



STRATEGIC
COMMUNITY
SOLUTIONS

memo

Strategic Community Solutions LLC	
To:	Addison Mayor and City Council
From:	Karen Walz
Date:	March 5, 2015
Re:	Housing Direction

The text below was provided to the Addison City Council for their discussion on February 24, 2015. Edits in 'track changes' reflect the agreements reached during that discussion and proposed responses to Council comments.

Housing Choice Terminology

The housing choices are shown in Table 1 below. Each housing choice is characterized by its housing type (the physical characteristics of the unit) as well as its housing tenure (the ownership status of the unit). These are the terms Addison will use to describe housing choices in this community. Note that units which are individually owned are not necessarily owner-occupied; the unit owner may rent these units to a tenant.

Table 1: Housing Choices for Addison

#	Housing Choice	Housing Type	Housing Tenure
1	Detached Home	Single unit in a building with yards on some or all sides	Each unit is individually owned
2	Townhome/ Rowhouse	Multi-story unit on its own lot that shares a wall with at least one other unit.	Each unit is individually owned. The land on which the unit is located may or may not be individually owned.
3	Flat	Single story unit in a multi-story building that includes other residential and non-residential uses.	Each unit is individually owned.
4	Garden Apartment	Unit in a 2 or 3 story residential building.	Building owner(s) rent individual units to residents.

#	Housing Choice	Housing Type	Housing Tenure
5	Urban Apartment	Unit in a multi-story building that includes other residential and non-residential uses.	Building owner(s) rent individual units to residents.
6	Extended Stay Hotel Room	Hotel structure with cooking facilities in rooms.	Hotel owner(s) rent individual rooms to guests; in some instances, these guests are essentially long-term residents.
7	Independent/ Assisted Housing Unit	Unit in a building that includes common areas and services to assist residents in daily life activities.	Building owner(s) rent individual units to residents.

Council Direction on Housing Issues: The items listed below reflect the Addison City Council's direction, as we understand it. They describe the housing choices that are part of the future City Council desires for this community.

1. Whenever possible, the Town should establish plans for revitalization and development for districts or special study areas, instead of considering plans on a site-by-site basis. A process like the one used for the Sam's Club Special Study Area should be followed.
2. For study areas and individual developments, the Town encourages mixed use designs that integrate residential and non-residential components.
3. Mixed use developments in Addison should include a mix of housing choices, ~~not simply a single residential option~~ in order to expand Addison's available housing options and increase Addison's ability to respond to changing residential market demands over time.
4. Since the housing choices of garden apartments and urban apartments comprise a significant share of Addison's current housing stock, rezonings that include apartments should:
 - a. Occur through a Planned Development (PD) or similar process
 - b. Include other housing choices (i.e., not a rezoning for apartments alone)
 - c. Be necessary to the economic feasibility of the project as a whole
 - d. Propose a project design and density that support or enhance Addison's urban character and walkability
 - e. Be consistent with other aspects of this housing policy
- 4.5. The Town encourages development that makes more individually owned housing choices available in Addison. Desired ownership units include detached homes, townhome/rowhouse and flats, so a wide range of residential densities support this objective and may be approved.
- 5.6. At the property or project scale, Addison will consider the highest and best use of the property and the 'best fit' mix of uses and housing choices for that property within the context of the entire Addison community.

6.7. Addison will continue to insist on high quality building and site design that creates or enhances neighborhoods; an inviting public realm; and trails or sidewalks that connect ~~each~~ buildings and neighborhoods with the rest of the Addison community.

7.8. Addison views independent and/or assisted housing as housing choices which address the demands of the growing 55+ age group and as a potential fit with this community's character. Since there are no assisted housing units in Addison today, the Town will conduct research and investigation to understand how this housing could or should be included in Addison's future.