

# Envision Tomorrow and CodeNEXT



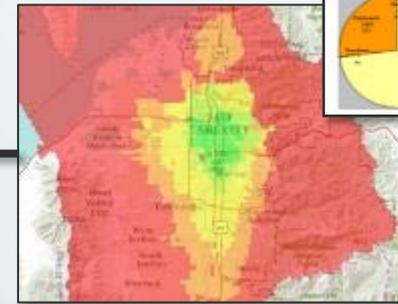
a suite of urban and regional planning tools



BUILDING-LEVEL  
MODELING



SPATIAL  
SCENARIOS



REAL-TIME  
ANALYTICS

# Planning: traditional approach

The Present

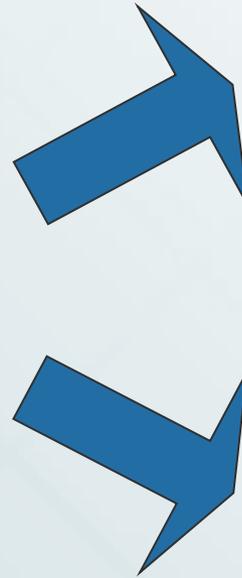


The Future



# scenario approach

Plausible stories about the future



# Develop a range of scenarios

A



B



C



D



# 80+ INDICATORS IN



- Land Use
- Natural Resources
- Parks and Recreation
- Housing
- Employment
- Fiscal Impact
- Sustainability
- Public Health
- Transportation

# Tool For All Planning Scales



**REGION**

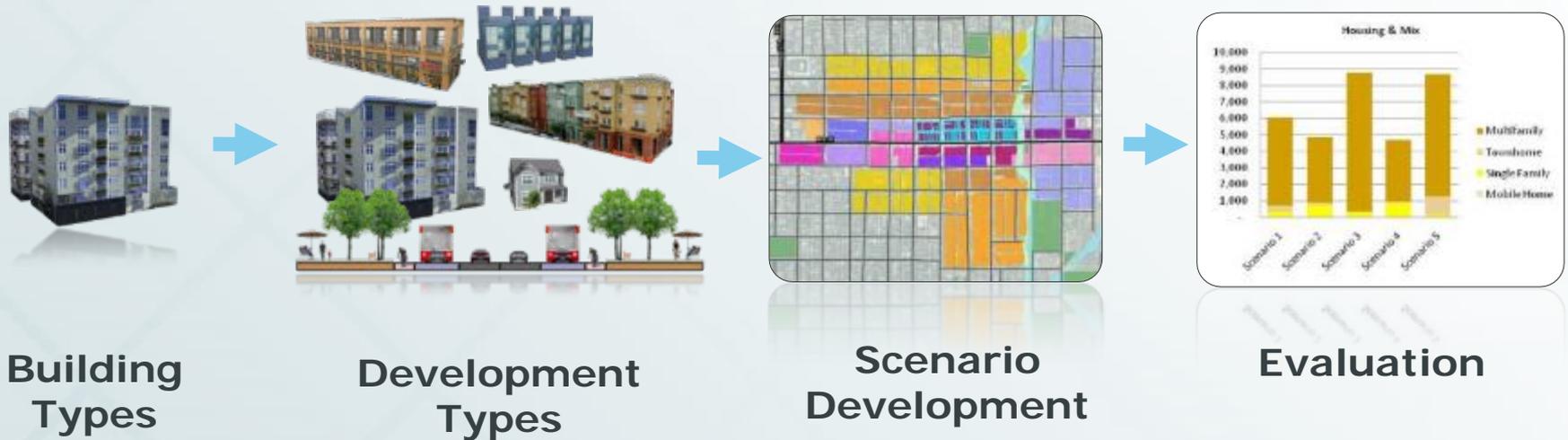


**DISTRICT**



**BUILDING**

# Scenario Building Process



1

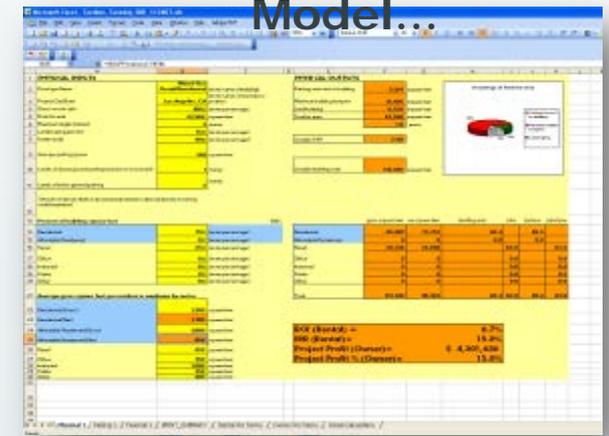
Step 1: Model a library of building types that are financially feasible at the local level.

# Create Prototype Buildings

## Why start with buildings?

- *Easily modeled & lots of existing data*
  - ▣ Density and Design
  - ▣ Rents and Sales Prices
  - ▣ Costs and Affordability
  - ▣ Energy and Water Use
  - ▣ Fiscal Impacts

Use ROI Model...



...to Create a Range of Buildings



# Development Type Mix

A Variety of Buildings, Streets and Amenities Create a “Place”



**Town  
Center**

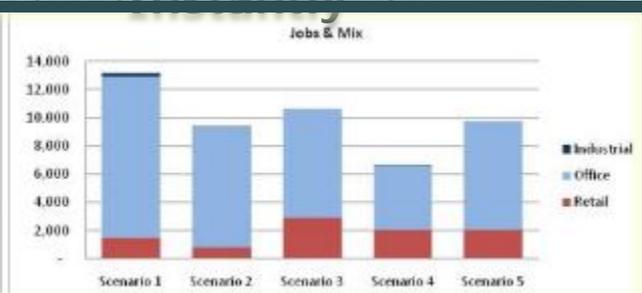
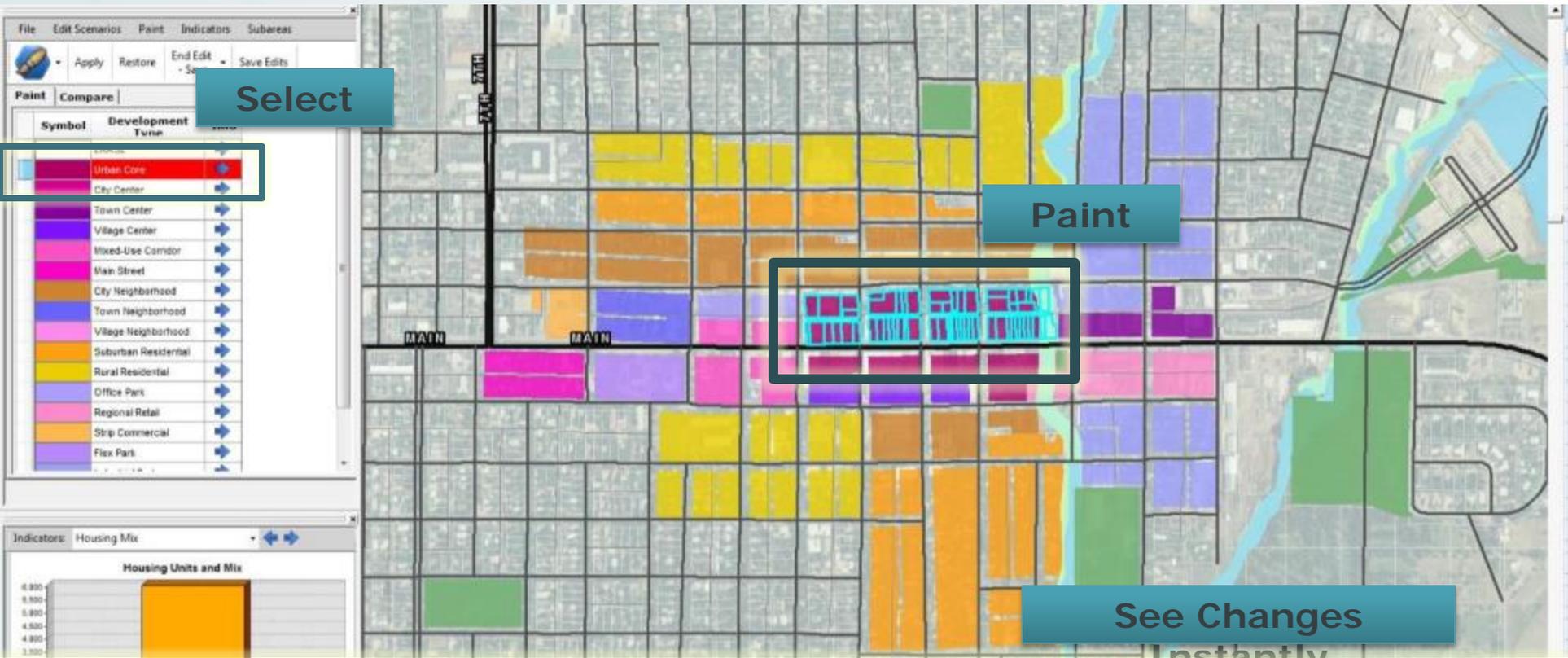


