



CITY OF BROWNFIELD

2006 COMPREHENSIVE PLAN

**CHAPTER 9: HOUSING &
NEIGHBORHOODS PLAN**

TABLE OF CONTENTS: CHAPTER 9

Introduction.....	9-1
Sustainable Housing & Neighborhoods	9-1
Local Housing Condition	9-2
Housing and Neighborhood Strategies for Developed Areas	9-3
Specific Action Strategies for Developed Areas	9-3
Neighborhood Preservation (NP)	9-3
Housing Maintenance (HM)	9-4
Housing Rehabilitation (HR)	9-4
Plate 9-1: Residential Strategies	9-5
Clearance & Redevelopment (CR)	9-6
Solicit Input & Make Citizens Aware of Available Help	9-6
Allocate Additional Funds for Demolition	9-7
Work With Local Entities & Be a Facilitator	9-7
Establish Redevelopment/Infill Policies	9-8
Infill with Manufactured and Industrialized Homes	9-9
Plate 9-2: Infill Development Areas	9-10
Work With Owners of Rental Properties.....	9-11
Review Current Code Enforcement Policies	9-11
Maintaining Neighborhood Areas	9-11
Grant Programs, Nonprofit Agencies, & Volunteerism.....	9-12
Grant Funding Programs	9-12
Nonprofit and Volunteer Organizations.....	9-13
Housing & Neighborhood Strategies for Planned, Undeveloped Residential Areas.....	9-13
Future Single-Family Dwelling Unit Neighborhoods.....	9-14
Existing & Recommended Single-Family Residential Zoning Districts	9-14
Locational Criteria for Future Single-Family Residential Development	9-15
Conclusion.....	9-15

Introduction

The words *housing* and *neighborhood* can be defined in the context of structural or physical characteristics, but the meaning can also be applied in a broader sense. More than simply a dwelling or a shelter, *housing* impacts the way in which a family lives and the way in which an area is perceived. The term *neighborhood* also includes the sense of community that can be felt and quality of life that can be enjoyed by residents.

Housing and related neighborhoods are inherently unique, and that uniqueness makes it difficult to precisely define them. Although such things cannot be easily described, a healthy neighborhood is generally made up of quality housing that is occupied by residents who take pride in their homes and property. A neighborhood is the setting in which residents may develop a sense of belonging through their interactions, common interests, and by simply “being neighbors.” It is, therefore, in the public interest not only to maintain individual housing units, but also to promote the overall well being of neighborhood areas. To accomplish this requires cooperative action by property owners, tenants, the municipality and volunteers - such cooperative efforts can achieve the highest possible housing quality and environmental character within each neighborhood area. This Housing & Neighborhoods Plan discusses various means of stabilizing housing, preserving older residential areas, and encouraging quality new residential development in Brownfield.

SUSTAINABLE HOUSING & NEIGHBORHOODS

Much of the discussion and many of the recommendations in this chapter address the importance of creating, revitalizing, and maintaining housing and neighborhoods that are sustainable. In the context of housing and neighborhoods, a number of attributes, as described below can define the term sustainability:

- The housing units are of quality construction and well-maintained;
- Schools and recreational facilities are located close to, or preferably in a central section of the neighborhood;
- Nonresidential land uses (e.g., public, office, and retail land uses) are carefully and strategically placed in relation to the neighborhood;
- Emergency services, such as fire, medical and police services, are readily accessible;
- There is adequate lighting and other features that foster feelings of safety;
- There is continued investment in public and private property to stabilize property values;
- The majority of the dwelling units are owner-occupied;
- The public facilities and infrastructure serving the neighborhood are well-maintained;
- There are opportunities for social interaction;
- There is a sense of “community” and “belonging” among residents; and
- Homes are in close proximity to hike and bike trails and/or open space.

The City should strive to ensure that these qualities are part of every existing neighborhood area in Brownfield. The City should also ensure that future neighborhoods are designed and maintained in accordance with these characteristics of sustainability. There are recommendations within this chapter that are pertinent to the creation of sustainable neighborhoods in Brownfield.

LOCAL HOUSING CONDITION

(Note: The following section is an excerpt from Chapter 1.) A generalized housing survey was conducted to assess the general condition of housing. This was done on a block-by-block basis. Therefore, the results of the housing survey reflect an average of the homes on each block, and are not reflective of housing types on an individual basis.

The main purpose of the housing survey was to determine the physical condition of housing and to identify any concentrated blighted areas. Each block was classified according to visible exterior physical conditions. Four categories of condition were used, as described in the following:

Type 1: *Generally Sound*

Residential blocks in this category were characterized by either new or older housing units being maintained in sound physical condition, with no visible signs of repair needed.



*Illustration 9-1
Example of a Type 1 House*

Type 2: *Generally Minor Repair Needed*

Residential blocks in this category were characterized by housing units in need of minor maintenance. Minor maintenance means projects that could be performed by the occupant, examples of which include painting of trim or exterior surfaces, replacing small trim areas, or other similar minor repairs.

Type 3: *Generally Major Repair Needed*

Residential blocks in this category were characterized by housing units in need of major repair. Structures placed in this category were those needing repairs that would not normally be performed by the occupant - major signs of various stages of deterioration. Examples of such repairs include sagging roofs, unstable walls, sagging porch areas, and similar major repairs.

