providing the opportunity to replace it with new housing. It will be important to ensure that potential infill and redevelopment projects complement and enhance development already in place through the review of subdivision and zoning regulations and standards.

There is an abundance of land zoned for nonresidential uses in Plano. This was reflected in the Tri-City Retail Study completed in 2002 in conjunction with the cities of Carrollton and Richardson. The study recommended that Plano allow residential uses to occupy land zoned for retail uses. The City Council adopted a provision that would allow the consideration of residential uses within retail zoning districts on a case by case basis. For more detailed information on this topic, please refer to Policy Statement No. 2.0 - Rezoning Property to Meet Demand.

Some issues that could deter infill and redevelopment include:

- ▶ Size and configuration of prospective tracts of land.
- ▶ Land costs, particularly for properties that are currently zoned for nonresidential uses.
- ▶ Costs associated with redeveloping properties, such as demolition and utility upgrades and relocations.
- ▶ The existing zoning of a location does not

allow for residential use.

Some successful examples of infill, redevelopment, and rezoning of nonresidential land for residential purposes include:

- ▶ Constructing new housing units on vacant lots in the Douglass Community by the Plano Habitat for Humanity. The new units must meet design standards (i.e. setbacks, lot coverage, and front porches) that are consistent with the existing development in the area.
- ▶ Establishing the Eastside Village in downtown Plano - Certain properties in downtown Plano were redeveloped for townhouses, condominiums, and mixed use facilities that include residential, retail, and office uses.



*Madison Estates at the southwest corner of 14th Street and Rigsbee Drive - A residential project built on land formerly zoned for commercial use.*

- ▶ Rezoning land at the southwest corner of the Intersection of 14th Street and Rigsbee Drive for duplexes.
- ▶ Rezoning of land at the northeast corner of Legacy Drive and Custer Road for patio homes.

### ***Housing/Jobs Imbalance***

The City of Plano is a net importer of jobs. The North Central Texas Council of Governments (NCTCOG) estimated that there were 115,000 people employed in the city at the time of the 2000 Census. The U.S. Census Bureau reported that over 45,000 of these people lived in Plano. NCTCOG estimates that employment in Plano has increased to over 124,000 jobs in 2005. If the number of people who live and work in Plano kept pace with NCTCOG's 2005 estimated growth in employment, then more than 75,000 persons are commuting into the city for work.

There is an imbalance between the number of people employed in Plano and who live and work within the city. This typically occurs when the cost of housing and traveling to and from work exceed wages and benefits. When this happens, people could seek work elsewhere and Plano could begin to lose its competitive advantage as an employment center. In addition, longer commutes affect regional travel conditions and air quality. Some other issues to consider about housing/jobs imbalance include:

- ▶ Longer commutes in the face of increasing fuel prices, making it difficult for people to afford travel costs.
- ▶ Reductions in the available work force required to support businesses and industries, which could in turn lead to the relocation of these organizations to other cities.

Some ways to mitigate the housing/jobs imbalance include:

- ▶ Converting excess nonresidential properties to residential uses.
- ▶ Allowing for residential development in alternative neighborhood formats.
- ▶ Permitting density increases in the form of medium-density development (patio homes and townhouses) and urban centers.

### ***Changing Demographics***

A major issue that impacts housing demand and supply is changing demographics. A summary of the dramatic changes in Plano's population between the 1990 and 2000 Census is as follows:

- ▶ The overall population increased by 72.5%, one of the highest rates of growth in the nation among cities with populations exceeding 100,000 people.
- ▶ The median age of the population increased by three years and the percentage growth of age groups over 45 was two and a half times that of those under 45.
- ▶ The population became more diverse with the percentage of the minority population increasing to over 27% of the city's total population.
- ▶ The percentage of households in Plano with children under 18 decreased from 49.2% to 43.5%.

Tables 4 through 6 provide a record of the demographic changes from past censuses regarding total population, household size, age distribution, and household composition.

**TABLE 4  
POPULATION AND HOUSEHOLD SIZE**

	1970	1980	1990	2000
Population	17,872	72,331	128,713	222,030
Households	5,131	22,220	44,352	80,875
Persons per Household	3.48	3.24	2.89	2.73
% of One and Two Person Households	34%	34%	45%	52%

Source: 1970, 1980, 1990 and 2000 Census  
Note: Persons per household figures do not include people living in group quarters (i.e., dormitories, nursing homes, group homes, etc.).