**Medium-  
Density  
Residential**



**Single-Family  
Residential**

# Real-time Scenario Building and Evaluation





Heartland   
2050

# Vision

A long-term regional vision in harmony with our

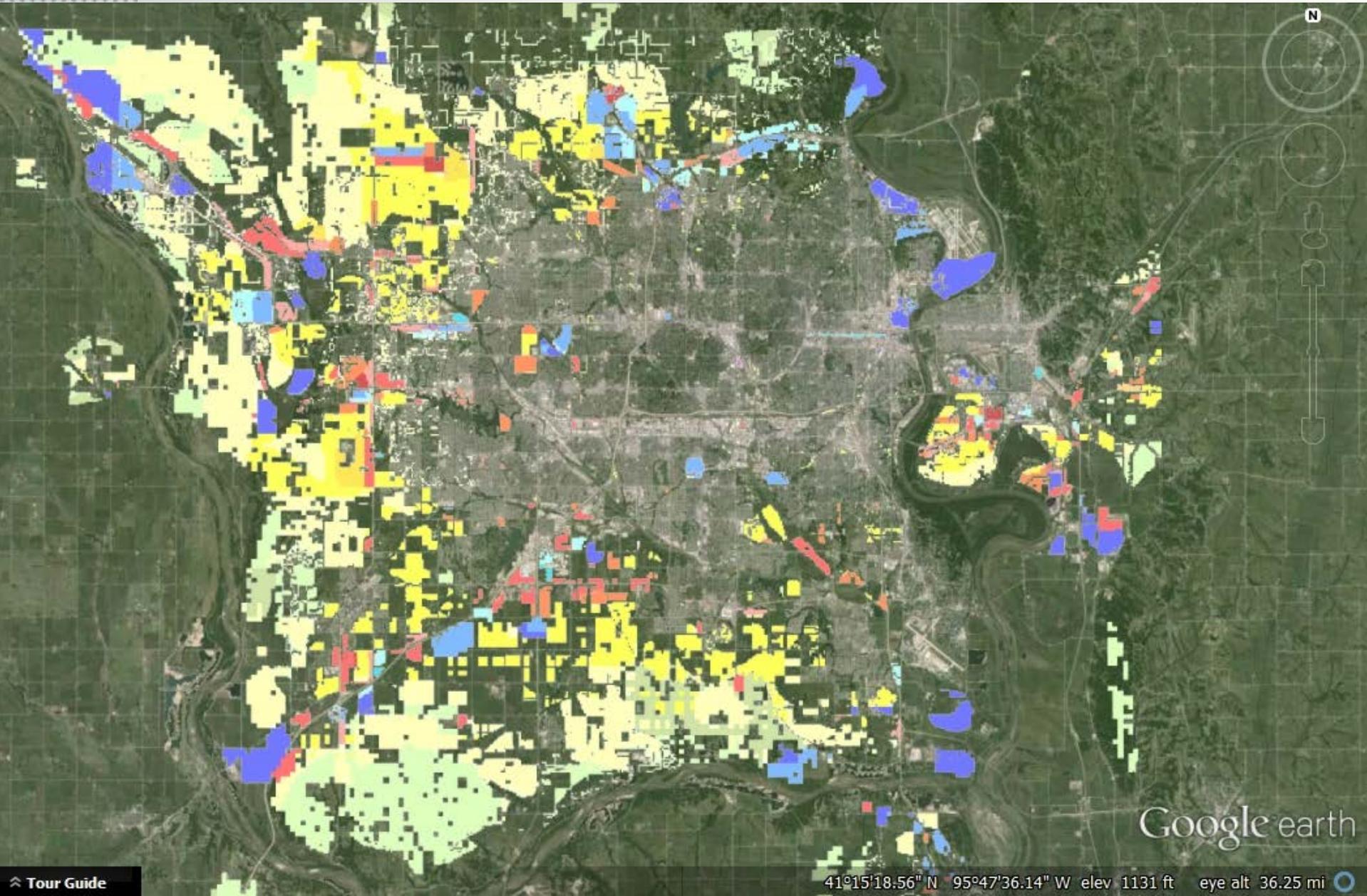
people

September, 2014 - DRAFT

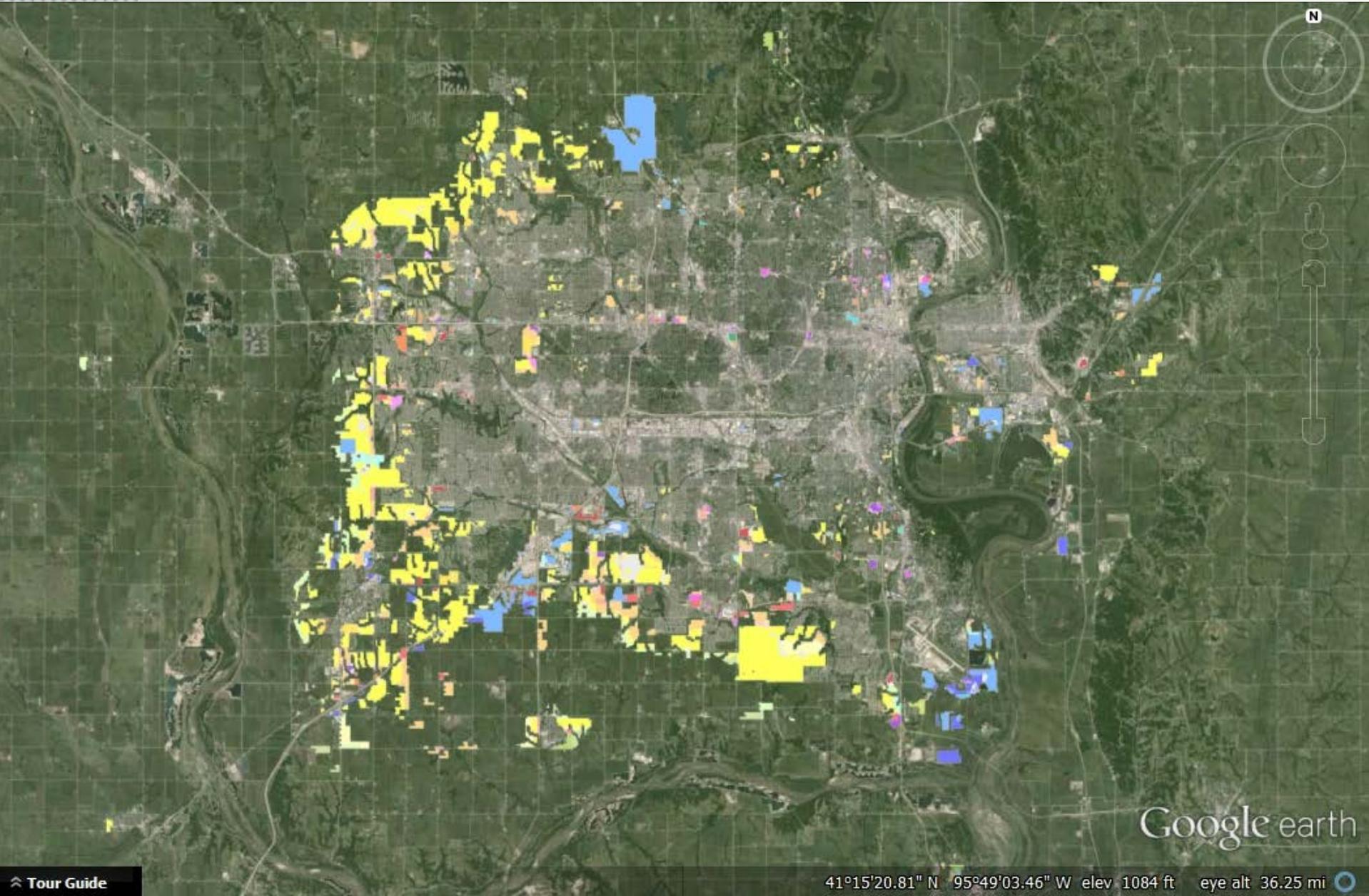
places

resources

# Trend Scenario



# Vision Scenario



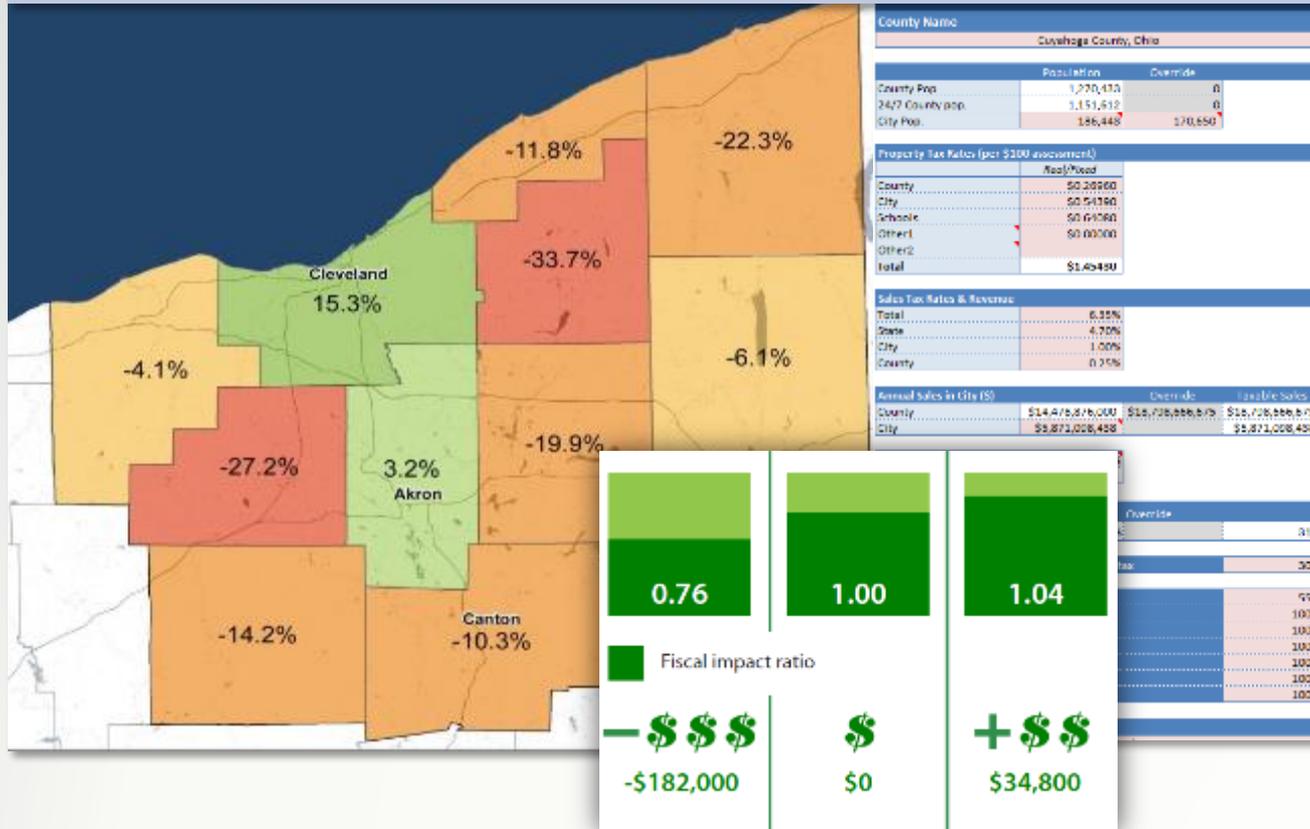
Google earth

41°15'20.81" N 95°49'03.46" W elev 1084 ft eye alt 36.25 mi

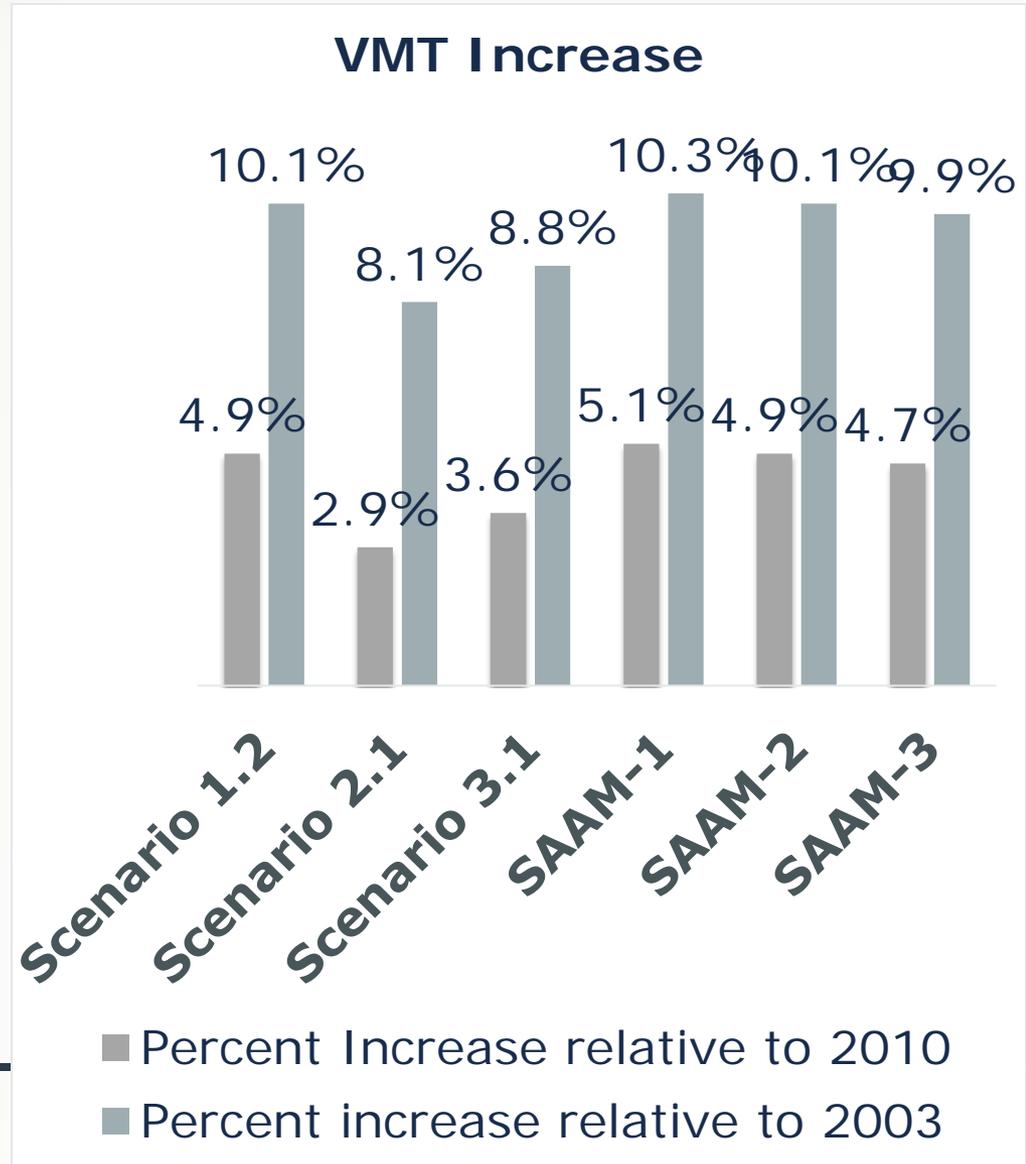
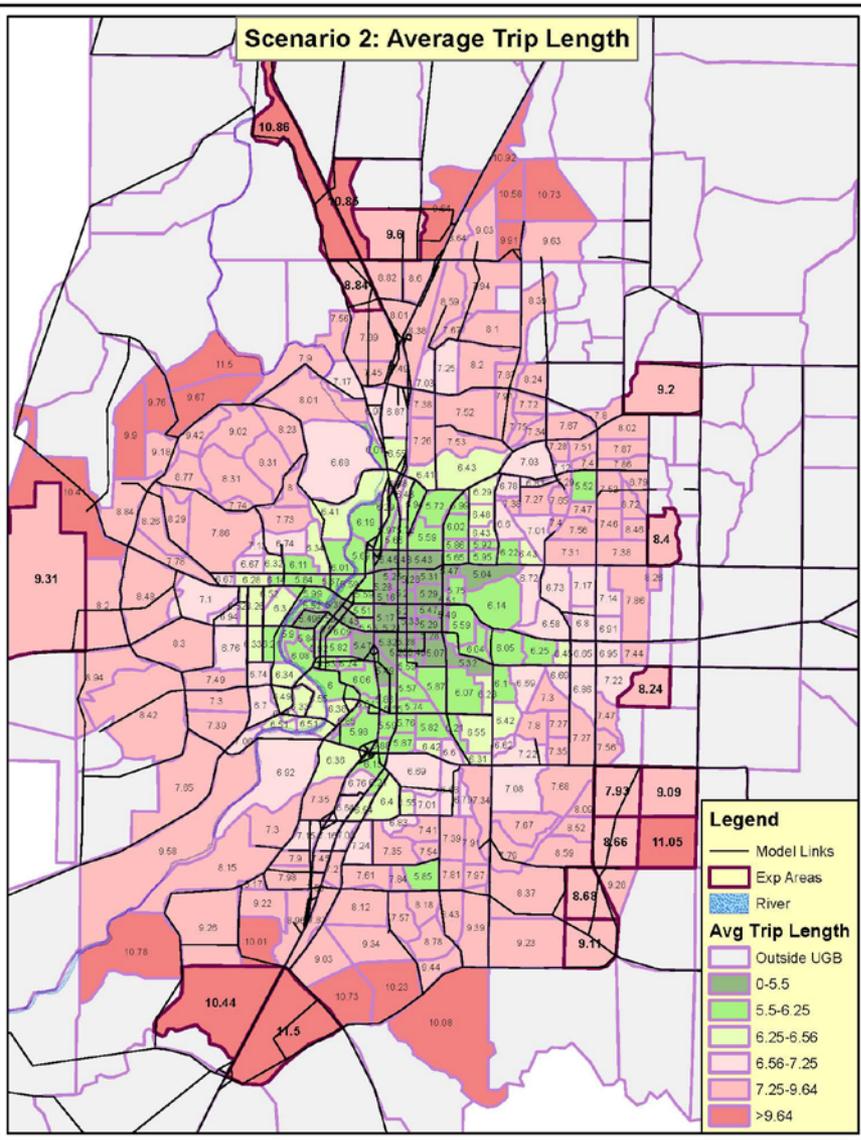
Tour Guide

# Fiscal Impact

## Regional Fiscal Impact Tool (ReFIT)

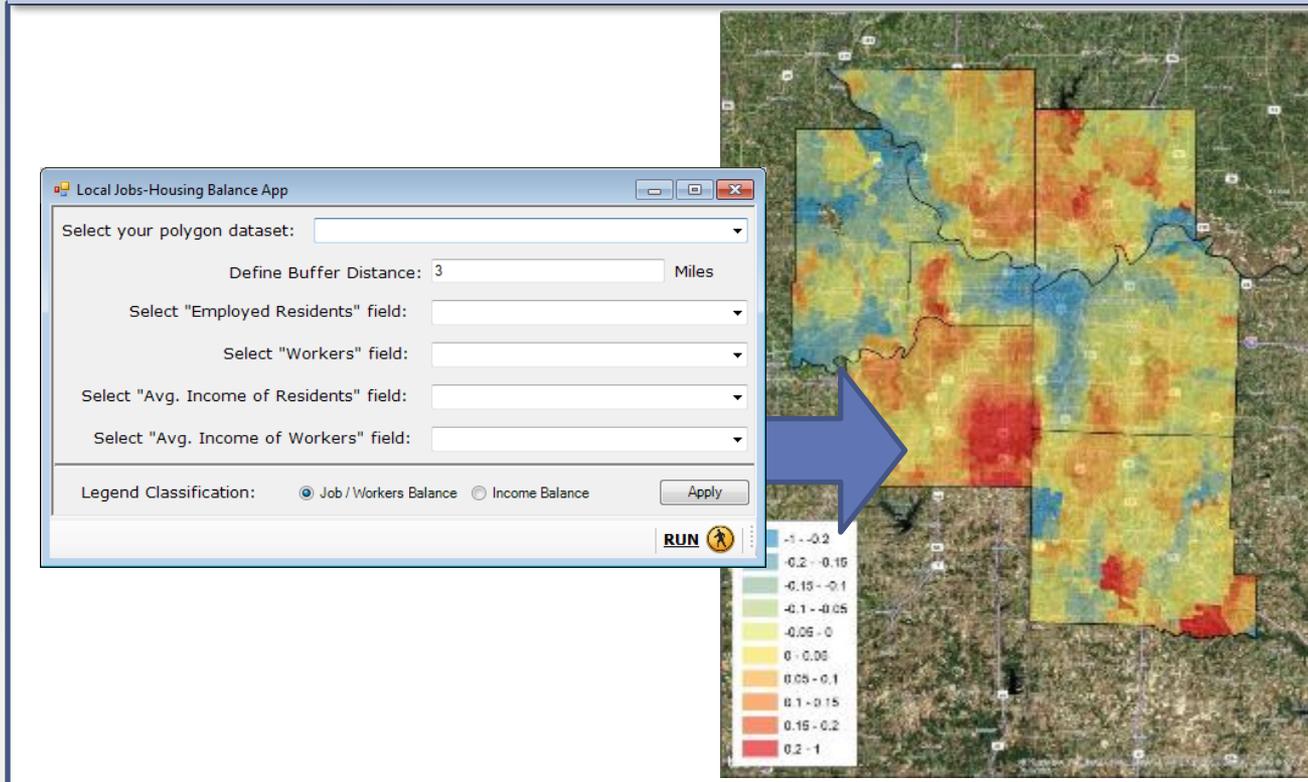


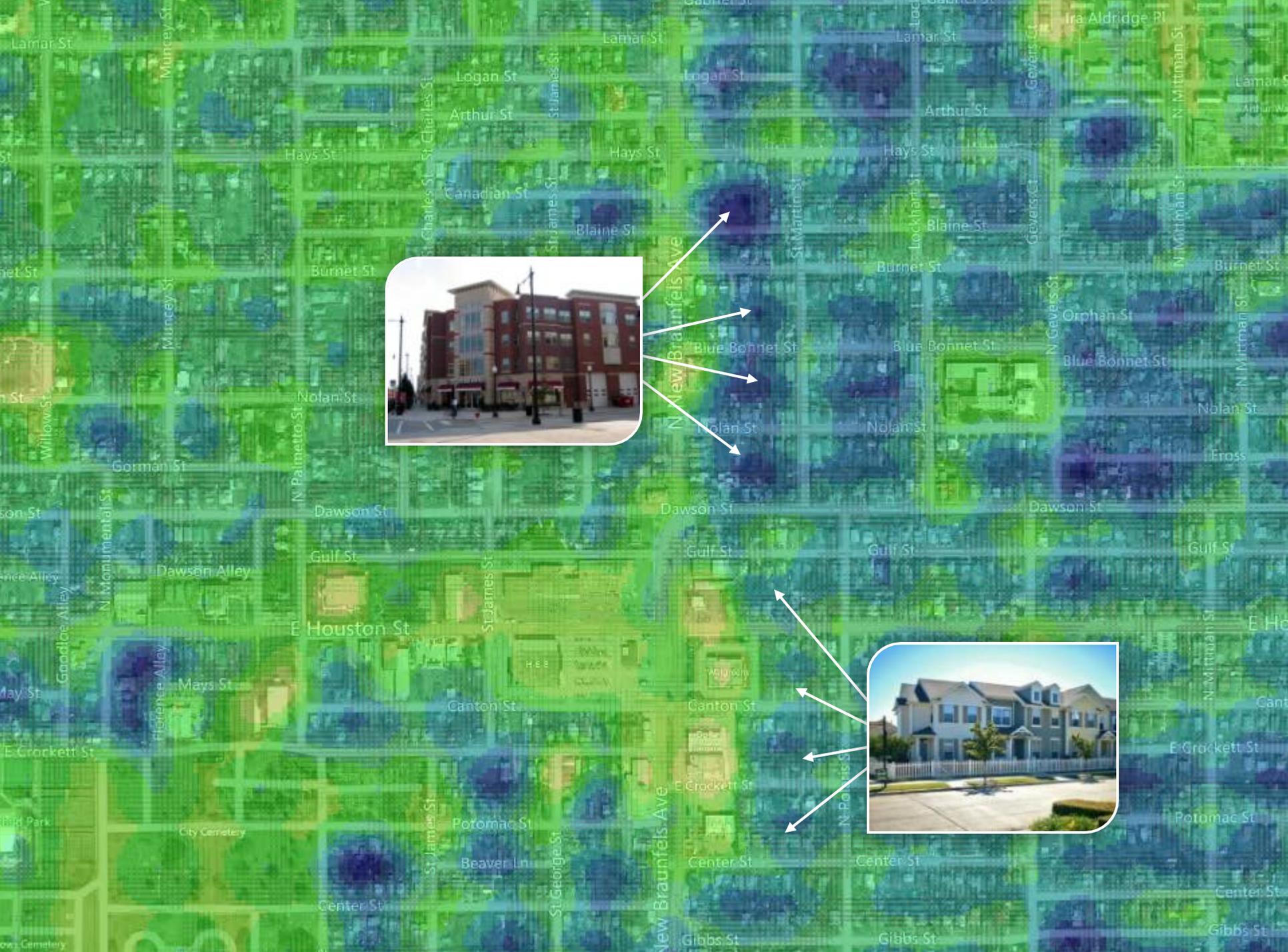
# Vehicle Miles Traveled



# Wage-Income Balance

## Regional "Balance" Analysis







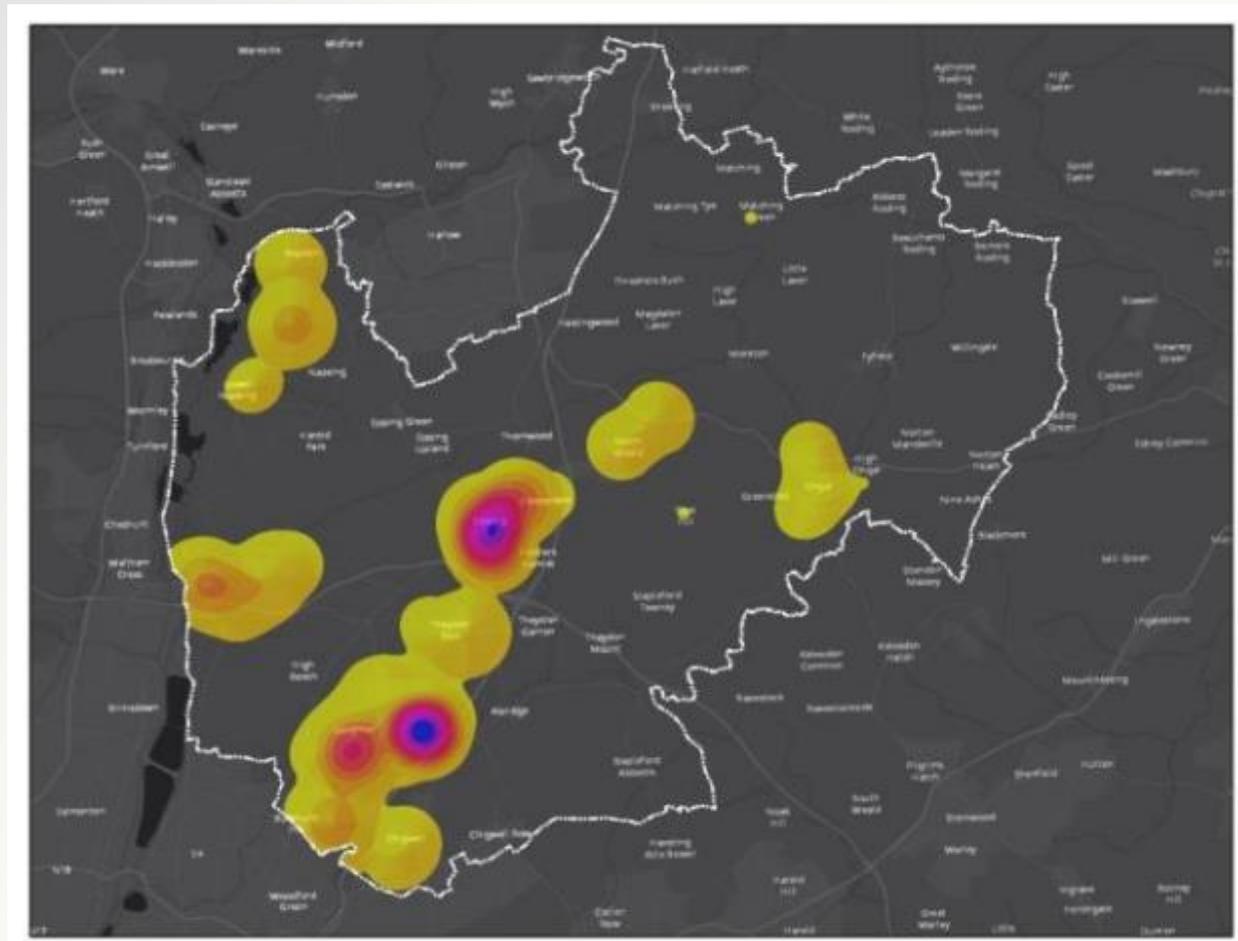
en**vision** UK Edition



tomorrow™

a suite of town planning and urban revitalisation tools

# Scenario Modelling and Capacity Analysis



# Visualization



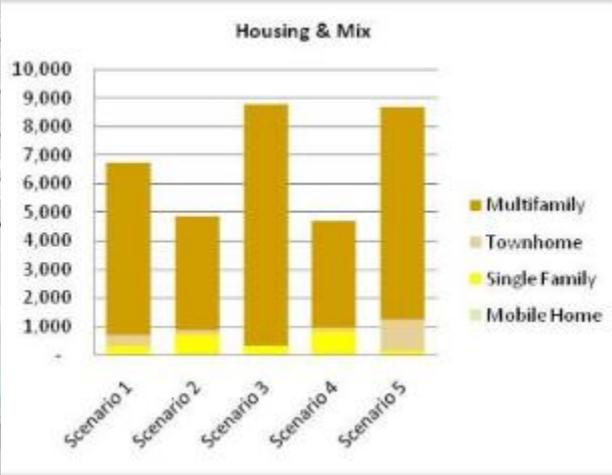
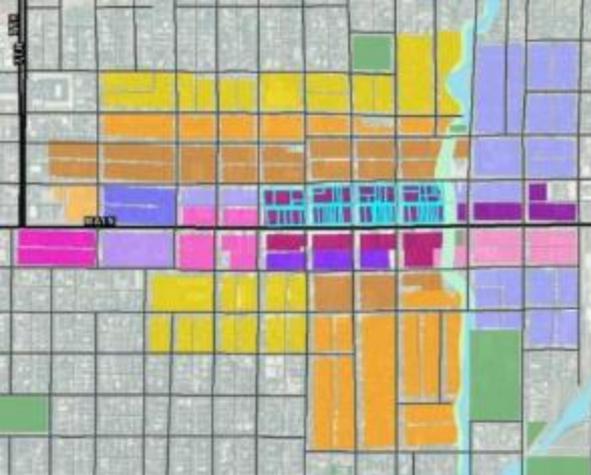
# Site 1: "Buckhurst Hill Station Site " Today



# Site 1: “Buckhurst Hill Station” Site Potential Future

**DRAFT**



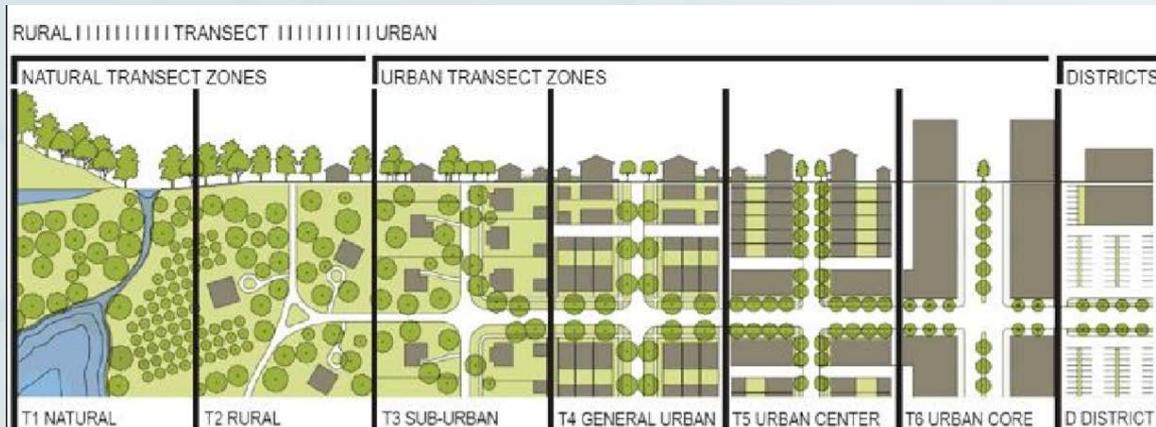


# Zoning Capacity Analysis Using Envision Tomorrow

## T4 Main Street



Characteristics/Form Intent	
Building:	Attached, Semi-detached
Footprint:	Small to Medium Footprint
Front Setback:	Small to No Setbacks
Height:	Up to 2½ Stories



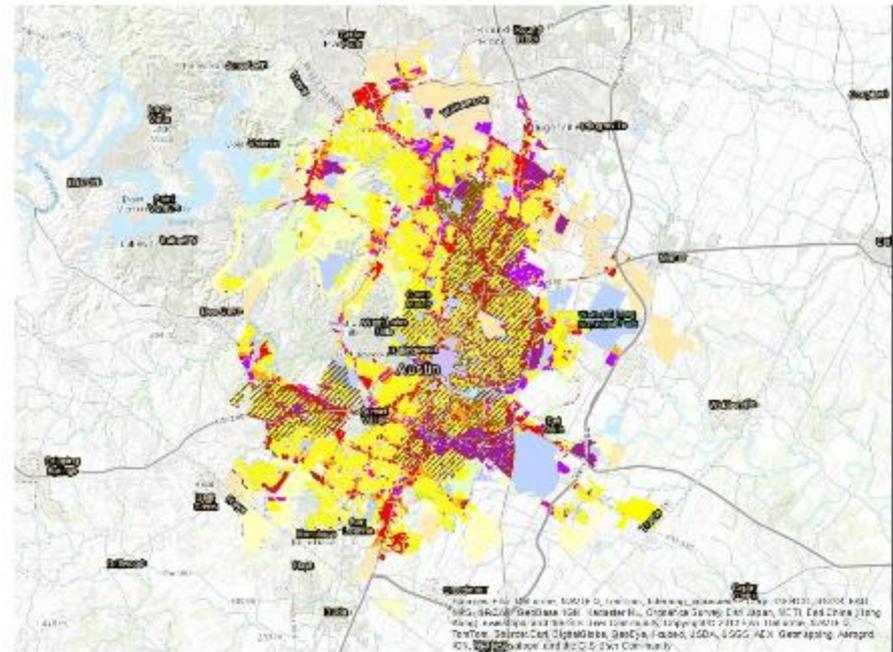
# Austin Building Library

- 200 buildings locally calibrated for Urban Rail Study in ET
- Utilizing over 30 buildings for this effort