Type 4: Generally Dilapidated

Residential blocks in this category were characterized by housing units that are generally beyond repair. Structures placed in this category were those that were visibly and obviously deteriorated, and may be unsafe to inhabit.

Data obtained from the field survey provides a basis for evaluating existing housing conditions and any factors influencing blight. Analysis of existing conditions serves to guide the measures needed to either preserve or physically upgrade the overall housing inventory, if necessary. The results of the block-by-block field survey for the City overall are shown in **Table 9-1**, and are shown graphically on **Plate 1-2** (located in the Baseline Analysis) separated out by residential area.

Category of Condition	Percentage Of Blocks
Type 1	20%
Type 2	51%
Type 3	28%
Type 4	1%
Total	100.0%
<small>Source: Dunkin, Sefko & Associates, Inc. - Land Use Survey</small>	

Housing and Neighborhood Strategies for Developed Areas

SPECIFIC ACTION STRATEGIES FOR DEVELOPED AREAS

To aid in preserving and rehabilitating existing housing units, four action strategies are recommended: Neighborhood Preservation (NP), Housing Maintenance (HM), Housing Rehabilitation (HR), or Clearance and Redevelopment (CR). **Plate 9-1** displays the various areas of Brownfield identified for each type of housing strategy. The target areas were identified based on a housing assessment, results of which are represented in **Table 9-1**.

Neighborhood Preservation (NP)

A preservation strategy is appropriate for those areas identified with predominately sound, quality housing. Approximately 20 percent of the housing units in Brownfield have been identified as *Type 1*, which describes units that are maintained in excellent physical condition (refer to the Baseline Analysis for additional information). In areas identified for the *Neighborhood Preservation Strategy* (marked with an “NP” on **Plate 9-1**), the City should adopt a policy to sustain and protect existing desirable conditions.

- This can most successfully be achieved by proactive code enforcement in and around these areas.

- Also important is ensuring that a complementary relationship with adjacent land uses is provided through careful review of development proposals in proximity to the identified areas.
- An effective *Neighborhood Preservation Strategy* includes the continued provision and maintenance of adequate utilities and community facilities, such as parks, schools and streets.
- Preservation efforts by Brownfield within these areas should minimize the need for future rehabilitation programs. Appropriate City departments, as part of normal planning, community development, and code enforcement practices can implement the *Neighborhood Preservation Strategy*.

Housing Maintenance (HM)

The *Housing Maintenance Strategy* is appropriate in areas where the housing units are substantially sound but are in need of minor repairs (maintenance that homeowners can accomplish themselves, such as paint). Those areas with a majority of Type 2 units are identified with an “HM” on **Plate 9-1**. The intent of the *Housing Maintenance Strategy* is to target areas wherein a relatively small amount of effort could be expended to improve the quality of housing and to reduce the likelihood of further deterioration of the units.

Approximately 51 percent of the City’s single-family homes have been categorized as Type 2. The City should encourage homeowner maintenance in these areas. Code enforcement should continue their efforts to have weedy lots cleaned up and junk cars removed, and through neighborhood interaction (discussed in detail later within this chapter). Proactive intervention can result in Type 2 units being improved to a Type 1 condition, which would enhance the overall image of Brownfield and work to preserve the housing stock.

Housing Rehabilitation (HR)

The *Housing Rehabilitation Strategy* is appropriate in areas where the housing units are in need of more intensive repair, such as a new roof or a structural repair. (For the purpose of discussions herein, intensive or major repairs are generally those that require a professional to complete.) Areas identified with an “HR” on **Plate 9-1** generally have a large percentage or a majority of Type 3 units. The primary intent of this strategy is to reduce the likelihood of further decline of units in the identified areas.