**TABLE 5  
AGE OF POPULATION: 1990 AND 2000**

Age in Years	1990	Percent	2000	Percent	% Change
0 to 20	44,095	34.3	70,596	31.8	+60.1
21 to 44	58,492	45.4	89,767	40.4	+53.5
45 to 64	21,549	16.7	50,756	22.9	+135.5
65+	4,577	3.6	10,911	4.9	+138.4
TOTAL	128,713	100.0	222,030	100.0	+72.5
Median Age	31.0		34.1		

Source: 1990 and 2000 U.S. Census

**TABLE 6  
HOUSEHOLD COMPOSITION**

Households	1990	Percent	2000	Percent
With Children Present	21,837	49.2	35,143	43.5
Without Children Present	22,515	50.8	45,732	56.5
TOTAL	44,352	100.0	80,875	100.0

Source: 1990 and 2000 U.S. Census  
Note: Children refers to people under 18 years of age.

The census data suggests that different housing types and neighborhoods may be needed to accommodate changing demographics. There is a general need to expand the housing stock despite limited land availability. Plano has an abundance of housing for traditional families. Yet there are not enough housing opportunities to accommodate an increasing demand of smaller households resulting from growth in the elderly population and households with no children present.

### ***Special Housing Needs***

Plano's changing demographics highlight the need for the city to become a full "life cycle" community. This will require a variety of housing options to address the various stages in the human life process along with the accommodation of different life styles. Some issues to consider include:



*Evergreen at Plano - A retirement housing community built to meet the special needs of a maturing population.*

- ▶ Allowing older people to comfortably age in place or find other suitable housing within Plano.
- ▶ Providing housing for people who have physical conditions that require special housing needs.
- ▶ Accommodating housing for different cultures where extended family households are more common.

Here are some ideas that could be used to address these issues:

- ▶ Assistance with home repair for older residents who need adjustments to existing homes to allow them to age in place.
- ▶ Expand housing opportunities for elderly residents who wish to move out of their homes and still live independent lives.
- ▶ Expand housing opportunities for older people requiring specialized care for conditions that affect their mental and physical acuity.
- ▶ Update current housing assistance programs and special needs housing to accommodate future needs.

- ▶ Provide for accessory housing units so that elderly persons might live in fully-functional units attached to main housing structures.

### ***Neighborhood Stability***

Typical neighborhoods are the “building blocks” of a community and as Plano matures it will be important to maintain neighborhood stability. Typical neighborhoods comprise almost 60% of the land area of the city. Most of Plano's population resides within the typical neighborhoods. The following impact neighborhood stability:

- ▶ By 2020, over 75% of the housing stock will be 20 to 50 years old (see Table 3).
- ▶ Aging of housing and level of maintenance and reinvestment in homes.
- ▶ Upkeep of privately-owned amenities such as entryway features, open space, and recreational facilities.



*The Campise House located within the Haggard Park Historic District - An example of a new home fitting into a historic neighborhood.*

A variety of city programs already in place will be crucial in aiding with the stability of mature neighborhoods. These programs are code enforcement, neighborhood services, and heritage

preservation. The Property Standards Department administers code enforcement for the City of Plano, including high grass and weeds, deteriorating exterior conditions of a housing structure, housing overcrowding, and outside storage. The Property Standards Department is studying ways to implement the first phase of a rental housing inspection program.

Some additional programs the city has to address neighborhood stability include:

- ▶ Targeted neighborhood planning.
- ▶ Federal assistance programs such as CDBG and HOME for housing rehabilitation and first time home buyers.
- ▶ Ongoing programs for maintenance and upkeep of public infrastructure through the Community Investment Program (CIP).

### Objectives - City in Transition

- ▶ **Objective C.1** Continue to expand Plano's housing stock even as the availability of land decreases.
- ▶ **Objective C.2** Create new housing opportunities that compliment and support existing residential development.
- ▶ **Objective C.3** Provide for a wide range of housing opportunities including affordable housing to meet the needs of a changing population.
- ▶ **Objective C.4** Maintain and protect all of Plano's existing housing stock.

### Strategies - City in Transition

- ▶ **Strategy C.1** Evaluate policies and ordinances to ensure they accommodate a

wide array of housing types, including those for persons with special needs. Make sure these policies are consistent with changing development trends.

- ▶ **Strategy C.2** Evaluate policies and ordinances to ensure that they do not discourage appropriate opportunities for infill housing and redevelopment.
- ▶ **Strategy C.3** Compare future requirements for special needs housing with current assistance programs and identify potential gaps.
- ▶ **Strategy C.4** Adjust property maintenance codes that support efforts to stabilize neighborhoods and provide safe housing.
- ▶ **Strategy C.5** The city should initiate a demonstration program as a first step in rental Housing inspection.