# Understand Development Regulations

- 31 base zone districts...
- ...over 400 unique combinations with combining districts, special districts and overlays
- Example string:  
“CS-1-MU-V-NCCCD-NP”



# Austin Base Zones and Overlays

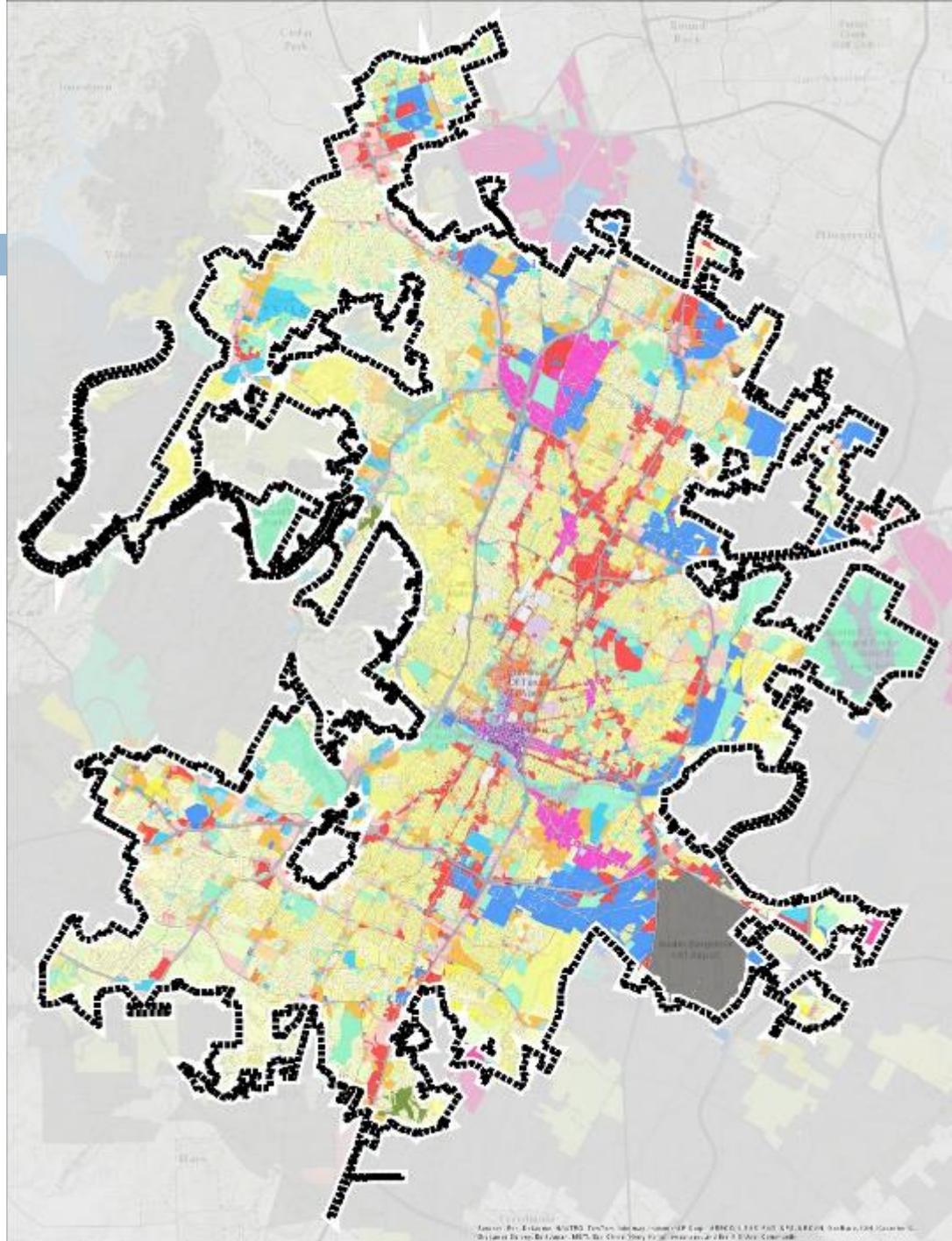
AG AG-NP AV C CBD CBD-CO CBD-CURE CBD-CURE-CO CBD-CURE-H CBD-H CBD-H-CURE CH  
CH-CO CH-CO-NP CH-NP CH-PDA CH-V-CO-NP CR CR-CO CS CS-1 CS-1-CO CS-1-CO-MU-NP CS-  
1-CO-NP CS-1-H CS-1-H-NCCD-NP CS-1-MU-CO-HD-NP CS-1-MU-CO-NP CS-1-MU-NCCD-NP CS-1-MU-NP CS-1-MU-V-CO-  
NP CS-1-MU-V-NCCD-NP CS-1-MU-V-NP CS-1-NCCD-NP CS-1-NP CS-1-V CS-1-V-CO CS-1-V-CO-NCCD-NP CS-1-V-CO-NP CS-1-V-H-CO-NCCD-  
NP CS-1-V-MU-CO-NP CS-1-V-NCCD-NP CS-1-V-NP CS-CO CS-CO-MU-NP CS-CO-NCCD-NP CS-CO-NP CS-CO-V-NP CS-CURE CS-H CS-H-CO-  
NP CS-H-MU-CO-NP CS-H-MU-NCCD-NP CS-H-NCCD-NP CS-H-NP CS-HD-NCCD-NP CS-MU CS-MU-CO CS-MU-CO-H-NP CS-MU-CO-HD-NP CS-MU-CO-NCCD-NP CS-MU-CO-NP  
CS-MU-CO-V CS-MU-H-CO-NP CS-MU-H-NCCD-NP CS-MU-H-NP CS-MU-NCCD-NP CS-MU-NP CS-MU-NP/MF-6-CO-NP CS-MU-V-CO CS-MU-V-CO-NP CS-MU-V-NCCD-NP CS-MU-V-NP  
CS-NCCD-NP CS-NP CS-V CS-V-CO CS-V-CO-NP CS-V-MU-CO CS-V-MU-NP CS-V-NCCD-NP CS-V-NP DMU DMU-CO DMU-CO-CURE DMU-CURE DMU-CURE-CO DMU-H DMU-H-CO  
DR DR-CO DR-H DR-NP ERC GO GO-CO GO-CO-H-NP GO-CO-MU-NP GO-CO-NCCD-NP GO-CO-NP GO-H GO-H-NCCD-NP GO-H-NP GO-HD-NP GO-MU GO-MU-CO GO-MU-CO-NP GO-  
MU-H GO-MU-H-CO GO-MU-H-CO-NP GO-MU-H-NP GO-MU-NP GO-MU-V-CO-NP GO-MU-V-NP GO-NCCD-NP GO-NP GO-V GO-V-CO GO-V-CO-NP GO-V-NP GR GR-CO GR-CO-MU-NP  
GR-CO-NP GR-H GR-H-CO-MU-NP GR-H-CO-NP GR-H-NCCD-NP GR-H-NP GR-HD-NCCD-NP GR-MU GR-MU-CO GR-MU-CO-NCCD-NP GR-MU-CO-NP GR-MU-CO-NP/MF-6-CO-NP GR-  
MU-H-CO GR-MU-H-CO-NP GR-MU-H-NCCD-NP GR-MU-NCCD-NP GR-MU-NP GR-MU-V-CO GR-MU-V-CO-NCCD-NP GR-MU-V-CO-NP GR-MU-V-NP GR-NCCD-NP GR-NP GR-V GR-V-CO  
GR-V-CO-NCCD-NP GR-V-CO-NP GR-V-NP I-AV I-GR I-LA I-LI-PDA I-MF-2 I-MF-3 I-PUD I-RR I-RR-NP I-SF-1 I-SF-2 I-SF-2-NP I-SF-3 I-SF-4A I-SF-6 IP IP-CO IP-CO-NP IP-NP IP-PDA L-NP L-  
V-NP LA LI LI-CO LI-CO-NP LI-NP LI-PDA LI-PDA-CO LI-PDA-NP LO LO-CO LO-CO-MU-NP LO-CO-NP LO-H LO-H-CO-NP LO-HD-NCCD-NP LO-H-MU-NP LO-H-MU-V-CO-NP LO-H-NCCD-NP LO-H-  
NP LO-HD-NCCD-NP LO-MU LO-MU-CO LO-MU-CO-NP LO-MU-H-CO-HD-NP LO-MU-H-CO-NP LO-MU-NP LO-MU-V-CO LO-MU-V-CO-NP LO-MU-V-NP LO-NCCD-NP LO-NP LO-V LO-V-CO LO-V-CO-NP  
LO-V-HD-NCCD-NP LO-V-NCCD-NP LO-V-NP LR LR-CO LR-CO-MU-NP LR-CO-NP LR-H LR-H-MU-NP LR-HD-NCCD-NP LR-MU LR-MU-CO LR-MU-CO-NP LR-MU-H-CO LR-MU-HD-NCCD-NP LR-MU-NCCD-NP LR-MU-NP  
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MF-2-CO-NP MF-2-H-NCCD-NP MF-2-H-NP MF-2-HD-NCCD-NP MF-2-NCCD-NP MF-2-NP MF-3 MF-3-CO MF-3-CO-NP MF-3-H MF-3-H-NCCD-NP MF-3-H-NP MF-3-HD-NCCD-NP MF-3-HD-NP MF-3-NCCD-NP MF-3-NP MF-4 MF-4-CO MF-4-CO-NP  
MF-4-H MF-4-H-CO MF-4-H-HD-NP MF-4-H-NCCD-NP MF-4-H-NP MF-4-HD-NCCD-NP MF-4-HD-NP MF-4-NCCD-NP MF-4-NP MF-5 MF-5-CO-NP MF-5-H MF-5-NCCD-NP MF-5-NP MF-6-CO MF-6-CO-NP MF-6-NCCD-NP MF-6-NP MH MH-CO MH-CO-  
NP MH-NP MI MI-NP MI-PDA NBG-H-NP NBG-NP NO NO-CO NO-CO-MU-NP NO-CO-NP NO-H-CO NO-HD-NCCD-NP NO-H-NCCD-NP NO-MU NO-MU-CO NO-MU-CO-NP NO-MU-H-CO-NP NO-MU-NP NO-MU-V-NP NO-NCCD-NP NO-NP NO-V NO-V-  
NCCD-NP P P-CO P-CO-NP P-H P-H-HD-NP P-H-NCCD-NP P-H-NP P-HD-NCCD-NP P-NCCD-NP P-NP PUD PUD-H-NP PUD-NCCD-NP PUD-NP R6D R6D-CO-NP R6D-PDA RR RR-CO RR-CO-NP RR-NP SF-1 SF-1-CO SF-1-CO-NP SF-1-H SF-1-NP SF-2 SF-2-CO SF-2-CO-NP SF-2-H SF-2-H-NCCD-NP SF-2-H-NP SF-2-NCCD-CO-NP SF-  
2-NCCD-NP SF-2-NP SF-3 SF-3-CO SF-3-CO-H-NP SF-3-CO-NCCD-NP SF-3-CO-NP SF-3-H SF-3-H-CO-NP SF-3-HD-NCCD-NP SF-3-HD-NP SF-3-H-NCCD-NP SF-3-H-NP SF-3-HD SF-3-HD-NCCD-NP SF-3-NP SF-4 SF-4A SF-4A-CO SF-4A-CO-NP SF-4A-HD-NP SF-4A-NP SF-4B-CO SF-5 SF-5-CO SF-  
5-CO-NP SF-5-HD-NP SF-5-NP SF-6 SF-6-CO SF-6-CO-NP SF-6-NCCD-NP SF-6-NP SF-H-3-NP TNO TOD TOD-H-NP TOD-NP TOD-NP-CO UNZ UNZ-H UNZ-NP W/LO W/LO-CO W/LO-CO-NP W/LO-NP

Nearly 400 allowances!

# Zoning

## *Elements in Zoning String*

- 31 Base Zones
- + MU and VMU



City Limits

### Base Zoning Districts

- Single Family (SF)
- Multi-family (MF)
- LA, RR
- Mobile Home (MH)
- Commercial (CH, CS, GR, LR, L)
- Office (GO, LO, NO)
- Industrial (IP, LI, MI, PDA, RD, W/LO)
- CBD, DMU
- TND, TOD, NBG, ERC
- PUD
- AG, DR
- AV, P, UNZ
- County/Missing Value

# Construct Current Zoning Types with Austin-specific Buildings from Library

## Building Library



Mix locally calibrated Building Types into Place Types that represent the zoning categories.

**CBD**

**MF-3**

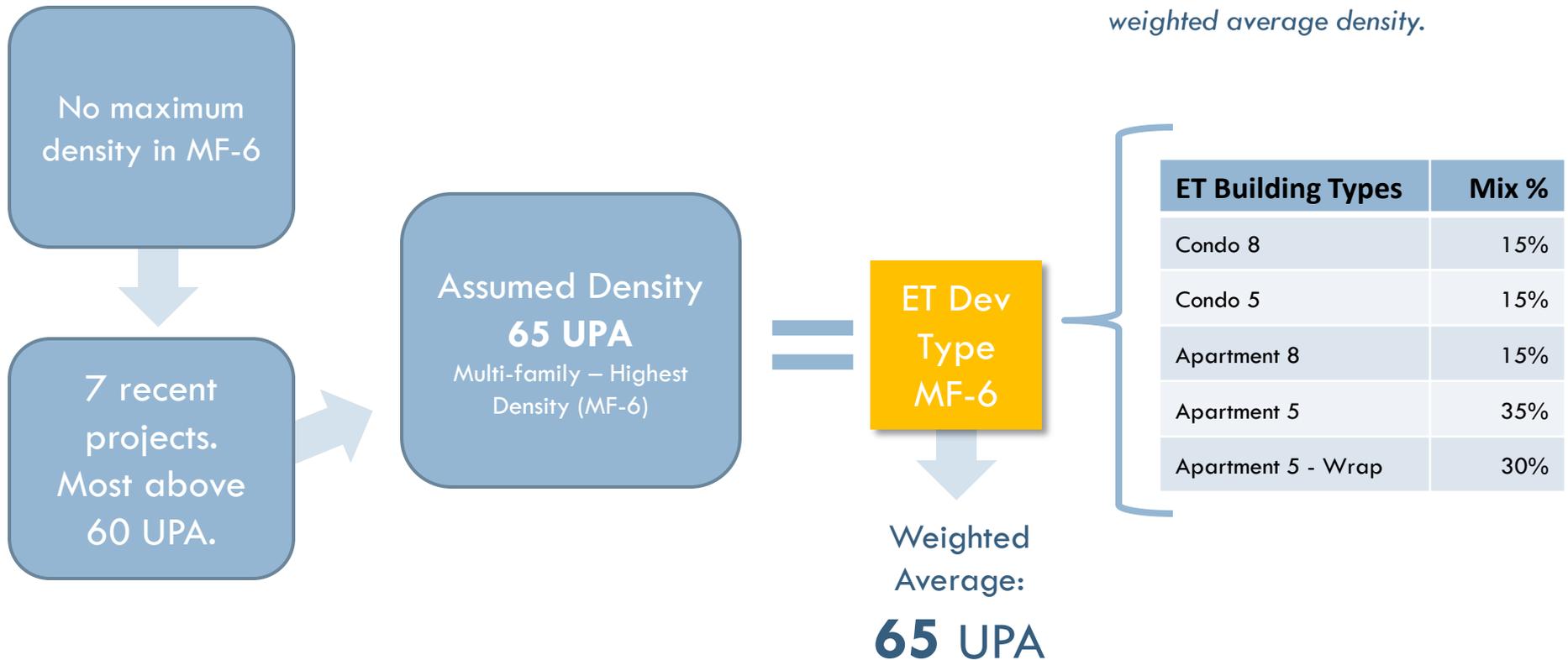
**SF-4**

*Place Types = Zoning Classes*

# Example Development Type Construction

## Multi-family – Highest Density (MF-6)

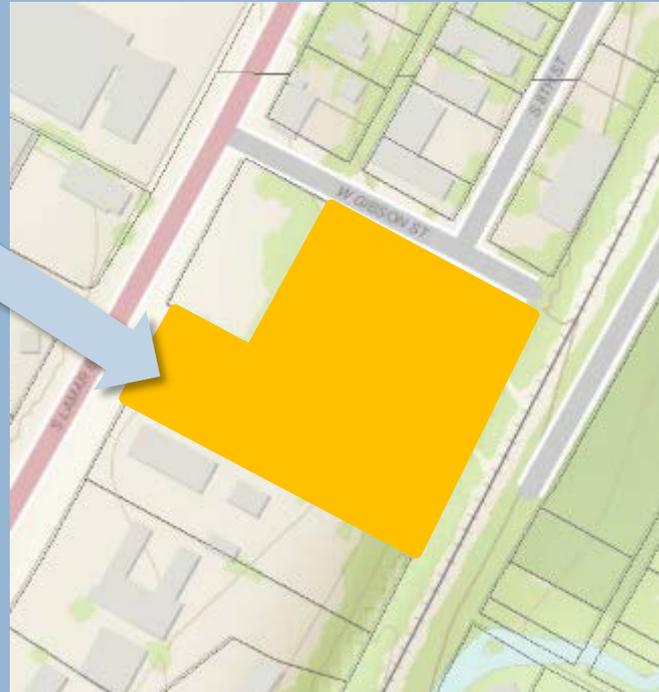
*ET Dev Types, just like Zoning areas, can have multiple building types... We create the mix, and use the weighted average density.*



# How Dev Types are Applied

2.5 Vacant Buildable Acres  
MF-6 Zone  
No other policies or overlays

ET Dev  
Type  
MF-6



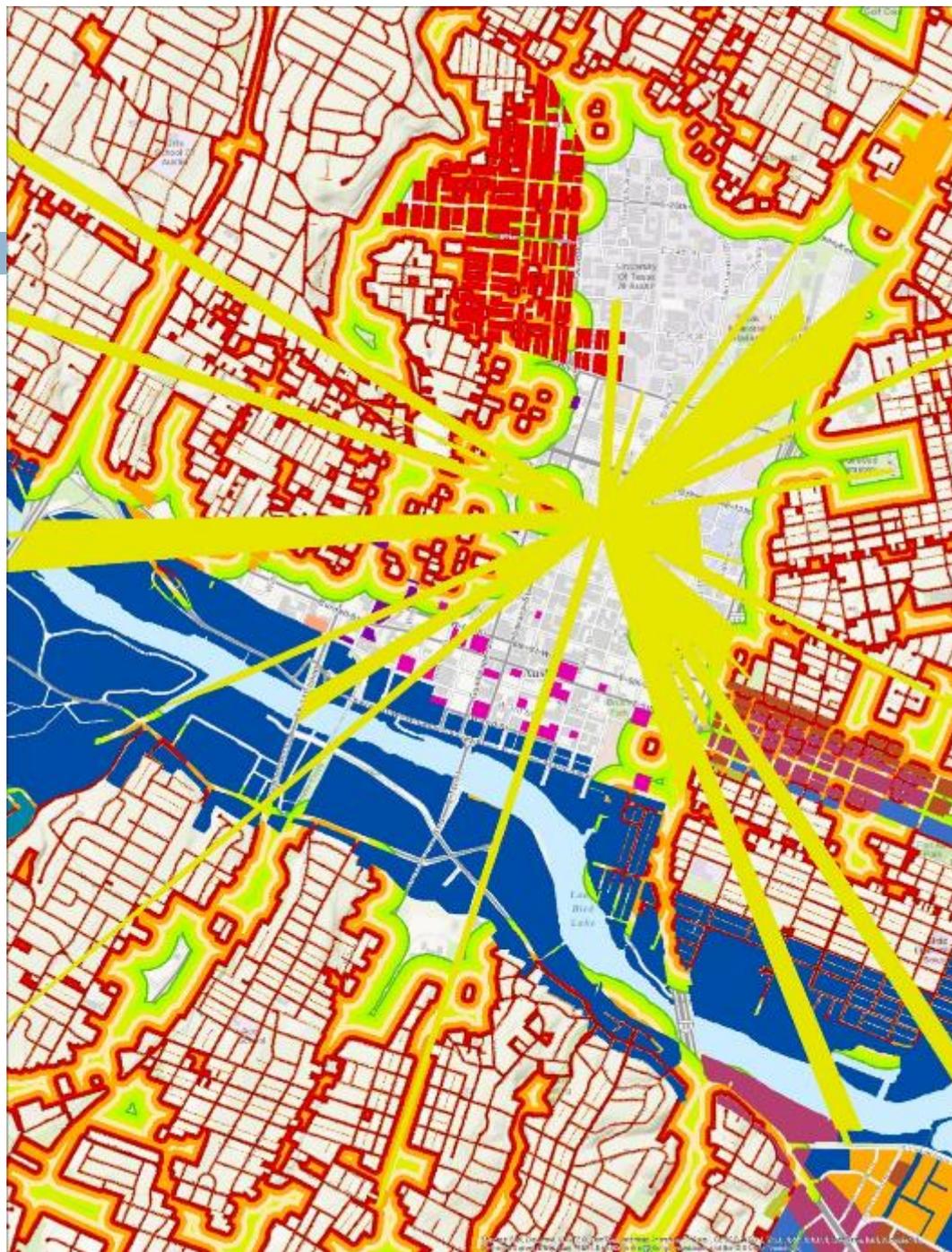
2.5 acres \* 65 UPA =  
**162.5 New Units**

Average of possible  
buildings...