Illustration 9-2
An Example of a House Being Rehabilitated

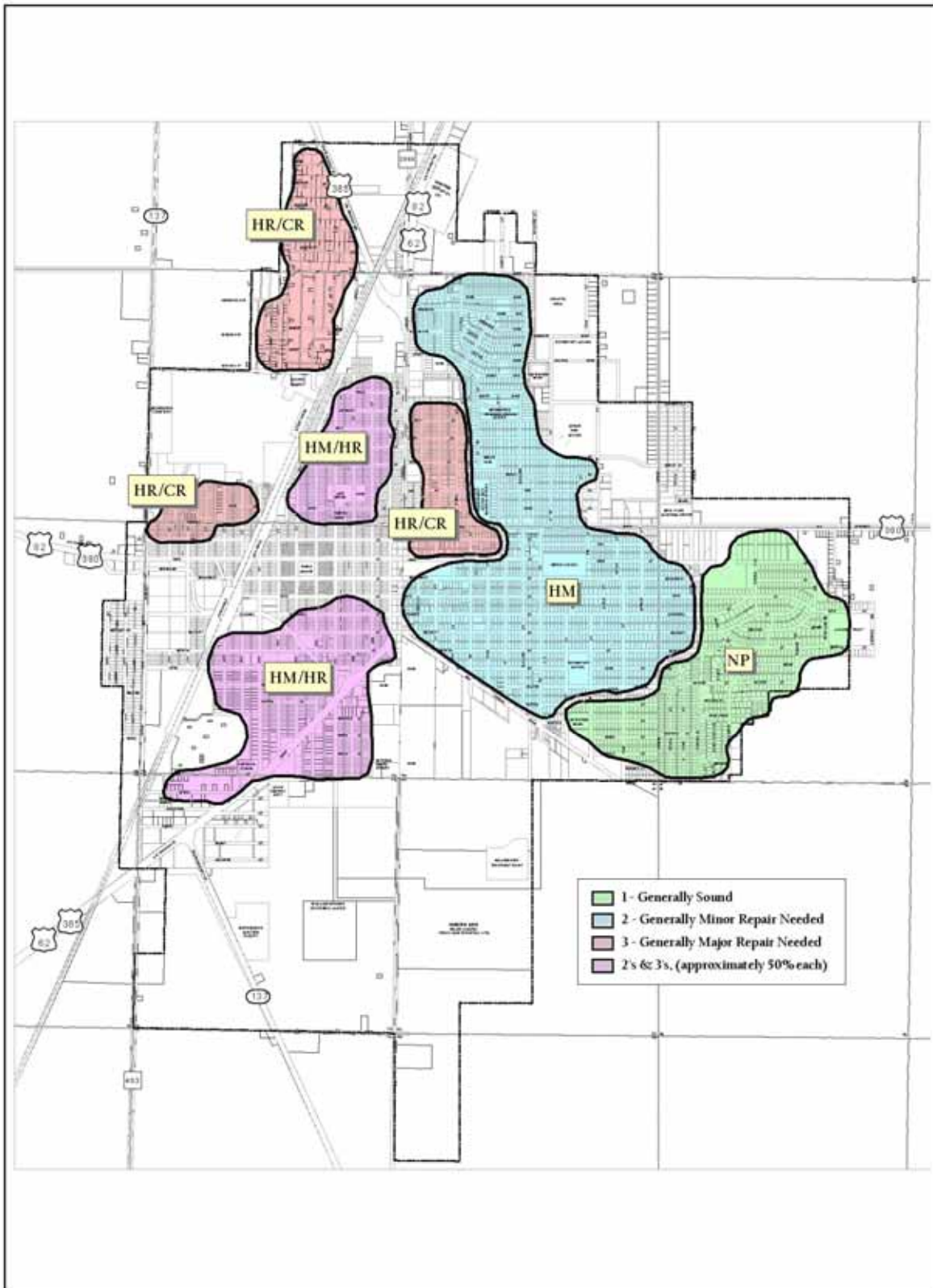


 Plate 9-1

Residential Strategies



Dunkin Seiko & Associates, Inc.
Urban Planning Consultants Dallas, Texas
Date: May 2006

Approximately 28 percent of all single-family units in Brownfield fell within the Type 3 category. If the necessary repairs are not accomplished, these units may fall into the Type 4 category, making them virtually uninhabitable. The City should not allow such units to become a serious public safety concern. Also important is the affect that Type 3 units can have on sound, quality neighborhoods nearby – if the deterioration of housing units within a neighborhood is not addressed, in time the decline will begin to have a negative impact on adjoining areas.

Clearance & Redevelopment (CR)

Redevelopment involves the clearance of structures and preparation of the lot for new construction. Such a strategy is necessary when a housing unit reaches such a state of deterioration that rehabilitation becomes unfeasible. As **Table 9-1** shows, approximately one (1) percent (between 31 to 35 units) were considered Type 4 or beyond the point of rehabilitation and therefore in need of removal. At the point where housing units need to be cleared, they pose a significant health and safety issue for local citizens; the City, therefore, should continue to be proactive in addressing such structures. It is recommended that the City identify a set number of units per year that need to be demolished and allocate funds accordingly within areas designated with a “CR” on Plate 6-1. This is further discussed on page 9-7 in the section entitled Allocate Additional Funds for Demolition.

SOLICIT INPUT & MAKE CITIZENS AWARE OF AVAILABLE HELP

People generally do not desire to live in substandard housing units – but there is a reason they have to live in these units. Knowledge about the reasons local citizens are living in these conditions may help a City assess what needs to be done. Brownfield officials should therefore solicit input as to what the specific needs are of the individuals who own and/or live in the units identified as Type 3 or Type 4 (see related map in the Baseline Analysis and **Plate 9-1** herein).

For example, some of these individuals may be elderly and may not be physically able to undertake the repairs needed to improve their homes. In other cases, lack of funds may keep individuals or families from making necessary improvements. Also, people renting property may be having difficulty with the property’s owner not undertaking necessary repairs. Knowledge of factors that may be keeping individuals from undertaking proper maintenance will help the City to determine the best steps to take and to allocate funds and services accordingly. There are many ways that such information can be gathered.

- The City could use a system of mailings to survey individuals.
- Public workshops could be held in areas of the City that have a concentration of Type 3 and Type 4 units.
- Brownfield officials could seek help from civic leaders who know and/or have contact with citizens that live in these areas.

- As these efforts are undertaken, it is further recommended that the City initiate an aggressive public awareness and outreach campaign in order to inform citizens about the programs available for rehabilitation, reconstruction, and home ownership.

Concentrated efforts such as these would help the City gain the knowledge it needs to be proactive in addressing deteriorating housing units.