ADDITIONAL  
DEVELOPMENT  
POLICIES CONSIDERED

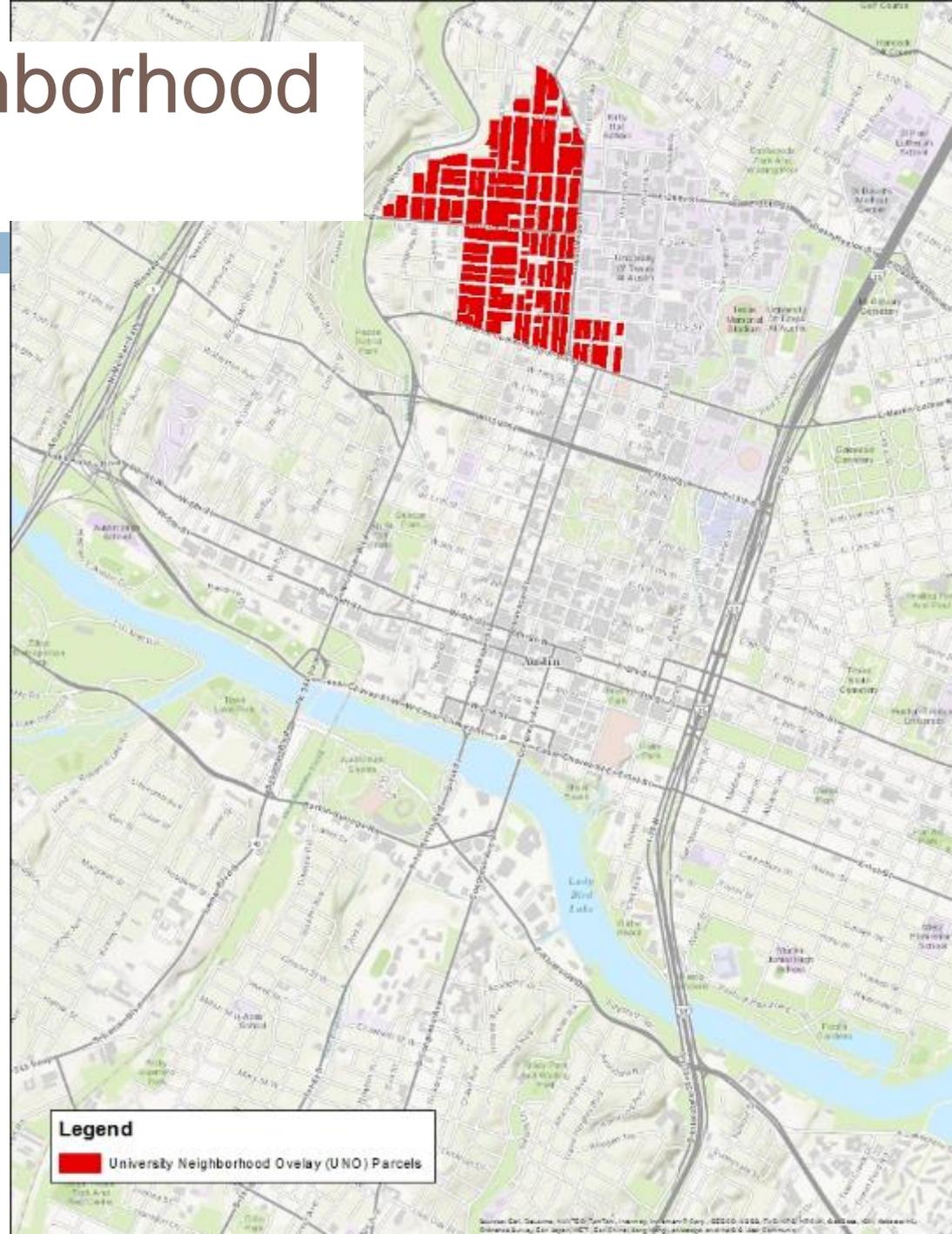


# Additional Overlays and Dev. Regs.



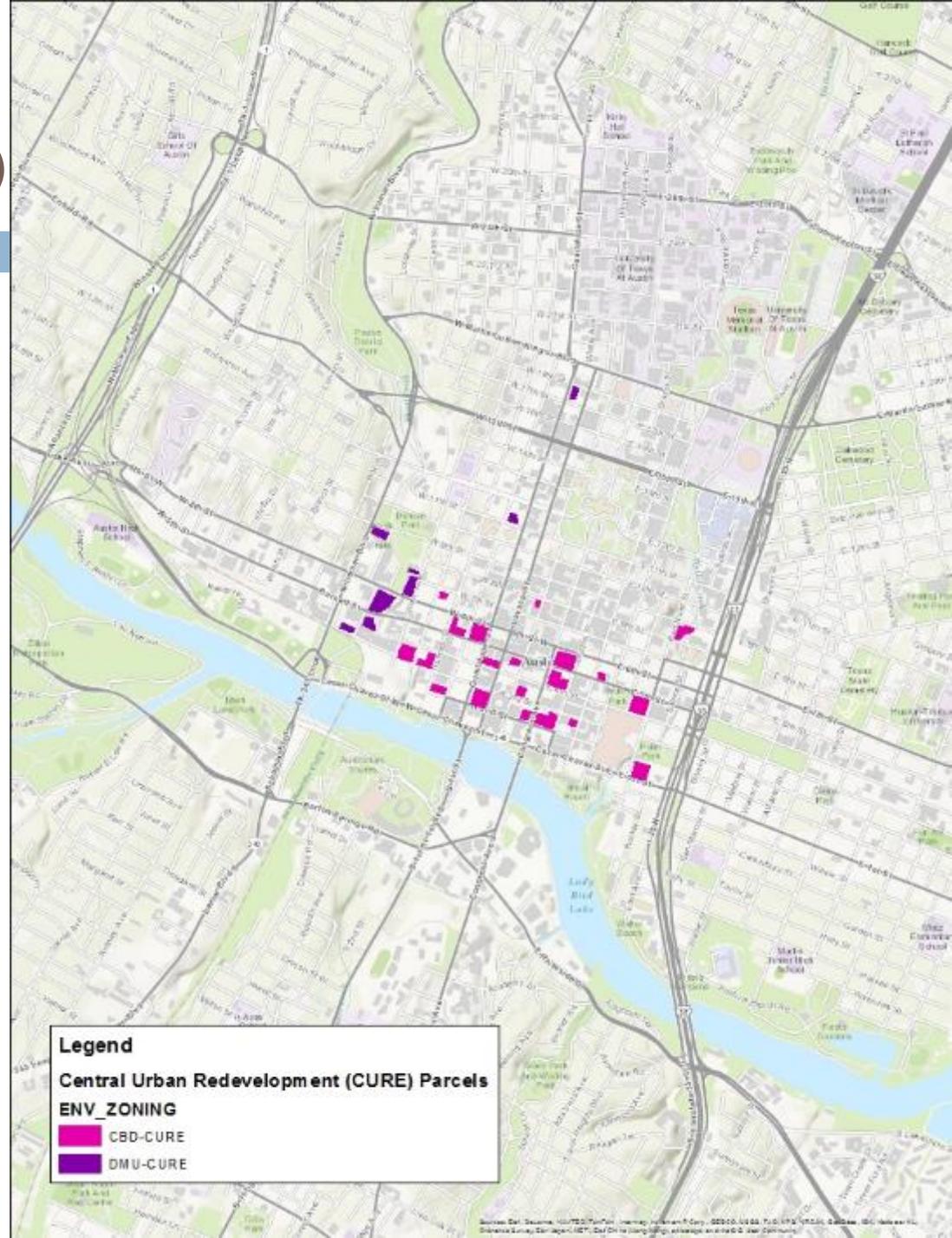
# University Neighborhood Overlay (UNO)

- Discrete geographic area
- Handled like base zoning
- Density & FAR result of average from recent projects
- ***Modeling: unique ET place type***



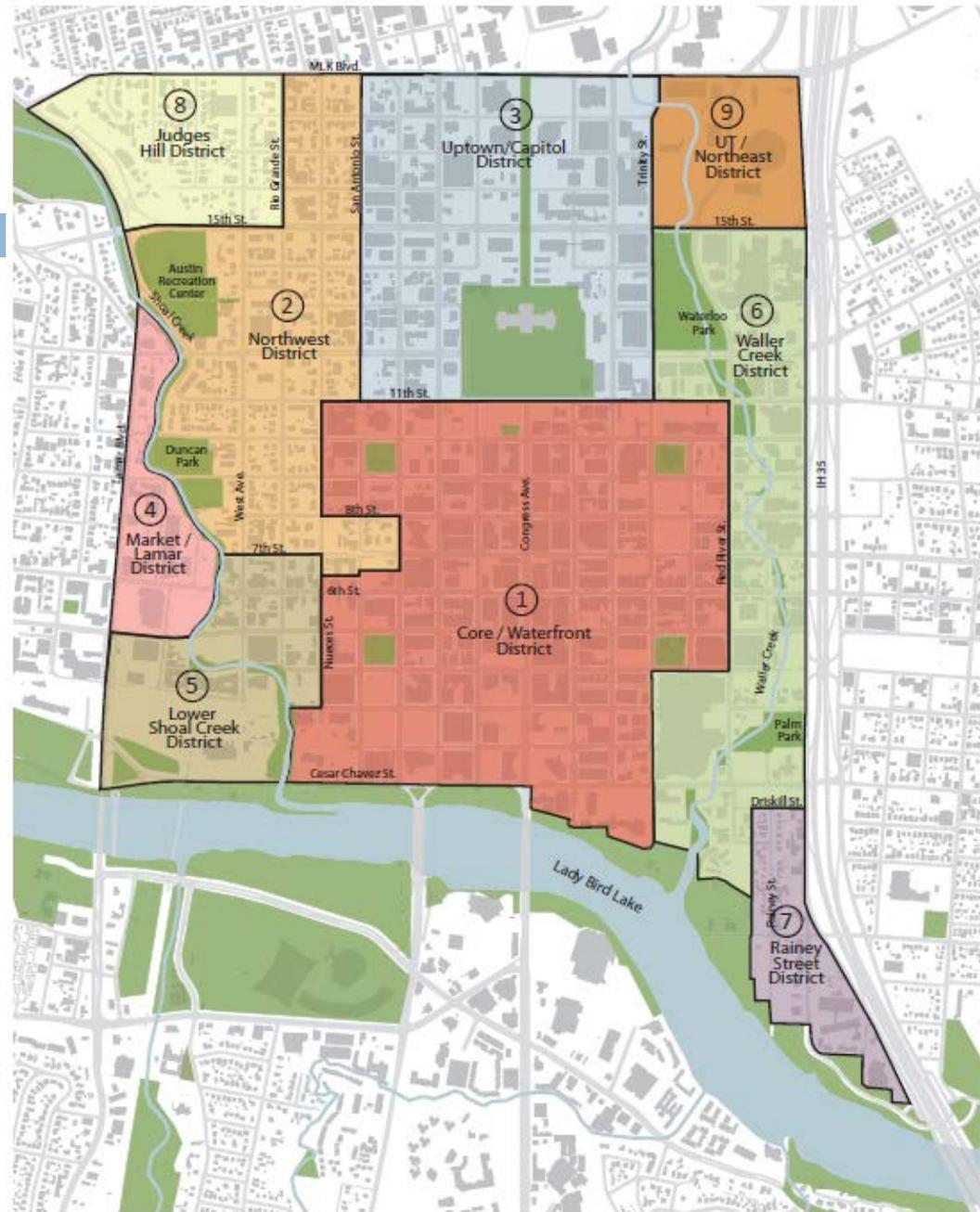
# Central Urban Redevelopment (CURE)

- Discrete geographic area
- Superseded by Downtown Plan, however some parcels have grandfathered status
- Staff identified parcels with grandfathered CURE zoning
- Impact is uncertain since base zones in downtown already allow 5-8 FAR...
- ***Modeling: Use higher intensity development type on parcels identified as having secured CURE development rights.***



# Downtown Plan

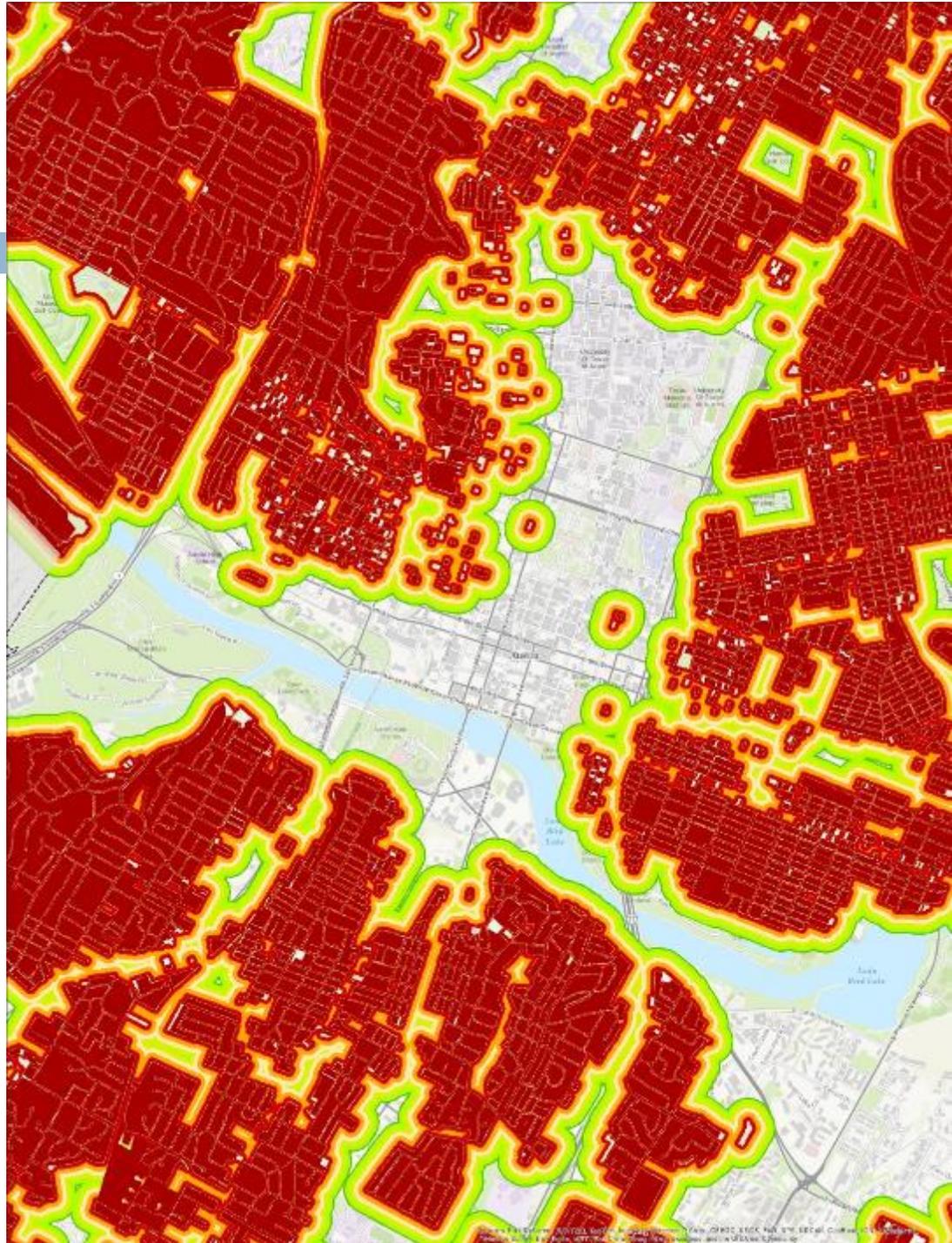
- Discrete geographic area
- Replaces CURE, but some parcels have grandfathered CURE zoning
- Increased density allowances over base zones if affordability targets are achieved
- Impact is uncertain since base zones in downtown already allow 5-8 FAR already...
- **Modeling: impact above base zoning limited, use base zone**



Downtown Districts Map

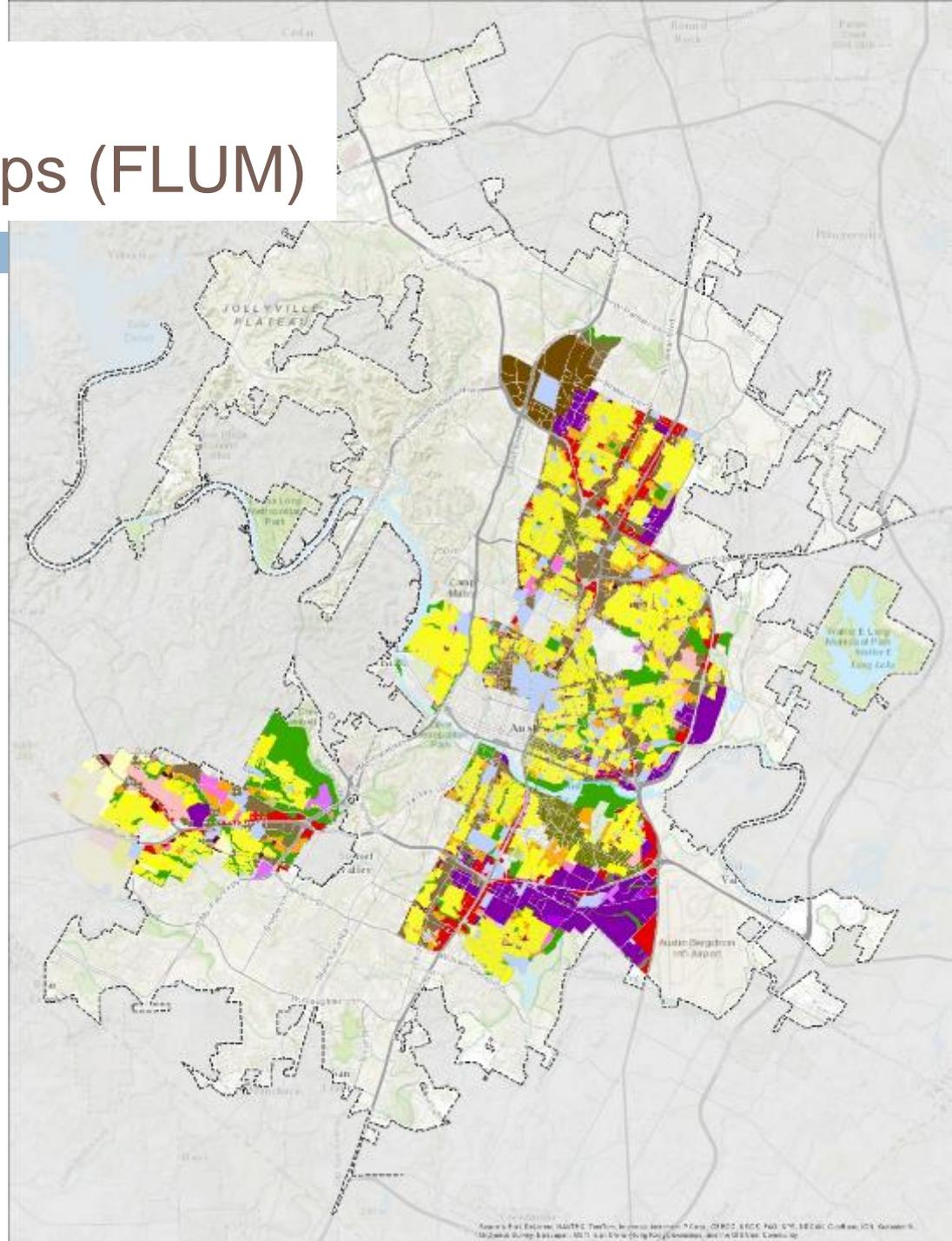
# Single Family Compatibility

- Not a discrete geographic area, but broad policy
- Possible to identify potentially impacted parcels
- ***Modeling: GIS post process to reduce development using concentric rings of height restriction***



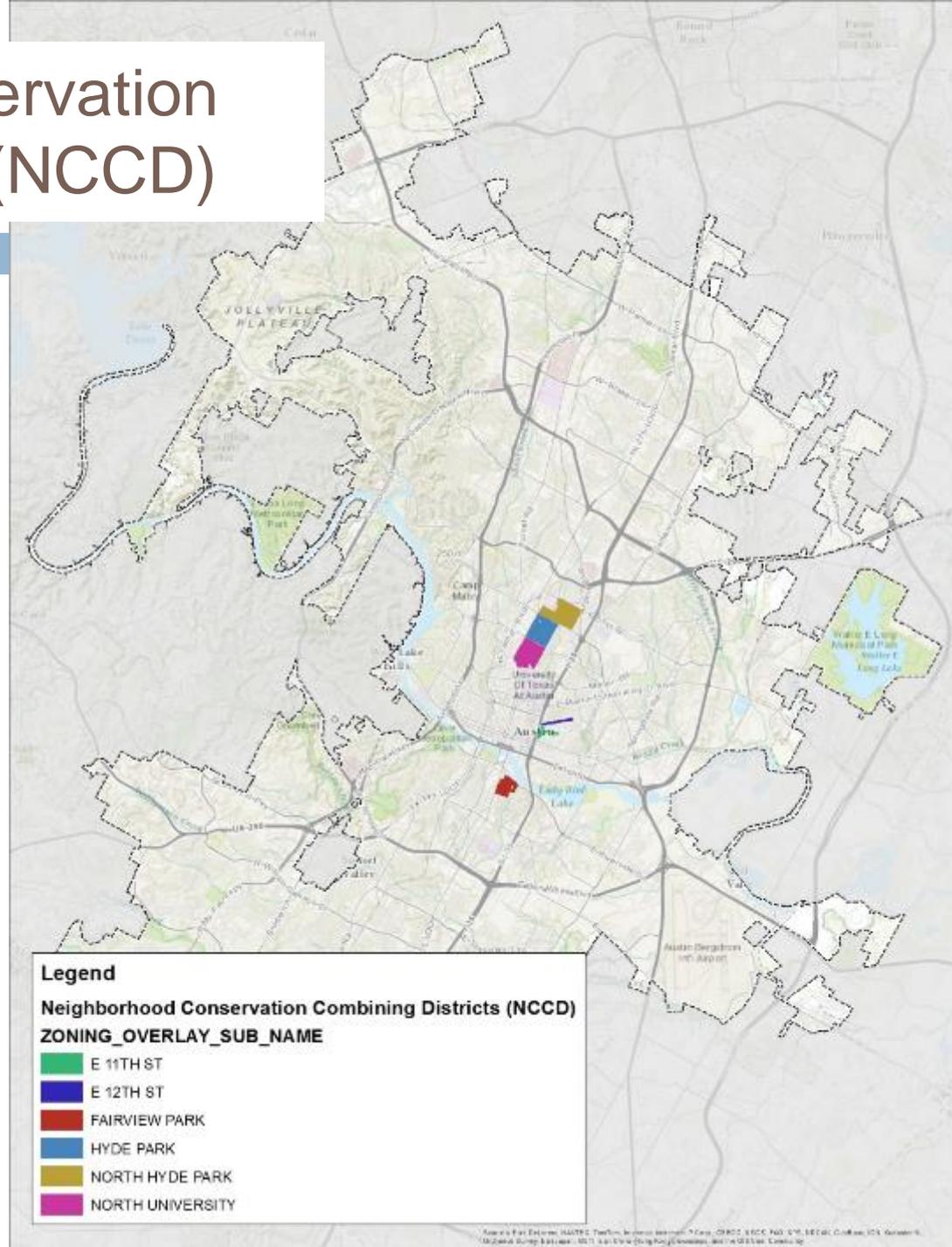
# Neighborhood Plan Future Land Use Maps (FLUM)

- Discrete geographic areas
- Base zones consistent with FLUM
- ***Modeling: use effective zone***



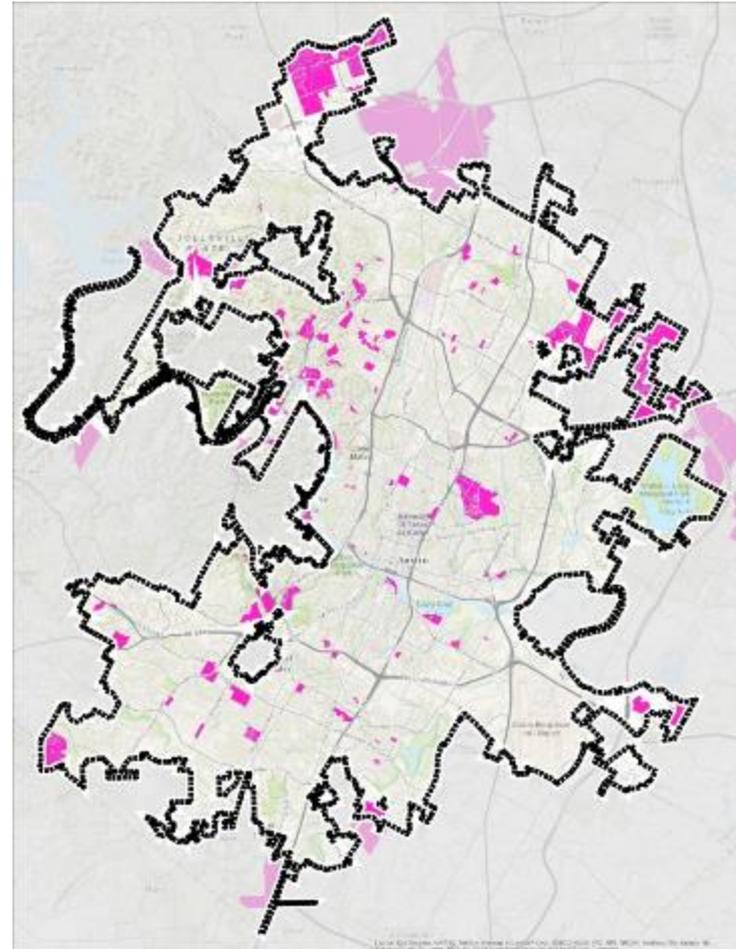
# Neighborhood Conservation Combining Districts (NCCD)

- Discrete geographic areas
- Highly detailed plans with parcel-specific use restrictions
- Area of impact is fairly small
- ***Modeling: use effective zone***



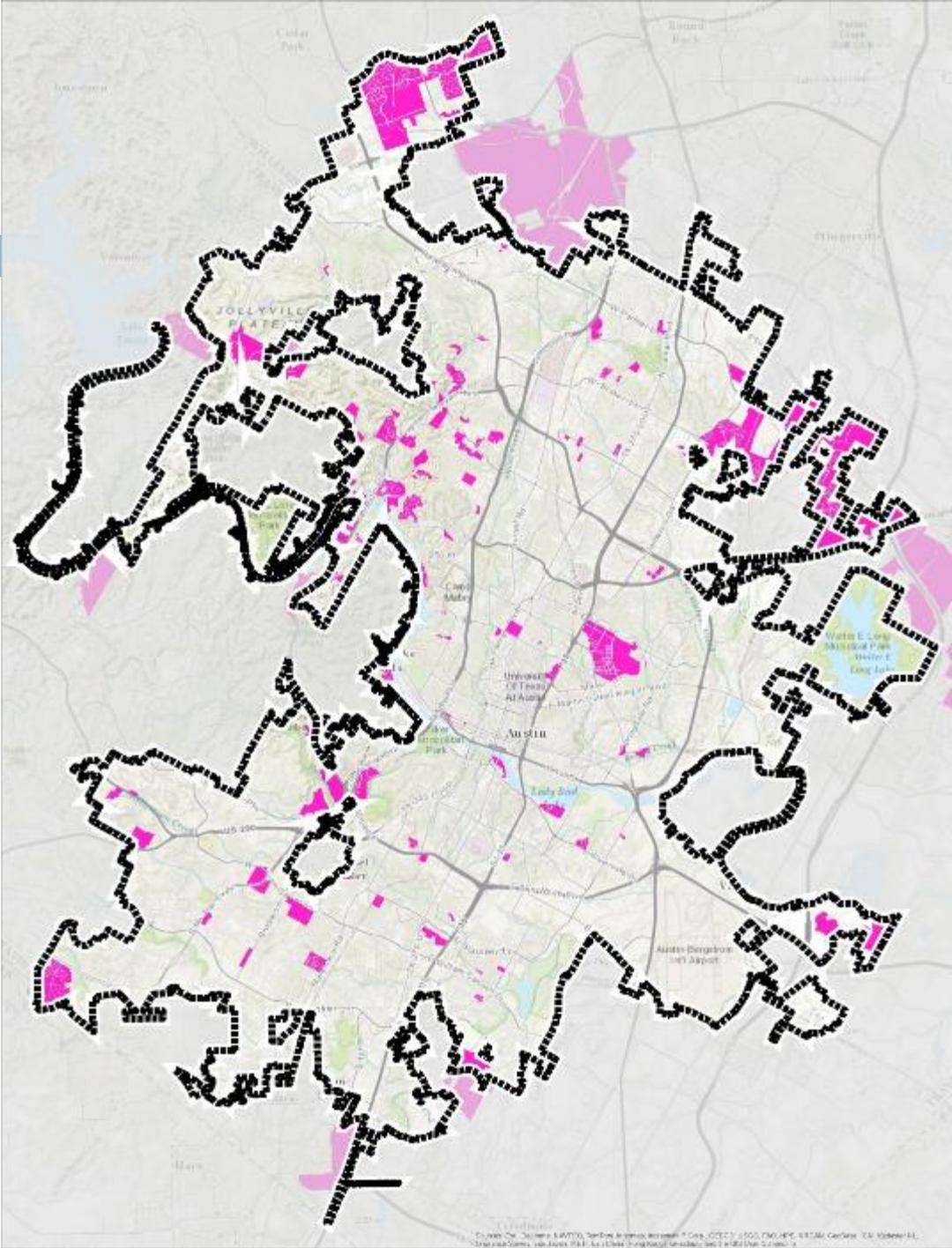
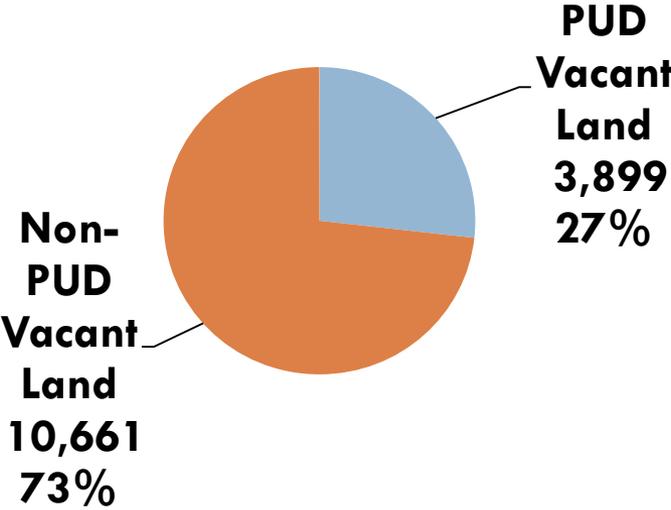
# Planned Unit Developments (PUDs)

- Discrete geographic areas
- Not a unique place type
- **Modeling: two strategies:**
- Effective Zoning
  - Staff examined plans with undeveloped parcels, and assigned a new “effective zone” category reflecting the allowed uses and intensities.
- Hard Code Development Program
  - A few do not have “effective zone” so development programs are hard-coded into ET scenario layer based on submitted plans



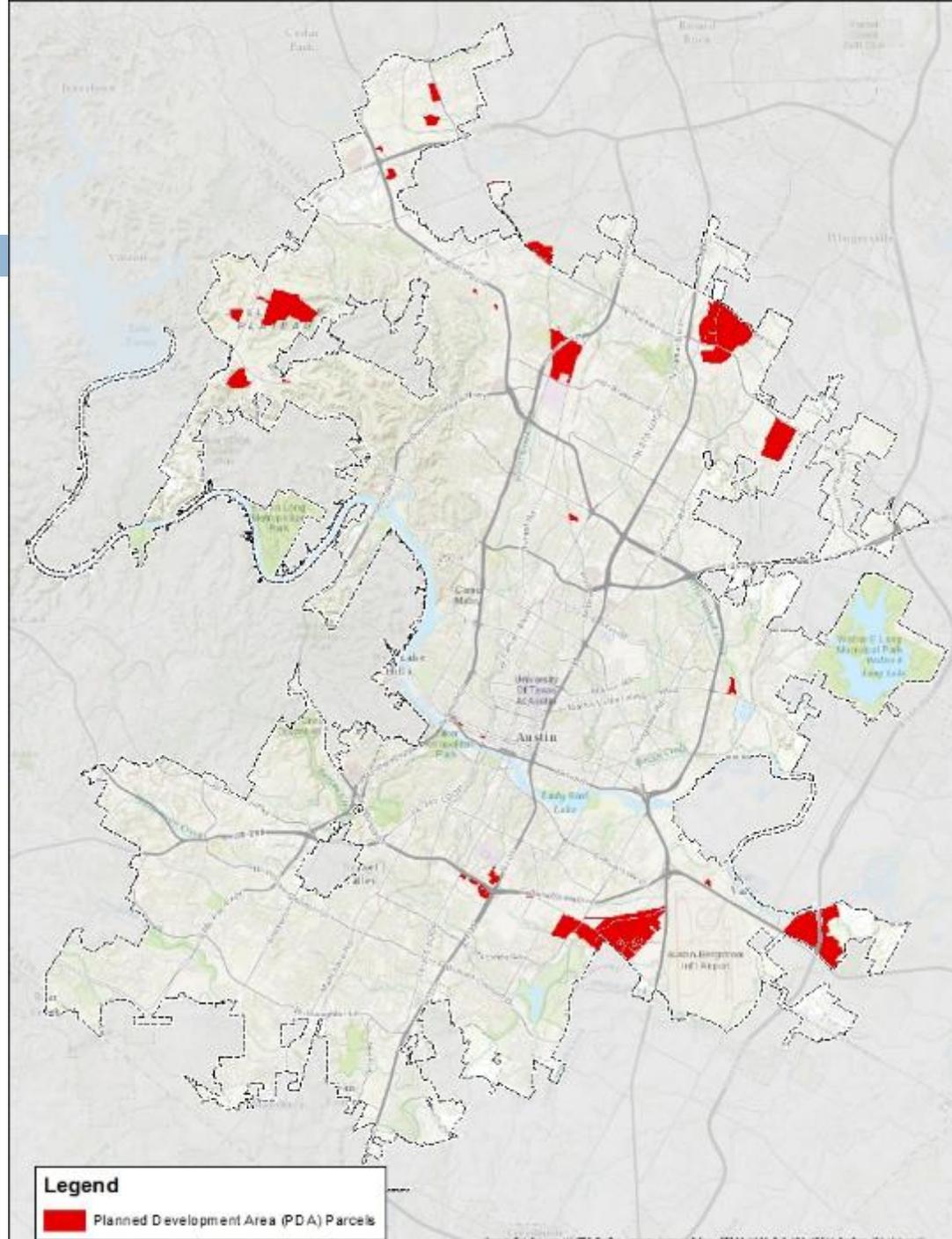
# PUD Stats

- 1/3<sup>rd</sup> of all vacant land is in PUDs
- 60% of vacant land in large parcels (>50 acres) are in PUDs



# Planned Development Areas (PDAs)

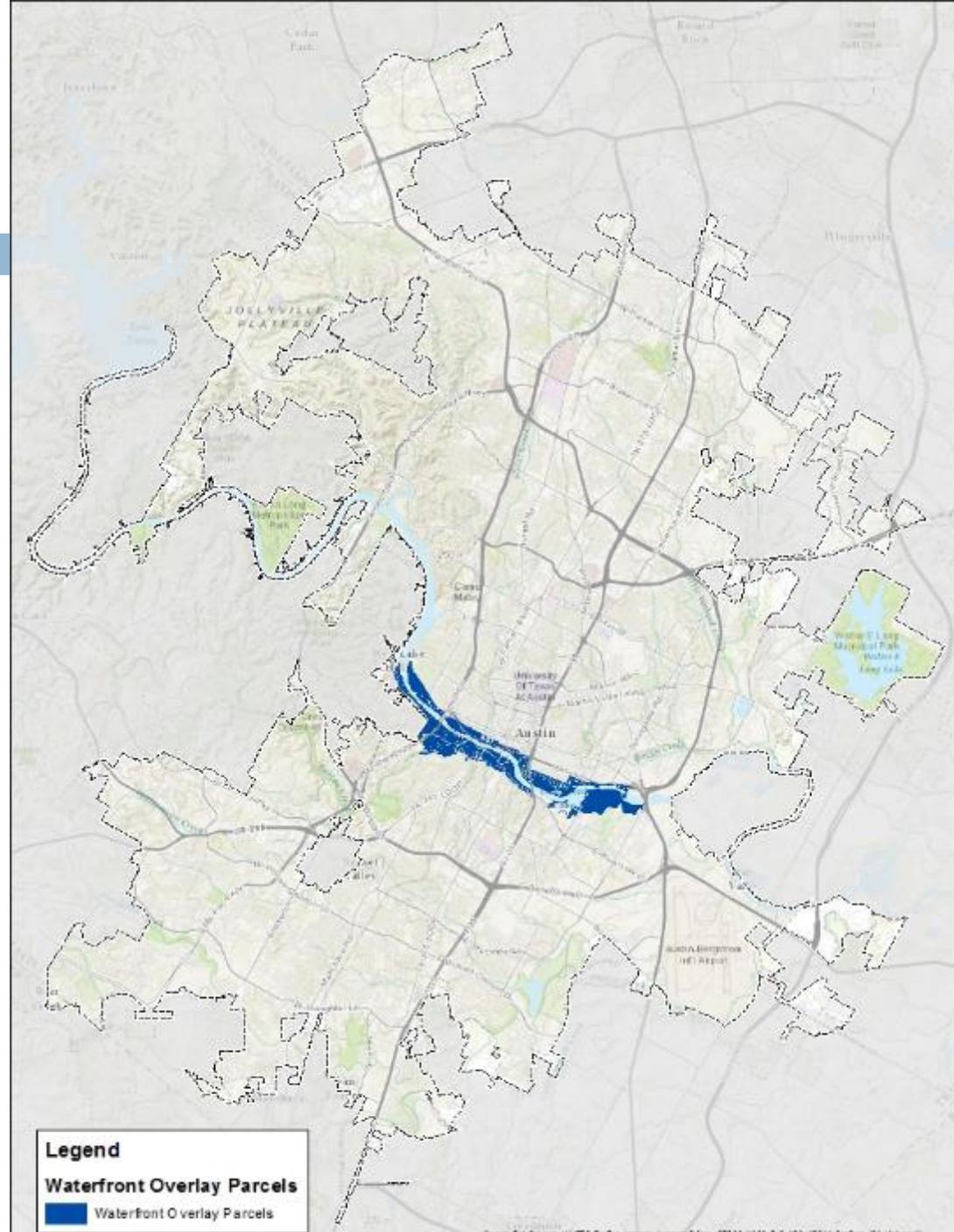
- Discrete geographic areas
- Generally in industrial base zoned areas
  - Some allow residential uses
- Staff examined plans with undeveloped parcels, assigned a new “effective zone” category reflecting the allowed uses and intensities
- ***Modeling: parcels coded with “effective zoning”***





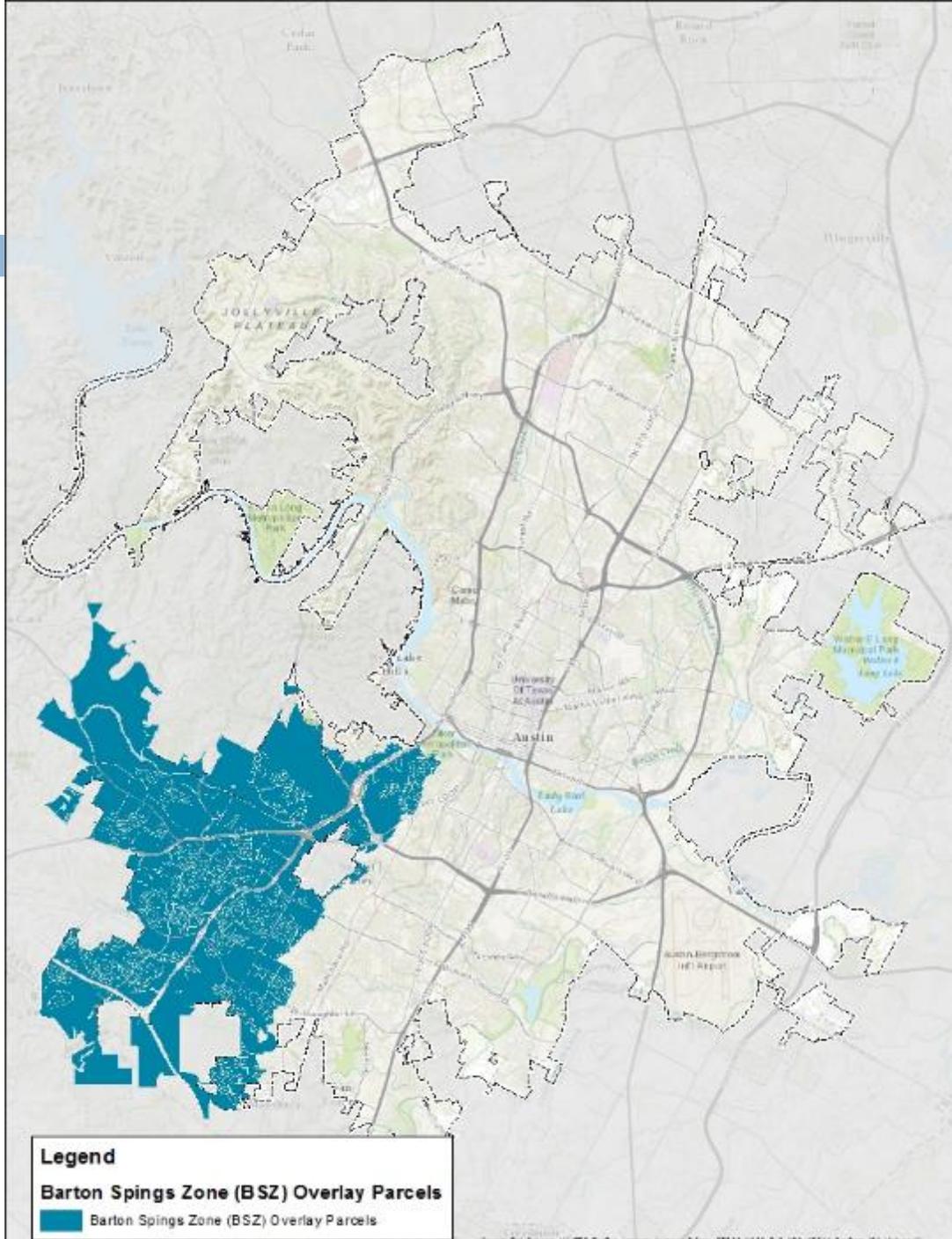
# Waterfront Overlay

- Discrete geographic area
- Restrictions on impervious cover, set backs, height and other elements
- Additional residential allowances
- ***Modeling: restrict development in setbacks, treat as VMU development type if base zone is commercial, otherwise go with base zone***