ALLOCATE ADDITIONAL FUNDS FOR DEMOLITION

Regardless of the diligence with which the City undertakes maintenance and improvement efforts, some housing units are already past the point of rehabilitation. These units were identified in the Baseline Analysis as dilapidated (Type 4) units and are identified in **Plate 1-2**; there were between 31 to 35 homes categorized as such during the housing survey.

- Just as it is important for Brownfield to address housing units in need of maintenance and rehabilitation in targeted areas, it is equally important for the City to proactively demolish units that cannot be rehabilitated.
- Demolition efforts are not just needed to improve the overall local housing stock, but also to protect the public's health, safety and welfare.

Therefore:

- It is recommended that a set number of homes be demolished each year, and funds should be allocated accordingly.
- Demolishing dilapidated housing units would make a stronger, more noticeable improvement to the City's overall housing stock, especially in deteriorating areas, over a shorter period of time.

WORK WITH LOCAL ENTITIES & BE A FACILITATOR

City officials should approach the Chamber of Commerce or other business organizations to provide funding (i.e., small loans) or volunteers to help improve the appearance of local homes. Business organizations should be interested and involved in improving local housing because, as stated previously, economic development efforts and housing quality are closely connected. One study, called *Housing: The Forgotten Component of Economic Development*, states "corporations look at a wide range of criteria when deciding where to locate a facility. Some of those criteria are about quality of life issues including housing. Business leaders need to be confident that the location they choose is a place where their valuable employees - executives and laborers alike - will want to live."⁶⁻¹

- Ensuring that Brownfield is in the best possible position to compete with other localities for companies and employment bases includes consideration and improvement of local housing.
- In addition, discussing housing issues with leaders of local financial institutions would be another avenue the City should pursue. Specialized home

¹ Wisconsin Council on Children and Families: http://www.wccf.org/pdf/housing_ecdev.pdf

improvement loans for families with limited income could be established through discourse with such leaders.

- Other localized efforts that the City should help facilitate include the formation of neighborhood associations and local crime watch groups.
- As programs and funding opportunities are realized in this manner, Brownfield officials should become facilitators and informers, putting citizens in contact with the right person or entity to help them meet their needs.
- Brownfield should also establish an existing City staff position that would be a recognized liaison between the City and neighborhood groups – this would enable the City to be aware of and involved in neighborhood issues on a consistent basis.

Such efforts on the part of Brownfield are also likely also to have the residual effect of increasing homeownership, and thereby decreasing the incidence of future housing issues.

ESTABLISH REDEVELOPMENT/INFILL POLICIES

Infill housing, for the purpose of this discussion, is defined as new housing units constructed on lots within the City limits that are either vacant or are being redeveloped and are surrounded by developed properties. The promotion of infill housing is considered a win-win situation for Brownfield inasmuch as it:

- Provides a mechanism for increasing the population within the City limits rather than in the ETJ or the County.
- Reduces the City's infrastructure costs; while it is recommended that the City establish a policy to not extend water and sewer lines without annexation, the fact remains that even with annexation, it is less expensive for the City to provide a connection to an existing line in a developed area than to construct a line for an individual user.
- Supports efforts towards revitalizing older areas of the City.

Developing on a vacant or redevelopment (razed) lot may be perceived as having an increased risk, particularly early on in long-term redevelopment projects. The City can assist in making infill development an increasingly attractive option for potential homebuilders by rezoning adjacent, nonresidential parcels to protect residential development from inappropriate commercial land use and by waiving development-related fees. The City should also help with other services such as providing "roll-off" dumpsters for construction debris, if construction occurred in lots approved for infill development. Additionally, the City should establish policies to streamline the regulatory process of development in identified areas of the City where vacant lots are available for infill development and that have ready access to infrastructure.

The concept of redevelopment/infill can also be applied in Brownfield on a larger scale, rather than simply on a lot-by-lot basis. Some areas of the City may benefit from large-scale redevelopment projects, whereby an entire block was razed and cleared in order to establish a new neighborhood. The City should adopt a policy whereby it is ready and willing to provide funding assistance if a large-scale redevelopment project in one of

these areas is proposed. As one national study on the need for public monies being involved in redevelopment states:

Private redevelopment requires public assistance through use of eminent domain, development subsidies, and regulatory incentives...Private redevelopment without public assistance for land assembly has mainly occurred on "choice" parcels in selected neighborhoods, potentially leading to displacement through gentrification.

Source: Urban Redevelopment, Displacement, and the Future of the American City: Historical Synopsis of City Decline and Redevelopment, Website – www.rich.frb.org/cao/mwtopics/mw2.html

Also, the City should request participation in the Community Development Block Grant (CDBG) funding program, which is administered by the South Plain Association of Governments (SPAG).

Infill with Manufactured and Industrialized Homes

In order to promote infill development, the City should consider permitting the use of manufactured and industrialized homes in the areas north and south of the downtown area. The purpose of this recommendation is to improve the existing housing in these areas and increase the property values within the areas identified on **Plate 9-2**. New manufactured and industrialized homes would typically be a greater value than many of the existing housing units in these areas. Furthermore, with the standards found within the Future Land Use Chapter (Chapter 4), the maintenance and appearance of manufactured and industrialized homes in these areas would not be an issue. In order to permit the use of manufactured and industrialized homes as infill options the City should update the Zoning Ordinance to permit and manage the use of these structures.



*Illustration 9-3
Example of Quality Manufactured Homes – Appropriate for Infill Development in
the Areas Shown on Plate 9-2*

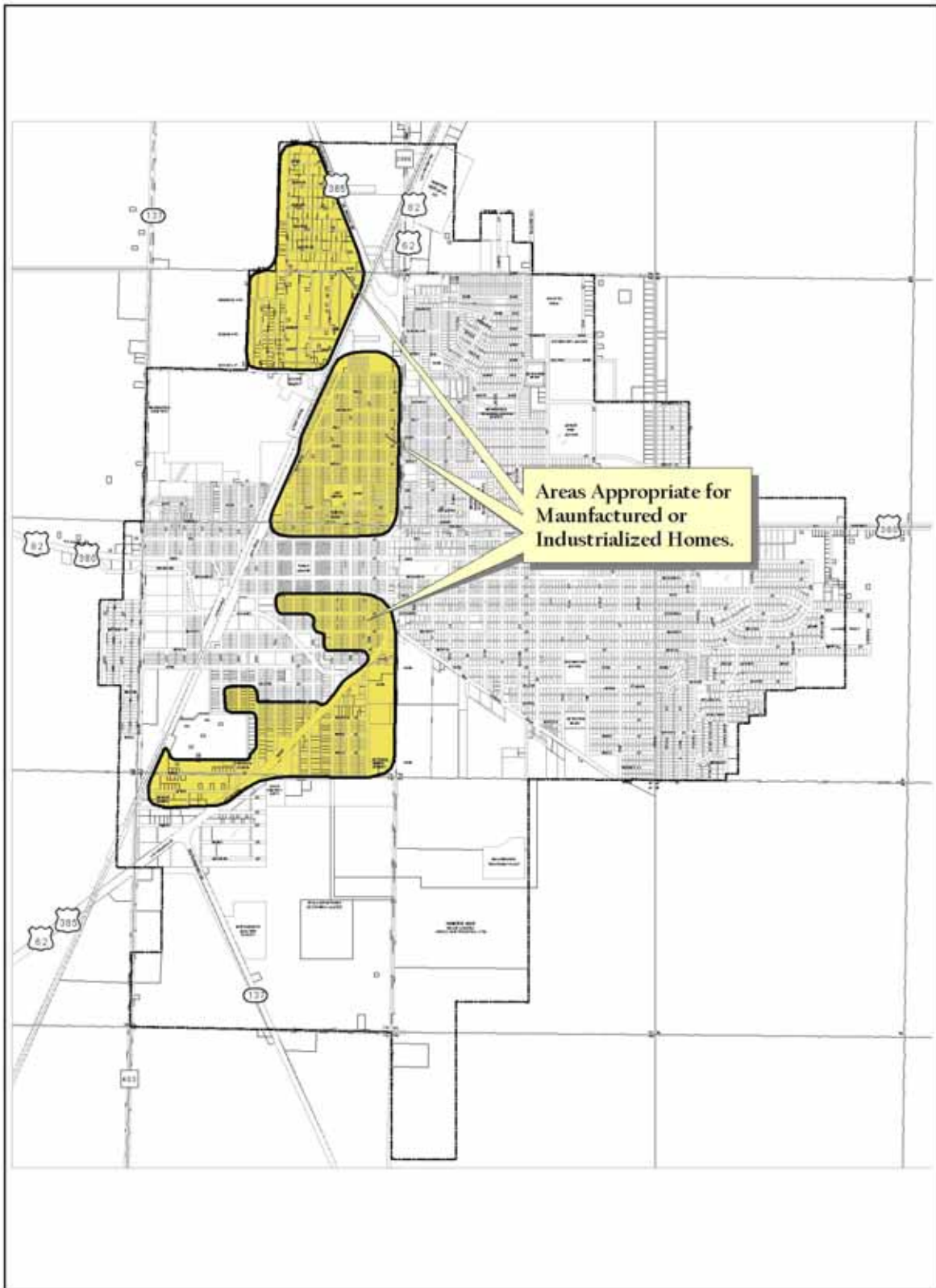


 Plate 9-2

Infill Development Areas



Dunkin Seiko & Associates, Inc.
Urban Planning Consultants Dallas, Texas
Date: May 2006

WORK WITH OWNERS OF RENTAL PROPERTIES

A potential problem is the City's higher rate of renter-occupied units, estimated at 70 percent of the total housing units in Brownfield by the 2000 U.S. Census. It is critical to a long-term solution to the local housing issue that maintenance and code enforcement programs be coordinated with owners and landlords. As information within **Table 9-1** shows approximately 29 percent of the City's housing units are in need of major repairs.