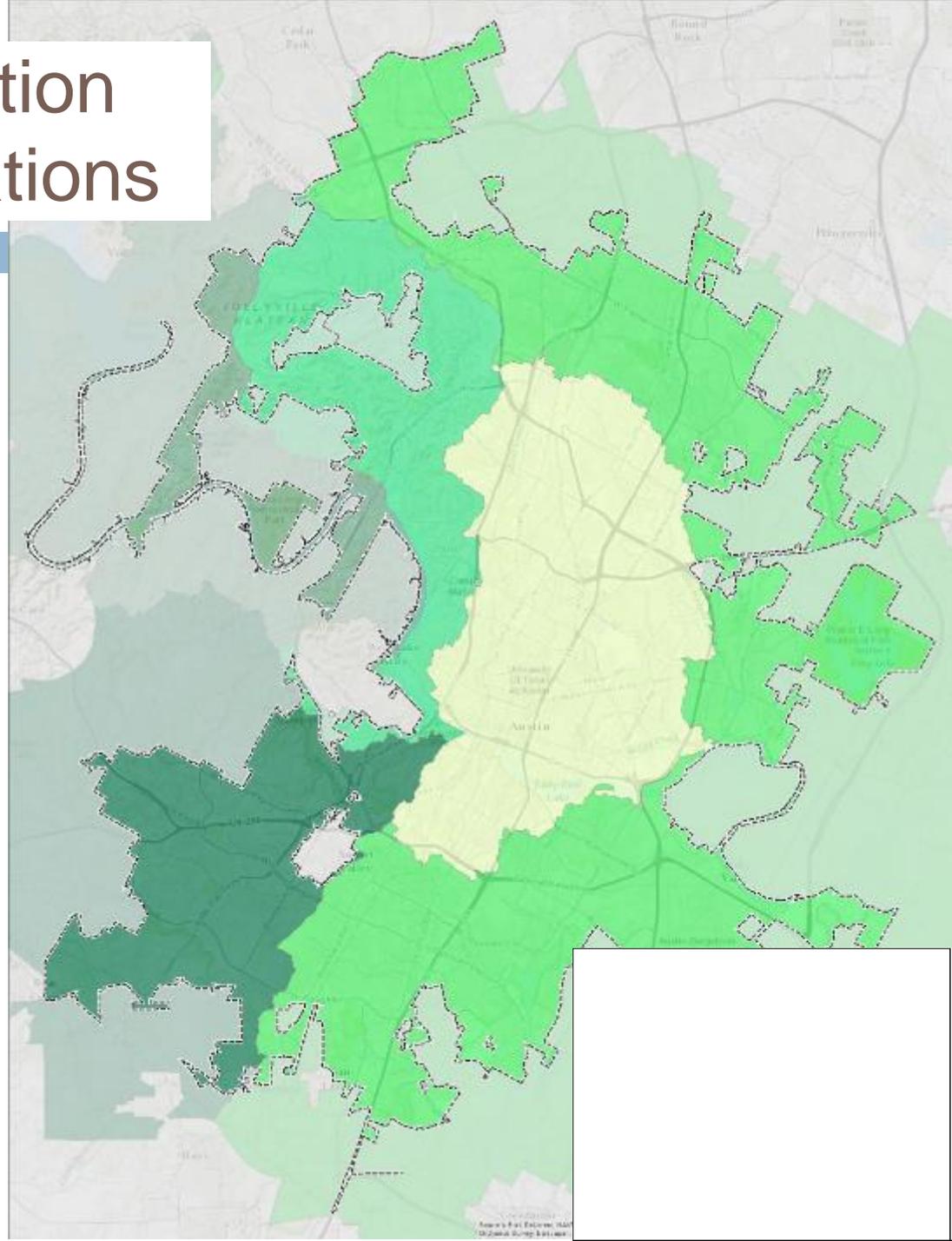
# Barton Springs Zone Overlay (BSZ)

- Discrete geographic area, significant portion of southwest
- Effectively prohibits big box retail
- ***Modeling: prohibit big box retail.***



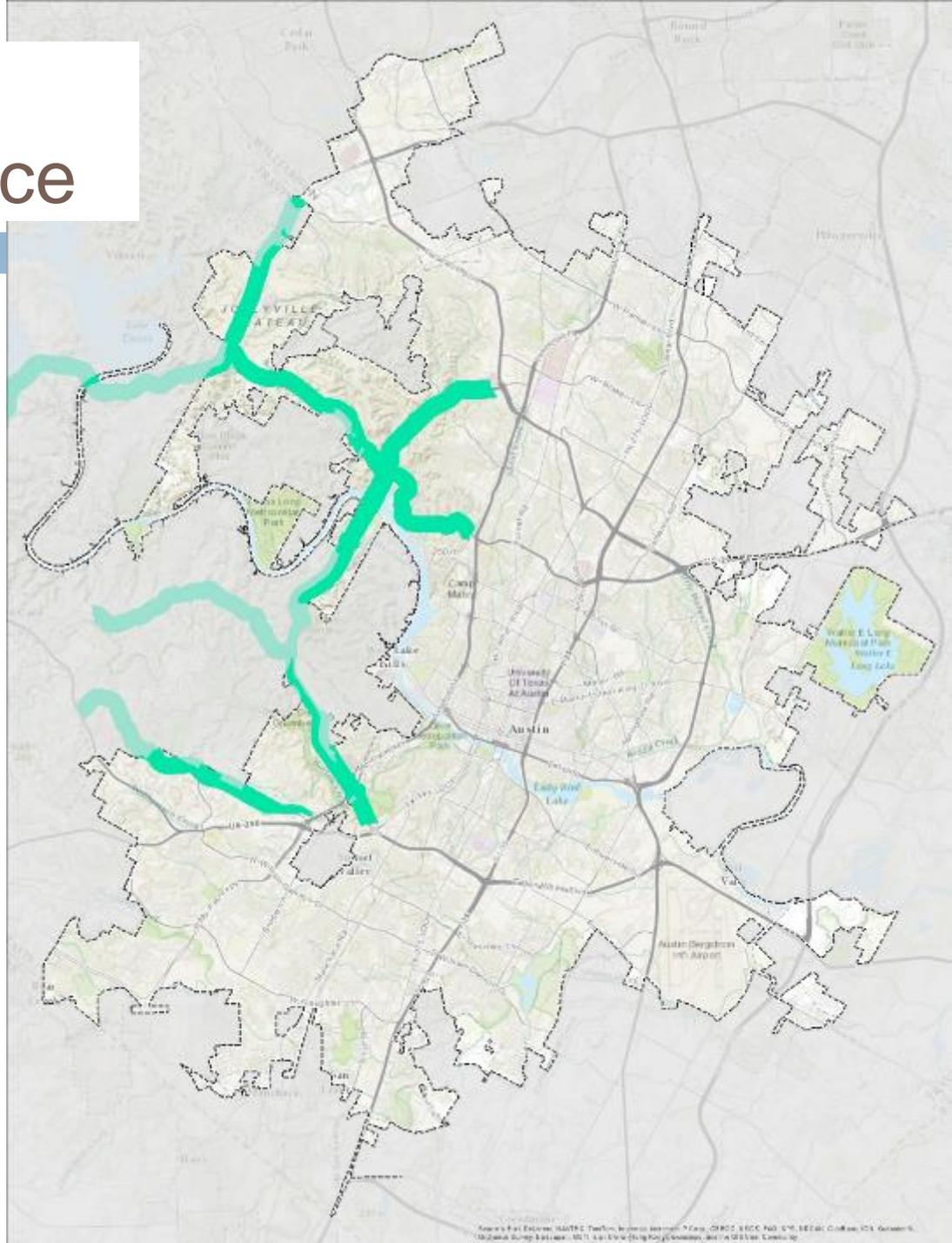
# Watershed Protection Ordinance Regulations

- Restrictions on impervious cover below base zones (except in urban watershed)
- ***Modeling: GIS post process to reduce development based on impervious cover limits for commercial, multifamily***



# Hill Country Roadway Ordinance

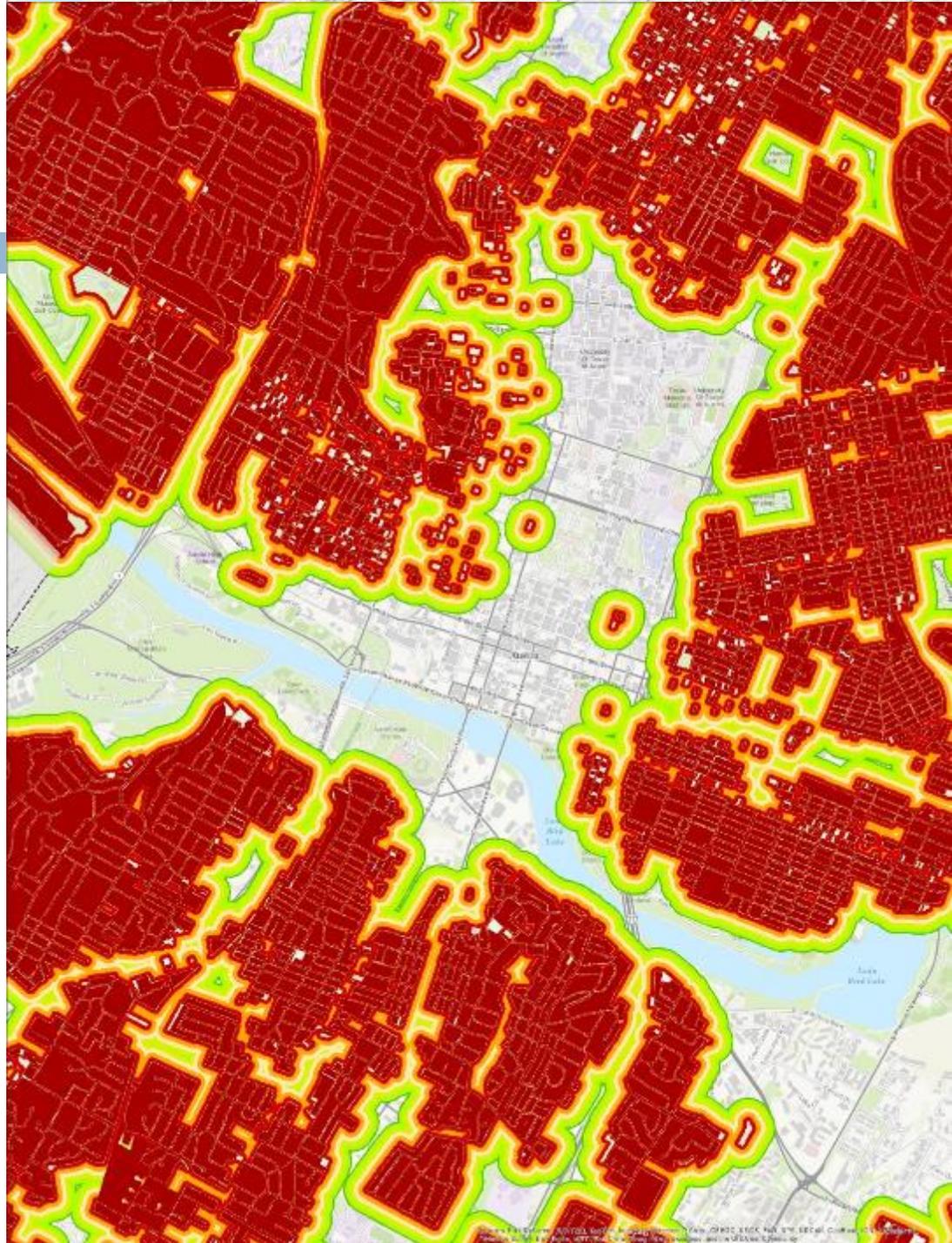
- Discrete geographic area
- Intensity Zones limit FAR
- ***Modeling: GIS post process to cap FAR within Intensity Zones***



# Infill & Redevelopment

- Utilize “Attractiveness Analysis” from CAMPO
- Identify redevelopment hot spots (top 50% within inner loop)
- Continue recent past trends of 7-10% infill \*

\* “Residential Construction Trends in America’s Metropolitan Regions: 2012 Edition” EPA

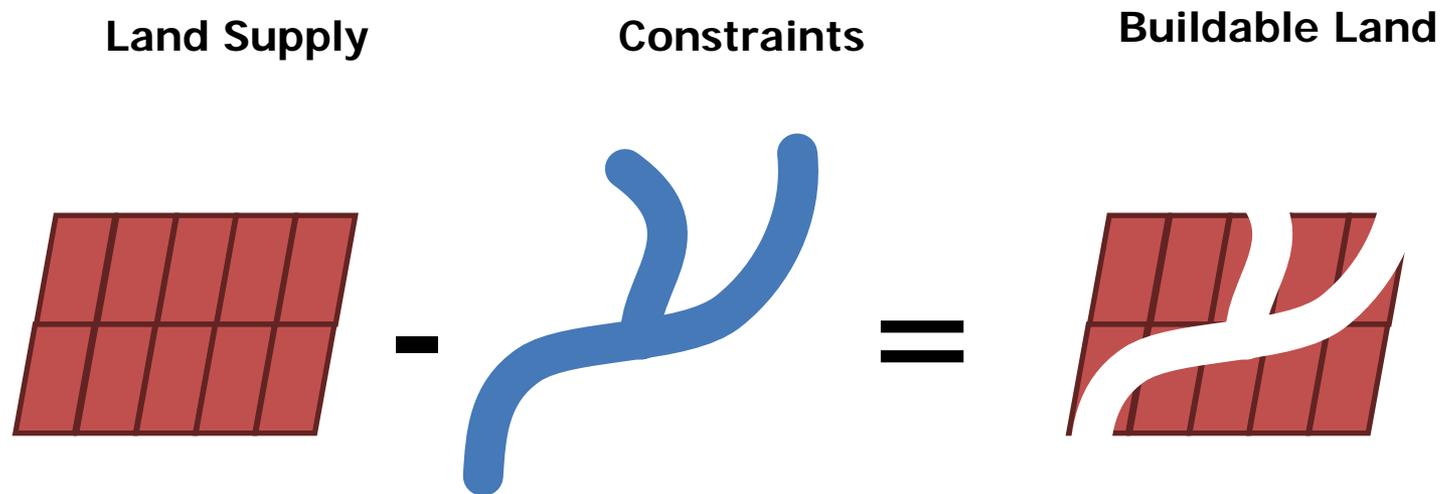


# ENVIRONMENTAL CONSTRAINTS



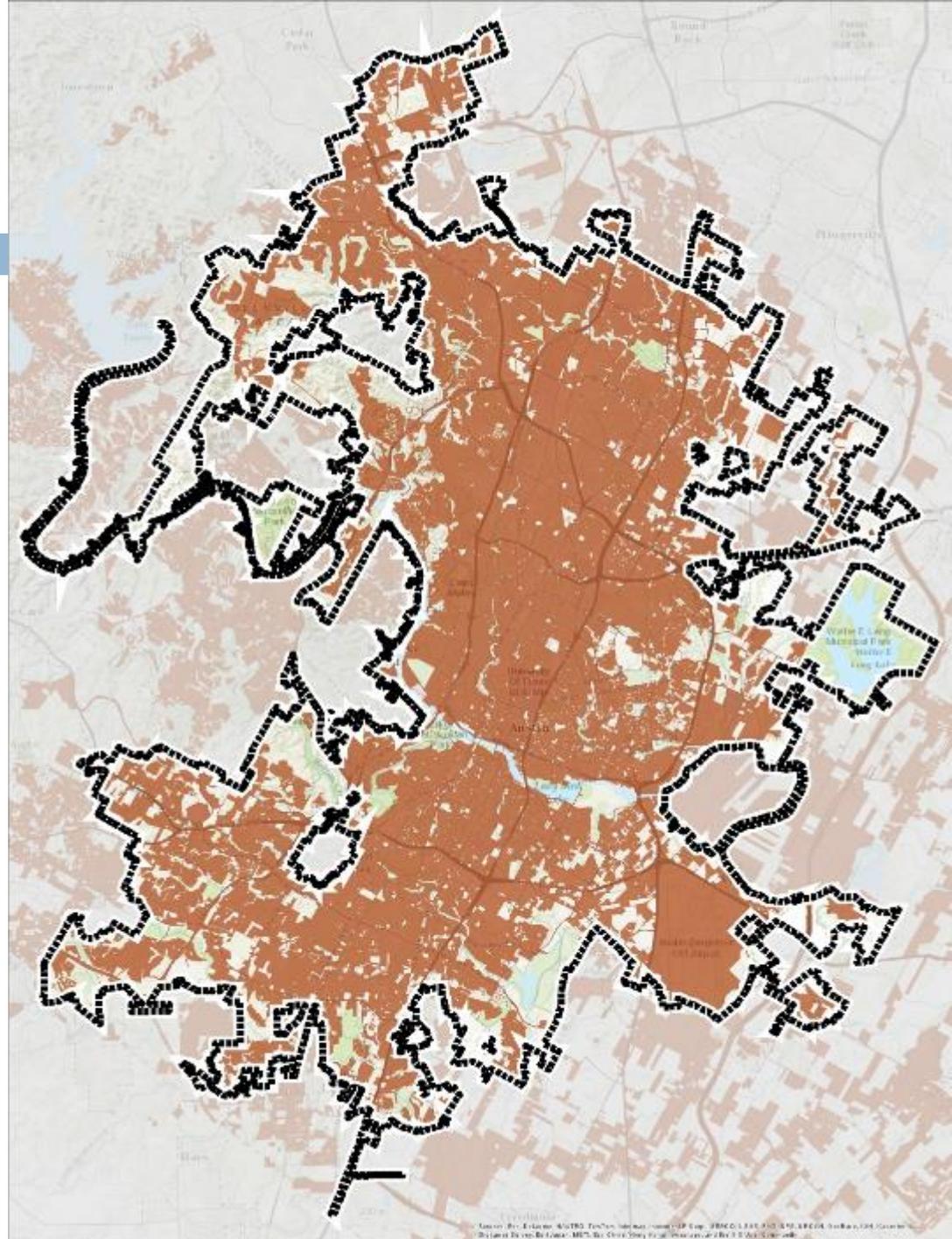
# Construct Buildable Lands Layer

- Buildable Lands =
- Land Supply – Constraints (Environmental & Policy)



# Built Parcels

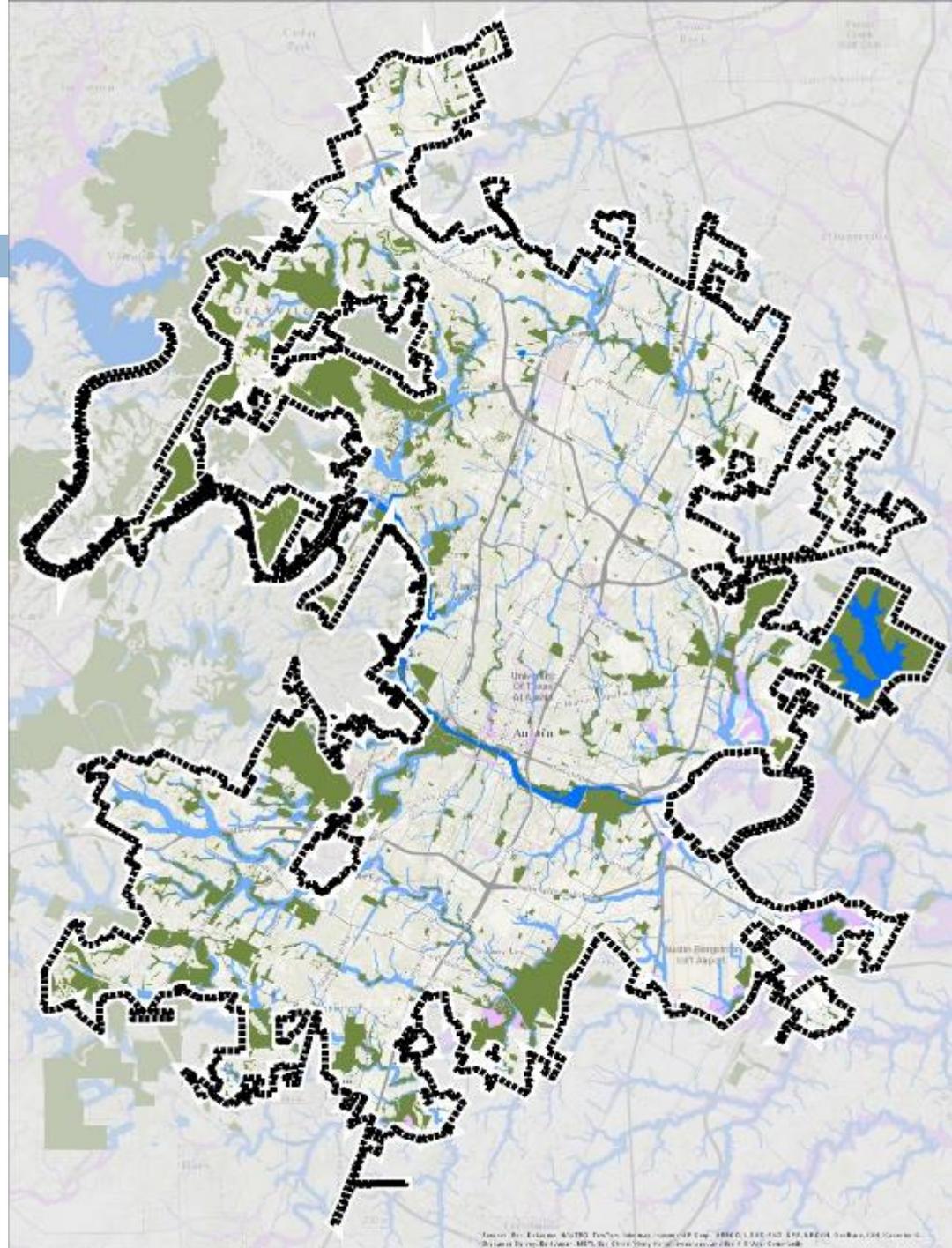
- 114,063 developed acres
- 178 square miles