The City should establish a coalition of owners and landlords that have rental units in areas in which a Housing Rehabilitation (HR), Housing & Maintenance (HM) Strategy or a Property Clearance & Redevelopment (CR) Strategy has been recommended. These areas are shown on **Plate 9-1**. The purpose of this coalition would be to allow mutual communication between the City and the owners and landlords. City officials would be able to communicate their concerns are based on the need to protect the public's health, safety, and welfare, and not necessarily based on the need to improve aesthetics. Owners and landlords would be able to communicate to City officials about their issues. Ideally, the City, owners, and landlords would work together to collectively come up with housing maintenance solutions. Perhaps the City could provide incentives for better rental housing maintenance, such as a property tax abatement program for housing units that are improved to City standards. Owners and landlords may have other ideas that could be expressed about ways in which Brownfield could assist in improvements. One possibility is developing a residential property maintenance code that requires a basic occupancy standard for rental units

REVIEW CURRENT CODE ENFORCEMENT POLICIES

Code enforcement is one way in which the Brownfield now improves local housing, unit by unit. Many cities have code enforcement policies that are reactive – that is, violations of general code regulations are not enforced unless and until a complaint is made. Other cities have code enforcement policies that are more proactive – that is, staff is actively looking at areas of the community from a regulatory perspective, and enforcing codes as they see violations on a regular, consistent basis, even without a complaint being made. Currently, the City has proactive code enforcement policy, and it is recommended that this policy continue.

Maintaining Neighborhood Areas

Previously within this Housing & Neighborhoods Plan, recommendations have concentrated upon improving individual housing units. However, maintaining the area surrounding housing units, that is, the neighborhood itself, is equally important. The concepts of neighborhood integrity and sustainability essentially refer to the quality of the physical appearance of neighborhoods. The following sections are intended to

provide recommendations on specific ways in which the City can address deteriorating neighborhoods and can maintain existing high quality neighborhoods.

GRANT PROGRAMS, NONPROFIT AGENCIES, & VOLUNTEERISM

Funding to improve both housing units and neighborhoods are available from sources at the federal, state, and county level. While some of these programs require capital reinvestment in the form of matching funds, others do not. There are also some nonprofit agencies that can provide assistance; they have been listed here as well.

Grant Funding Programs

- *The Fair Housing Initiative Program* (FHIP) – Federal; administered by the Fair Housing and Equal Opportunity Office; allocates funds on a competitive/discretionary basis; generally no requirement for matching funds on the part of the receiver.
- *The Healthy Homes Initiative Program* (HHI) – Federal; administered by the Lead Hazard Control Office and builds upon the Housing and Urban Development (HUD) Department's existing housing-related health and safety issues; generally no requirement for matching funds on the part of the receiver.
- *Community Development Block Grant* (CDBG) – Federal, State, and County; administered by the Community Planning and Development Office (a department of HUD); allocates funds on a formula/entitlement basis; funding for activities directed toward neighborhood revitalization, economic development and the provision of improved community facilities and services; participation can be through funds allocated by the State or County; generally no requirement for matching funds on the part of the receiver.
- *The HOME Investment Partnerships Program* (HOME) – Federal, State, County, and Local; administered by the Community Planning and Development Office (a department of HUD); and allocates funds on a formula/entitlement basis; funding may be used for a variety of activities, including housing rehabilitation, tenant-based rental assistance, assistance to homebuyers, acquisition of housing, new construction of housing, site acquisition, site improvements, demolition, and relocation; generally a requirement for matching funds on the part of the receiver equal to 25 percent of the grant amount.
- *Neighborhood Initiatives Grants* - Federal, State, County, and Local; administered by the Community Planning and Development Office (a department of HUD); allocates funds on a competitive/discretionary basis; generally no requirement for matching funds on the part of the receiver.

Nonprofit and Volunteer Organizations

- Habitat for Humanity - A 501(c) (3) nonprofit organization that builds and rehabilitates homes in partnership with low-income residents. Houses, sold at no profit to pre-qualified, low-income families, are financed through no-interest mortgages. Mortgage payments are returned to a revolving fund, which is used to finance more construction. Pre-qualified homeowners are required to invest hours directly working on the Habitat project. The organization utilizes volunteer labor, monetary, and in-kind donations to build houses.
- Community Development Corporation (CDC) - A 501(c)(3) private, nonprofit corporation formed to address special needs of a community, such as the revitalization of lower- and moderate-income neighborhoods; generally rely upon fundraising efforts for capital, funding may also include CDBG or HOME funds from the local government or state grants; typically undertake smaller projects that are less profitable to a bank lender by lending money directly or utilizing funds as a guarantee for conventional bank loans; usually comprised of a group of active community volunteers or developers and managed by financial administrators.
- Christmas in April Program /Paint Your Heart Out Program – Non-profit, “grassroots” efforts; typically begins by identifying properties and by putting willing volunteers together with donated supplies. Cities can participate by helping identify housing units in need, prioritizing properties in need of improvement, obtaining donations from local businesses, signing up City staff and citizens who are interested in helping, and donating basic items. These programs have been proven to help to improve numerous homes on an annual basis.

Housing & Neighborhood Strategies for Planned, Undeveloped Residential Areas

The standards for new residential development should be such that maintenance and preservation strategies become necessary only over a long period of time. Development guidance, either during the stages of zoning change or subdivision approval, provides City staff with an opportunity to ensure that the City’s commitment to quality will be reflected in a residential development of lasting value and stability. The recommendations included here provide a framework for continued high-quality housing and neighborhood areas in Brownfield with future growth.

FUTURE SINGLE-FAMILY DWELLING UNIT NEIGHBORHOODS

As it is today, single-family development will likely be the prevailing type of residential land use in Brownfield in the future. Cities should have an abundance of both large-lot and small-lot single-family development, since a variety of residential densities are necessary in order to provide residents with a choice of house size, lot size, and price ranges. However, cities also need an appropriate housing inventory for market purposes. It is therefore recommended that the City develop a range of lot and dwelling sizes to continue the goal of a balanced variety of single-family housing. The following discussion outlines specific ways in which the City can achieve such a balance.

Existing & Recommended Single-Family Residential Zoning Districts

The Ranch and Estate (R&E) zoning district requires a minimum lot size of one acre (43,560 square feet). The two single-family zoning districts – RS-1 and RS-2 – allow for only minimum 5,500 square feet single-family homes. **Table 9-2** outlines the minimum lots sizes required in each district.

Single-Family Zoning District	Minimum Lot Size Required (Square Feet)
Ranch and Estate (R&E)	43,560
Single-Family Residential (RS-1)	5,500
Two-Family Residential (RS-2)	5,500
<small>Source: Brownfield Zoning Ordinance</small>	

As shown in the table, there is a large difference in square footage between the R&E and two other districts, while there is no difference between RS-1 and RS-2. It is recommended that the City expand its single-family residential zoning districts to provide for a wider range of minimum lot sizes between the R-E and current RS-1 and RS-2 districts. While it is true that a minimum lot size requirement actually allows any lot size equal to or above that number, the development community generally uses the minimum lot size as the benchmark for the lot size that is developed. Therefore, three new single-family districts should be added as listed below:

- One with a minimum lot size of 43,560 square feet with on-site wastewater facilities permitted,
- One with a minimum lot size of 15,000 square feet, and
- One with a minimum lot size of 7,500 square feet.

While the RS-1 and RS-2 zoning districts should remain within the City's Zoning Ordinance, the addition of residential districts that have larger minimum lot sizes would provide a mechanism to enhance the range of minimum lot sizes.

Locational Criteria for Future Single-Family Residential Development

A number of factors will be considered as the City makes decisions regarding future single-family developments and related rezoning proposals. For example, it is a generally accepted planning principle that single-family housing should be adjacent to one another. This principle can be modified under certain criteria and development style.

The City should use several factors when future single-family lot size and rezoning decisions are made in the areas identified on the Future Land Use Plan map (**Plate 4-1**) for residential development. In general, it is recommended that the City make rezoning decisions with consideration to lot size for new single-family developments adjacent to existing single-family areas; adjacent single-family subdivisions should have similarly sized lots. However, this concept is not meant to discourage the use of planned developments with a range of single-family lot sizes within one neighborhood, such as a residential planned development.

Conclusion

The following policies pertaining to housing and neighborhoods related planning should be adopted by Brownfield:

- 1) The City should use the four housing strategies recommended herein to address existing residential neighborhoods, as designated on **Plate 6-1**.
- 2) The City should concentrate housing improvement efforts in recommended prioritized areas; the City should use grant funding to make targeted improvements.
- 3) The City should develop a framework ensuring that citizens are aware of such programs.
- 4) Infill housing should be encouraged through regulatory policies that make such housing economically feasible for the private sector to develop.
- 5) Although single-family residential areas of similar densities should generally be located adjacent to one another, the integration of varying single-family densities with other types of housing should be encouraged within planned developments.
- 6) The City's Zoning Ordinance should include appropriate zoning districts that implement the additional single-family residential densities recommended within this Housing & Neighborhood Strategies Plan.

The above-listed policy recommendations, as well as the recommendations listed throughout this Housing & Neighborhoods Plan, should guide Brownfield's planning efforts related to existing and future residential areas. This Plan has outlined ways in which the City can maintain the present character and quality of neighborhoods and housing in Brownfield and can proactively address deteriorated areas. The link that housing has to economic development, quality of life, and community image makes this

issue particularly important. As the City has recognized through its on-going efforts to improve housing and neighborhood areas, it is in the public’s interest to maintain the highest possible housing quality and neighborhood character throughout Brownfield. Interaction and cooperation between property owners, the municipality, and volunteers will be required to maintain and upgrade the quality of housing. The recommendations that have been discussed throughout this chapter are summarized in **Table 9-3** and are related to goals and objectives established within Chapter 2 of this Comprehensive Plan.

<p><i>Table 9-3</i> Housing and Neighborhoods Plan Recommendations <i>City of Brownfield, Texas</i></p>
<p>Sustainability</p>
<p><u>Existing Neighborhoods</u></p> <p>The City should strive to ensure the following qualities are part of every existing neighborhood area in Brownfield:</p> <ul style="list-style-type: none"> • The housing units are of quality construction and well-maintained; • Schools and recreational facilities are located close to, or preferably in a central section of the neighborhood; • Nonresidential land uses (e.g., public, office, and retail land uses) are carefully and strategically placed in relation to the neighborhood; • Emergency services, such as fire, medical and police services, are readily accessible; • There is adequate lighting and other features that foster feelings of safety; • There is continued investment in public and private property to stabilize property values; • The majority of the dwelling units are owner-occupied; • The public facilities and infrastructure serving the neighborhood are well-maintained; • There are opportunities for social interaction; and • There is a sense of “community” and “belonging” among residents; and • Homes are in close proximity to hike and bike trails and/or open space.
<p><u>Future Neighborhoods</u></p> <p>The City should also ensure that future neighborhoods are designed and maintained in accordance with the characteristics of sustainability.</p>
<p>Housing Strategies for Existing Neighborhoods</p>
<p><u>Neighborhood Preservation</u></p> <p>In areas identified with a “NP” on Plate 9-1, the City should sustain and protect existing desirable conditions, engage in proactive code enforcement, and encourage complementary relationships with land uses adjacent to such areas.</p>
<p><u>Housing Maintenance</u></p> <p>In areas identified with a “HM” on Plate 9-1, the City should promote minor repairs that homeowners can accomplish themselves, such as paint.</p>
<p>Source: City of Brownfield’s Housing & Neighborhoods Plan.</p>