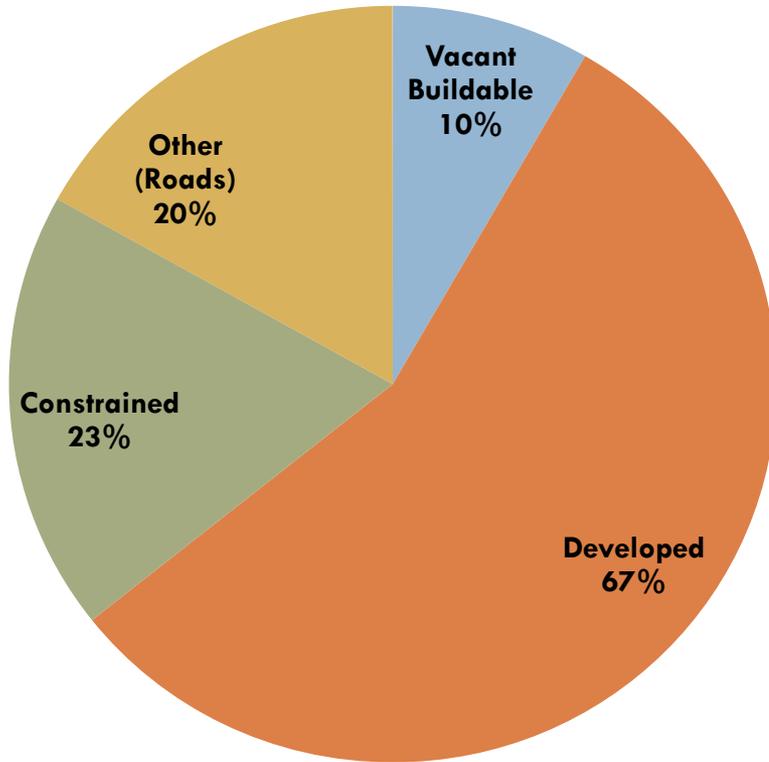


# Environmental Constraints

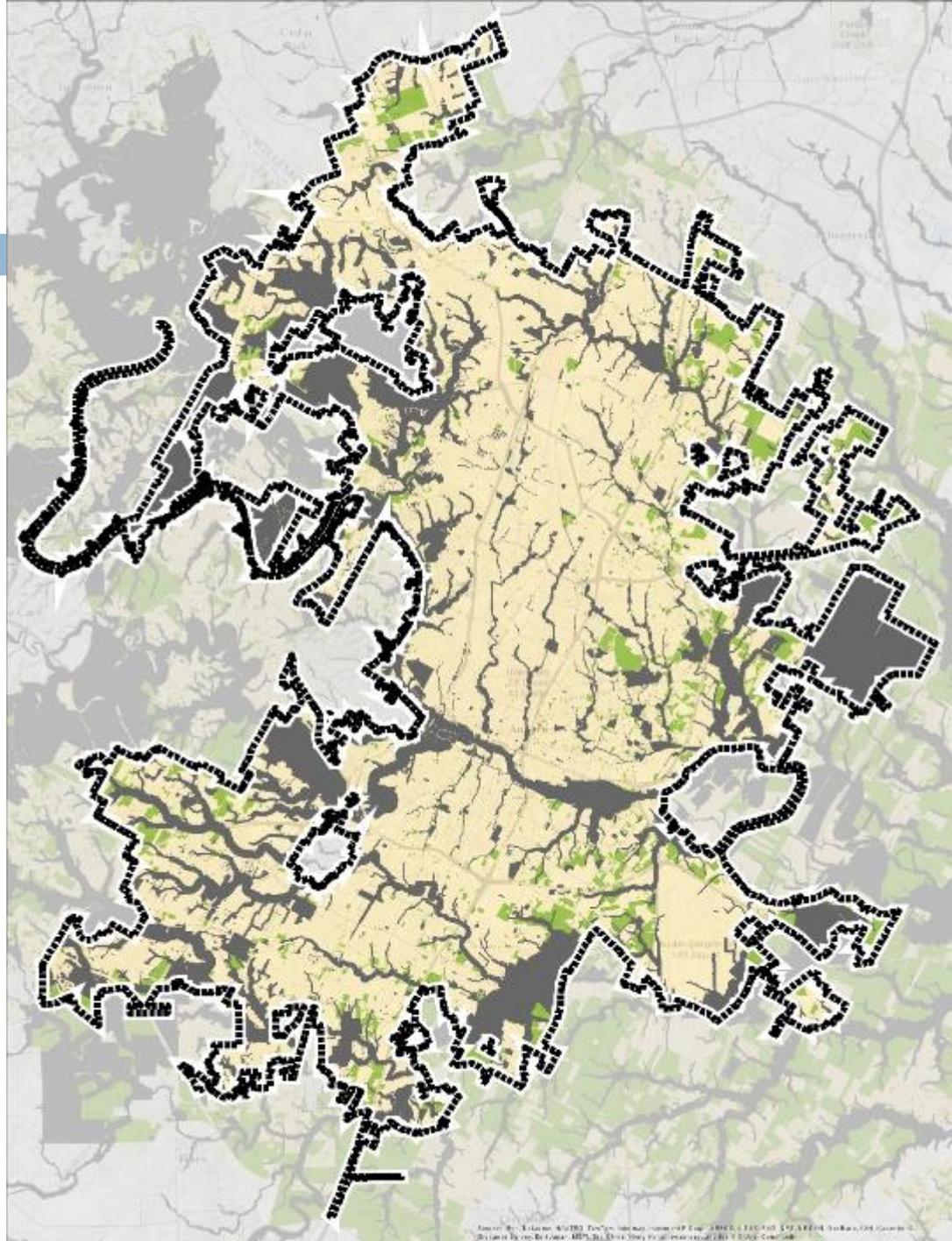
-  Open Space and Parks
-  Open Water
-  Critical Water Quality Zones
-  Flood Zones
-  Steep Slopes



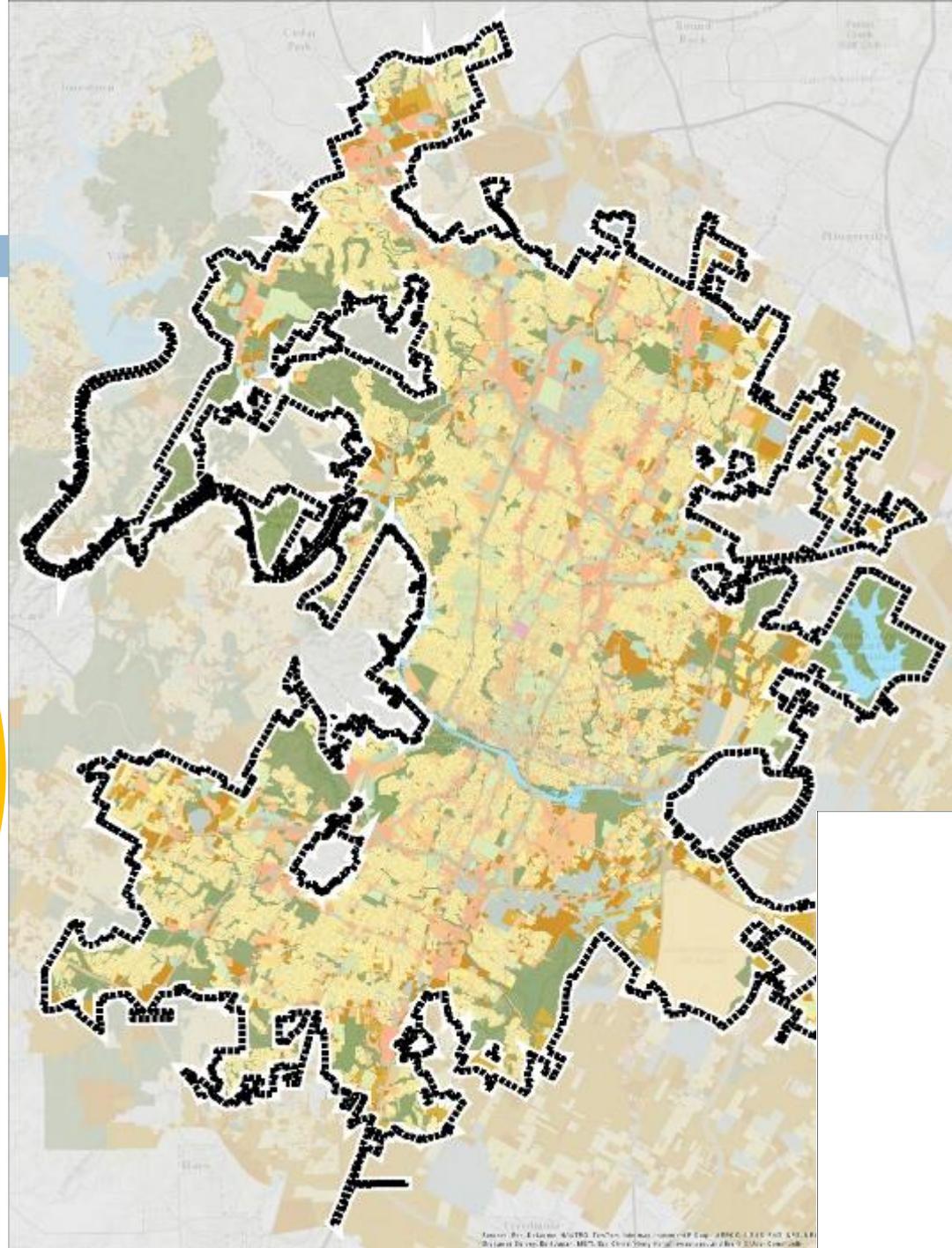
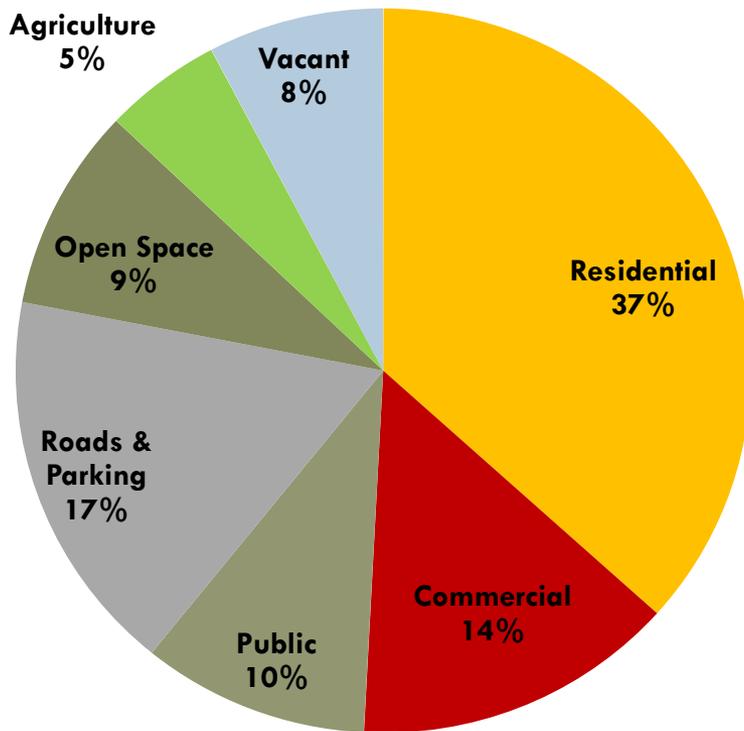
# Vacant & Unconstrained



- 14,560 acres of vacant, buildable land in city boundary
- ~3,500 of the vacant acres are constrained
  - 19% of vacant & ag land



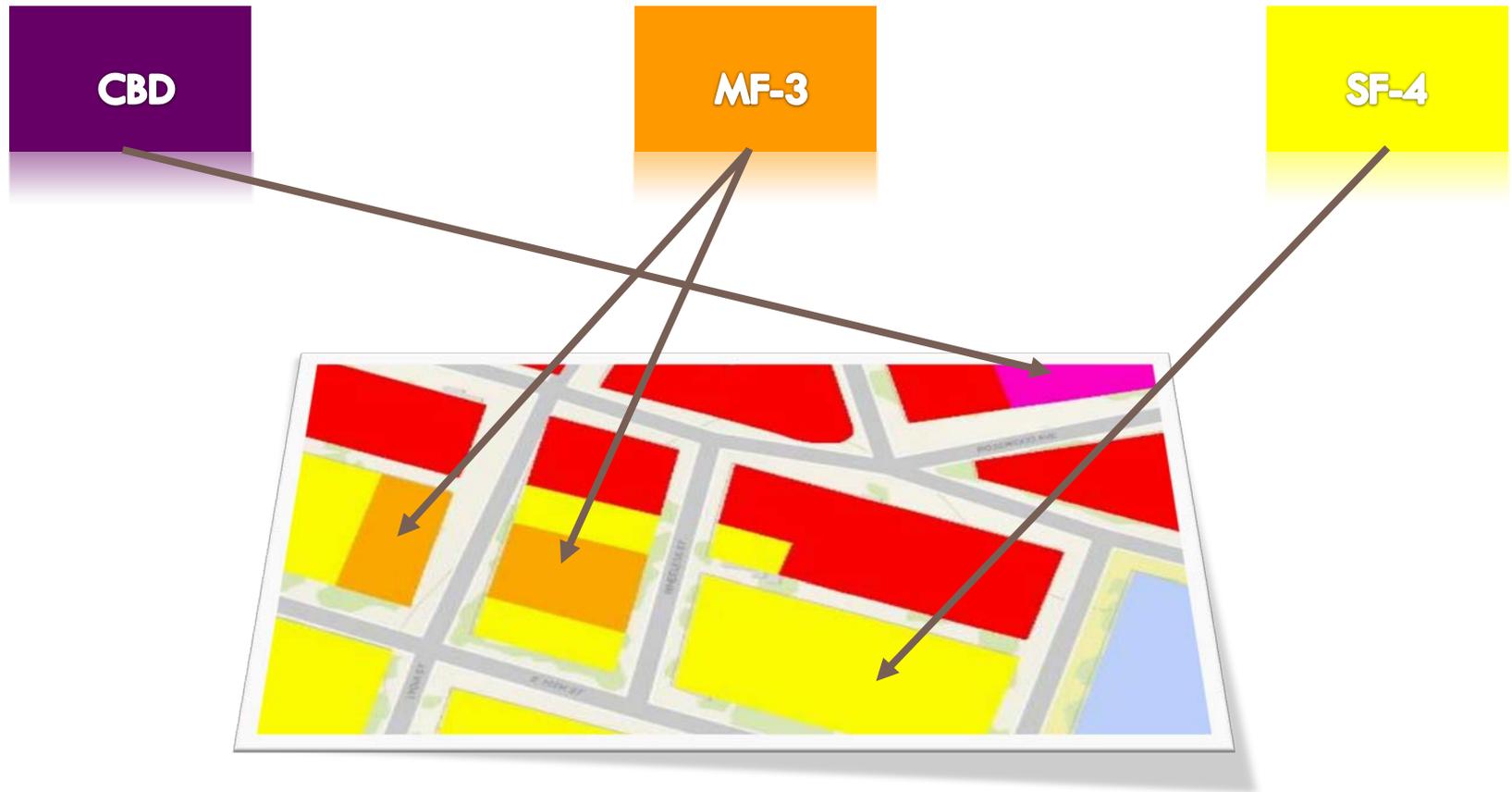
# Existing Land Use



# FINAL STEPS TO RUN THE MODEL



# Build Out Current Zoning in Envision Tomorrow



# Applying Zoning Types to Buildable Lands

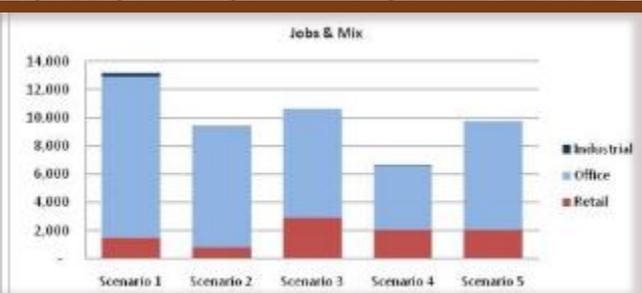
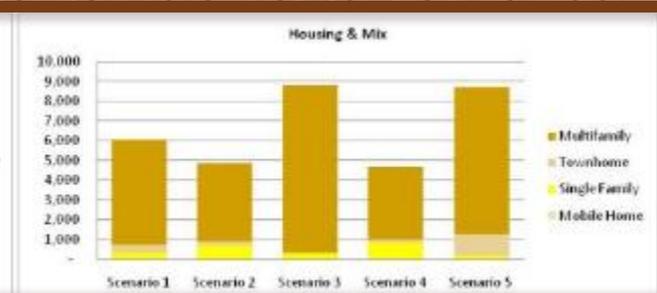
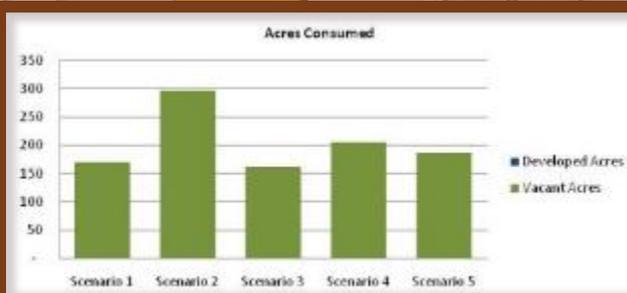
**Select**

**Paint**

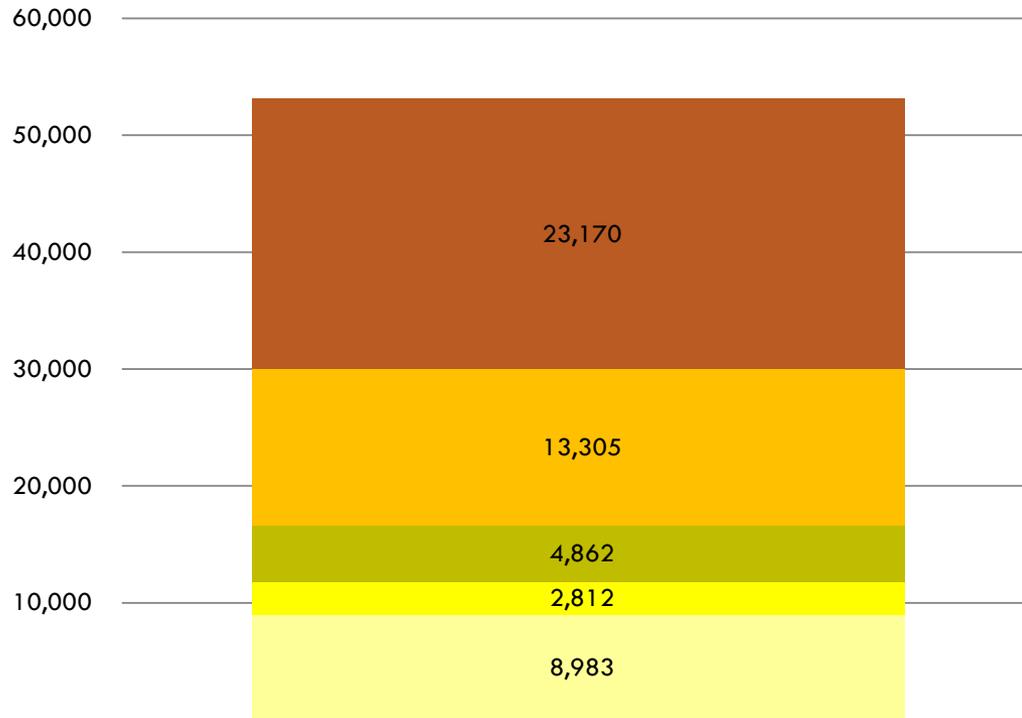
**See Changes Instantly**

**Housing Units and Mix**

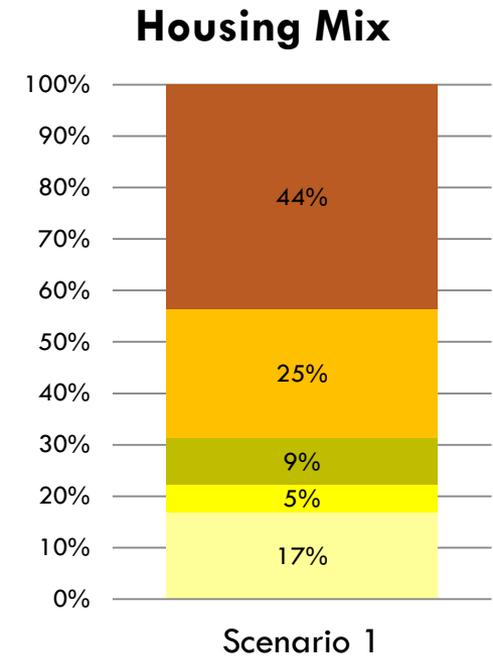
Scenario	Housing Units
Scenario 1	~4,000
Scenario 2	~8,000