*Table 9-3 (Continued)
Housing and Neighborhoods Plan Recommendations
City of Brownfield, Texas*

Housing Strategies for Existing Neighborhoods (Continued)

Housing Rehabilitation

In areas identified with a “HR” on **Plate 9-1**, the City should promote more intensive repair, such as a new roof or structural repair. (For the purpose of discussions herein, intensive or major repairs are generally those that require a professional to complete.)

Clearance & Redevelopment

In areas identified with a “CR” on **Plate 9-1**, the City should actively remove structures by identifying a set number to demolish each year, and should help those living in these structures to find alternate housing.

Strategies for Existing Neighborhoods

Solicit Input & Make Citizens Aware of Available Help

Brownfield officials should solicit input as to what the specific needs are of the individuals who own and/or live in the units identified as Type 3 or Type 4.

Allocate Additional Funds for Demolition

It is recommended that a set number of homes be demolishing each year, and funds should be allocated accordingly.

Work With Local Entities & be a Facilitator

City officials should approach the Chamber of Commerce or other business organizations to provide funding (i.e., small loans) or volunteers to help improve the appearance of local homes.

Establish Redevelopment/Infill Policies

- The City can assist in making infill development an increasingly attractive option for potential homebuilders by rezoning adjacent, nonresidential parcels to protect residential development from inappropriate commercial land use and by waiving development-related fees.
- The City should help with other services such as providing “roll-off” dumpsters for construction debris, if construction occurred in lots approved for infill development.
- The City should establish policies to streamline the regulatory process of development in identified areas of the City where vacant lots are available for infill development and that have ready access to infrastructure.
- The City should adopt a policy whereby it is ready and willing to provide funding assistance if a large-scale redevelopment project in areas suited for such redevelopment.
 - The City should request participation in the Community Development Block Grant (CDBG) funding program, which is administered by the South Plain Association of Governments (SPAG).
 - In order to promote infill development, the City should consider permitting the use of manufactured and industrialized homes in the areas north and south of the downtown area (see **Plate 9-2**).

Source: City of Brownfield’s Housing & Neighborhoods Plan.

<p><i>Table 9-3 (Continued)</i> Housing and Neighborhoods Plan Recommendations City of Brownfield, Texas</p>
<p>Strategies for Existing Neighborhoods (Continued)</p>
<p style="text-align: center;"><u>Work With Owners of Rental Properties</u></p> <p>The City should establish a coalition of owners and landlords that have rental units in areas in which a Housing Rehabilitation (HR) & Maintenance (HM) Strategy or a Clearance & Redevelopment (CR) Strategy has been recommended.</p>
<p style="text-align: center;"><u>Review Current Code Enforcement Policies</u></p> <p>Currently, the City has proactive code enforcement policy, and it is recommended that this policy continue.</p>
<p>Maintaining Neighborhood Areas</p>
<p style="text-align: center;"><u>Grant Funding and Volunteer Programs</u></p> <p>Several grant funding and volunteer programs can be used to maintain high quality standards. (A listing of these programs starts on page 9-12)</p>
<p>Strategies for Planned, Undeveloped Residential Areas</p>
<p style="text-align: center;"><u>Future Single-Family Dwelling Unit Neighborhoods</u></p> <p>It is recommended that the City develop a range of lot and dwelling sizes to continue the goal of a balanced variety of single-family housing.</p>
<p style="text-align: center;"><u>Existing & Recommended Single-Family Residential Zoning Districts</u></p> <p>It is recommended that the City expand its single-family residential zoning districts to provide for a wider range of minimum lot sizes between the current R&E and RS-1 and RS-2 districts.</p> <p>Three new single-family zoning districts should be added to the Zoning Ordinance and are listed below:</p> <ul style="list-style-type: none"> • Minimum lot size of 43,560 square feet with on-site wastewater facilities permitted, <ul style="list-style-type: none"> • Minimum lot size of 15,000 square feet; and • Minimum lot size of 7,500 square feet.
<p style="text-align: center;"><u>Locational Criteria for Future Single-Family Residential Development</u></p> <p>In general, it is recommended that the City make rezoning decisions with due consideration to lot size for new single-family developments adjacent to existing single-family areas; adjacent single-family subdivisions should have similarly sized lots. However, this concept is not meant to discourage the use of planned developments with a range of single-family lot sizes within one neighborhood, such as a residential planned development.</p>
<p>Source: City of Brownfield's Housing & Neighborhoods Plan.</p>