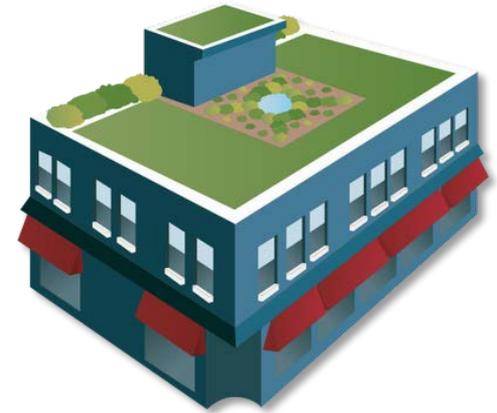
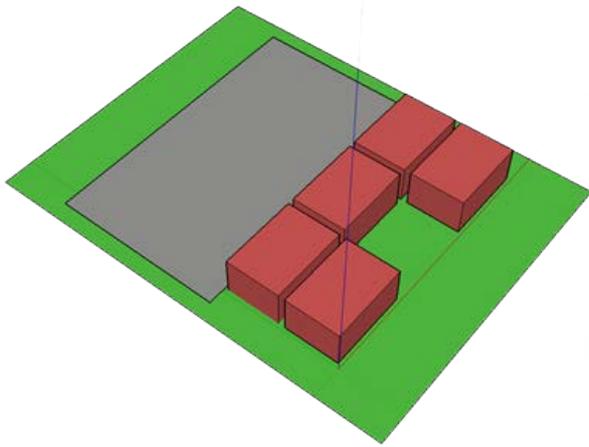
# Housing by Type



- Multifamily
- Townhome
- Small Lot Single Family
- Conventional Lot Single Family
- Large Lot Single Family

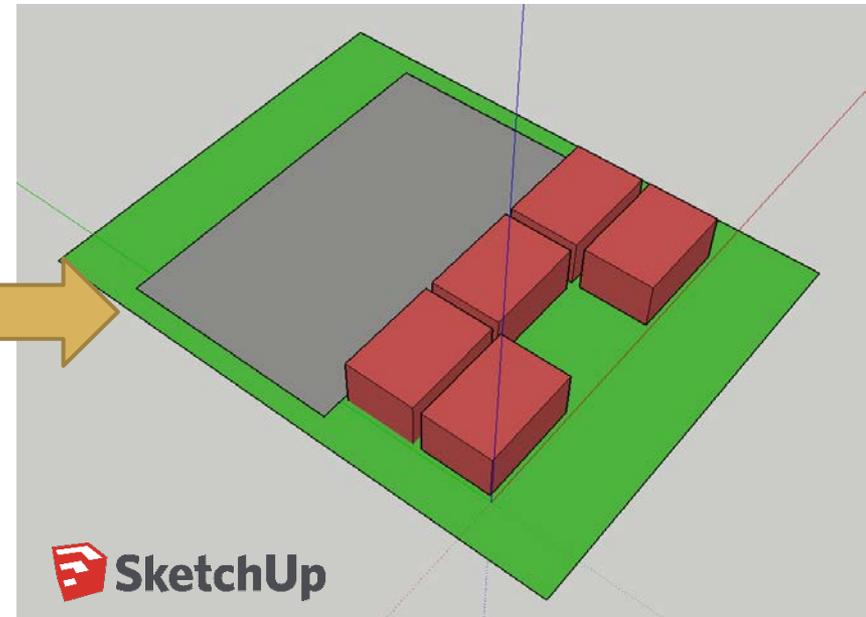
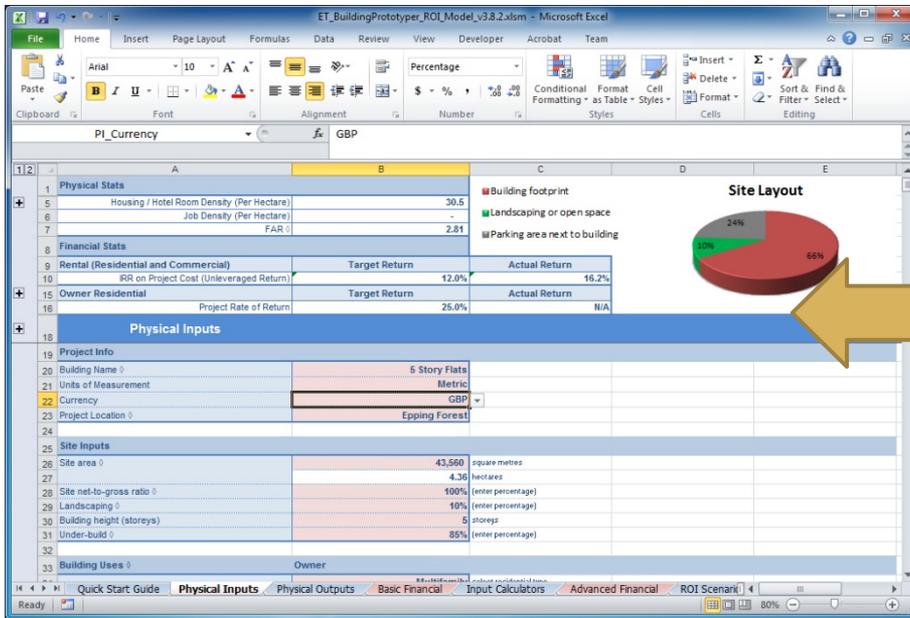


# Envision Tomorrow for Zoning Diagnostics



envision  
tomorrow™  
a suite of urban and regional planning tools

# Testing Physical Parameters



# T5 Main Street

## T5 Main Street (T5MS)

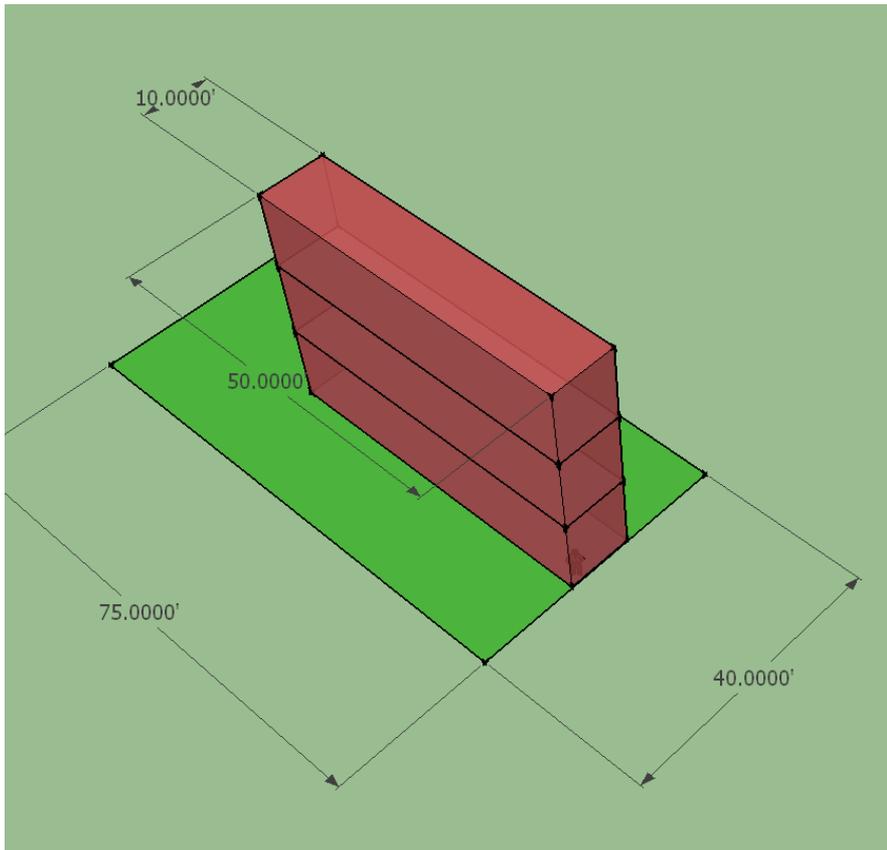
20-3C-312 T5 Main Street (T5MS)



### D. Building Type Standards

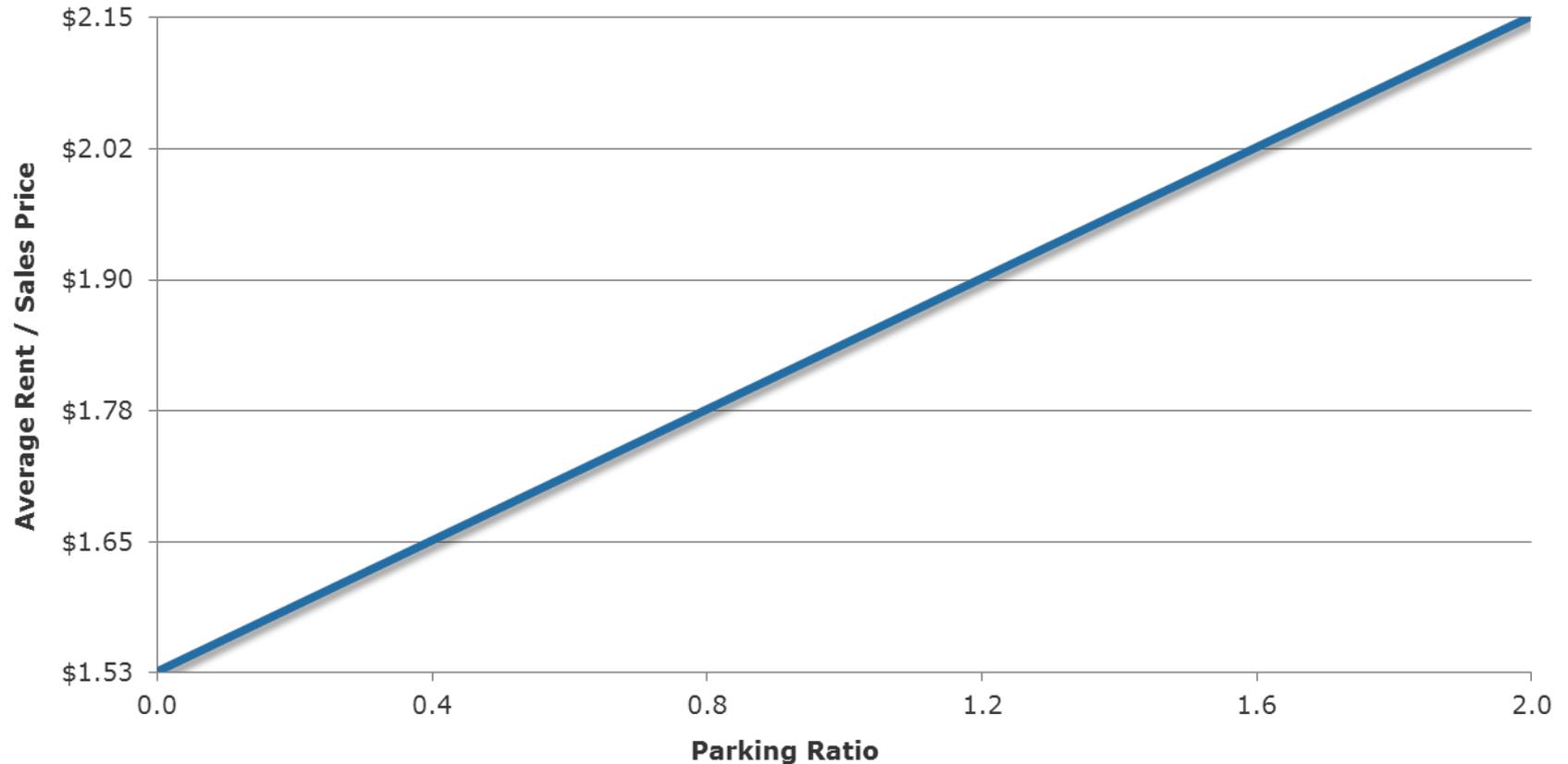
Allowed Primary Building Types	Lot				Building			
	Width (min.-max.) <b>A</b>	Depth (min.) <b>B</b>	Buildings per Lot (max.)	Units per Building (max.)	Main Body Width (max.) <b>C</b>	Main Body Depth (max.) <b>D</b>	Secondary Wing Width (max.) <b>E</b>	Secondary Wing Depth (max.) <b>F</b>
<b>Medium Footprint</b>								
Main Street	40'-100'	75'	1	3-4 max.	n/a	60'	20'	22'
Live/Work			1	3-4 max.				

# T5MS – 3000sf lots



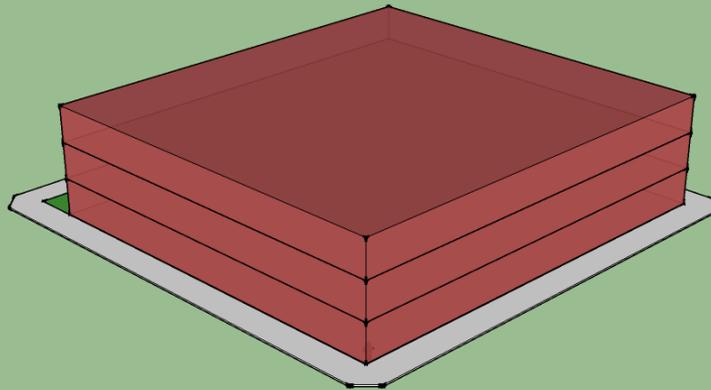
- 15 foot side setbacks on 40 x 75 foot non-corner lots mean you only get to develop in 10 x 75 feet of parcel.
- May be too narrow most types of construction.

# Relationship Between Rents and Parking



# No On-Site Parking

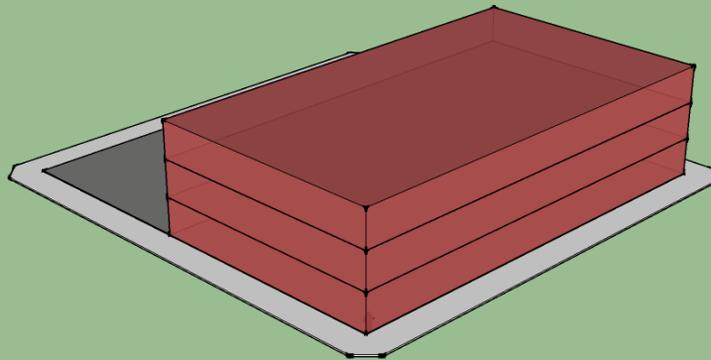
AUSTIN, TX  
PARKING SPACES PER UNIT: 0  
AVERAGE MONTHLY RENT (1BR): \$993



Income required for affordability: \$36,000

# .5 Space / Unit

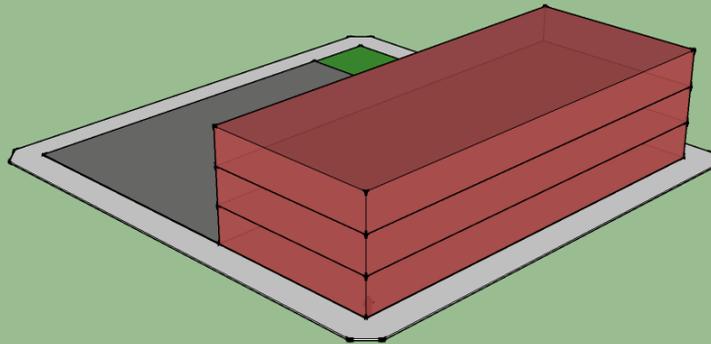
AUSTIN, TX  
PARKING SPACES PER UNIT: 0.5  
AVERAGE MONTHLY RENT (1BR): \$1,094



Income required for affordability: \$39,000

# 1 Space / Unit

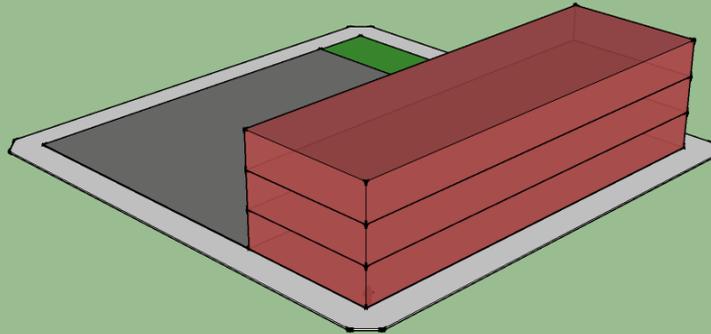
AUSTIN, TX  
PARKING SPACES PER UNIT: 1  
AVERAGE MONTHLY RENT (1BR): \$1,195



Income required for affordability: \$43,000

# 1.5 Spaces / Unit

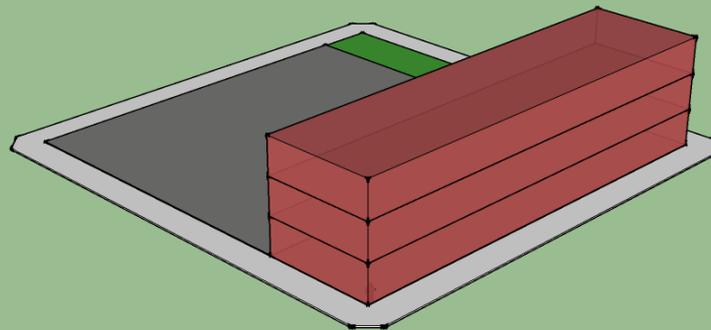
AUSTIN, TX  
PARKING SPACES PER UNIT: 1.5  
AVERAGE MONTHLY RENT (1BR): \$1,296



Income required for affordability: \$47,000

# 2 Spaces / Unit

AUSTIN, TX  
PARKING SPACES PER UNIT: 2  
AVERAGE MONTHLY RENT (1BR): \$1,404

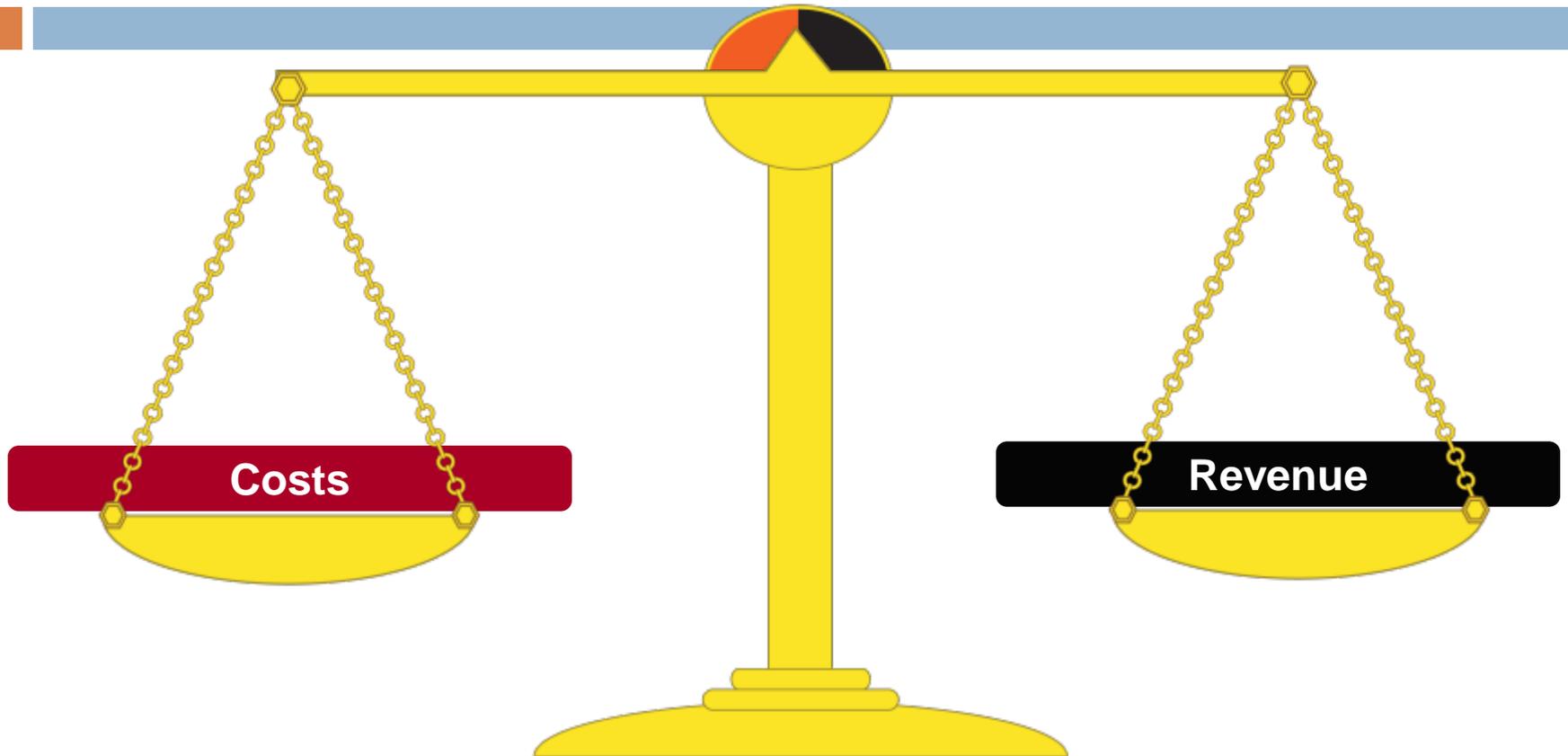


Income required for affordability: \$51,000

# Testing Financial Performance



# Tipping Point



*adjustable settings and tools*

Building form

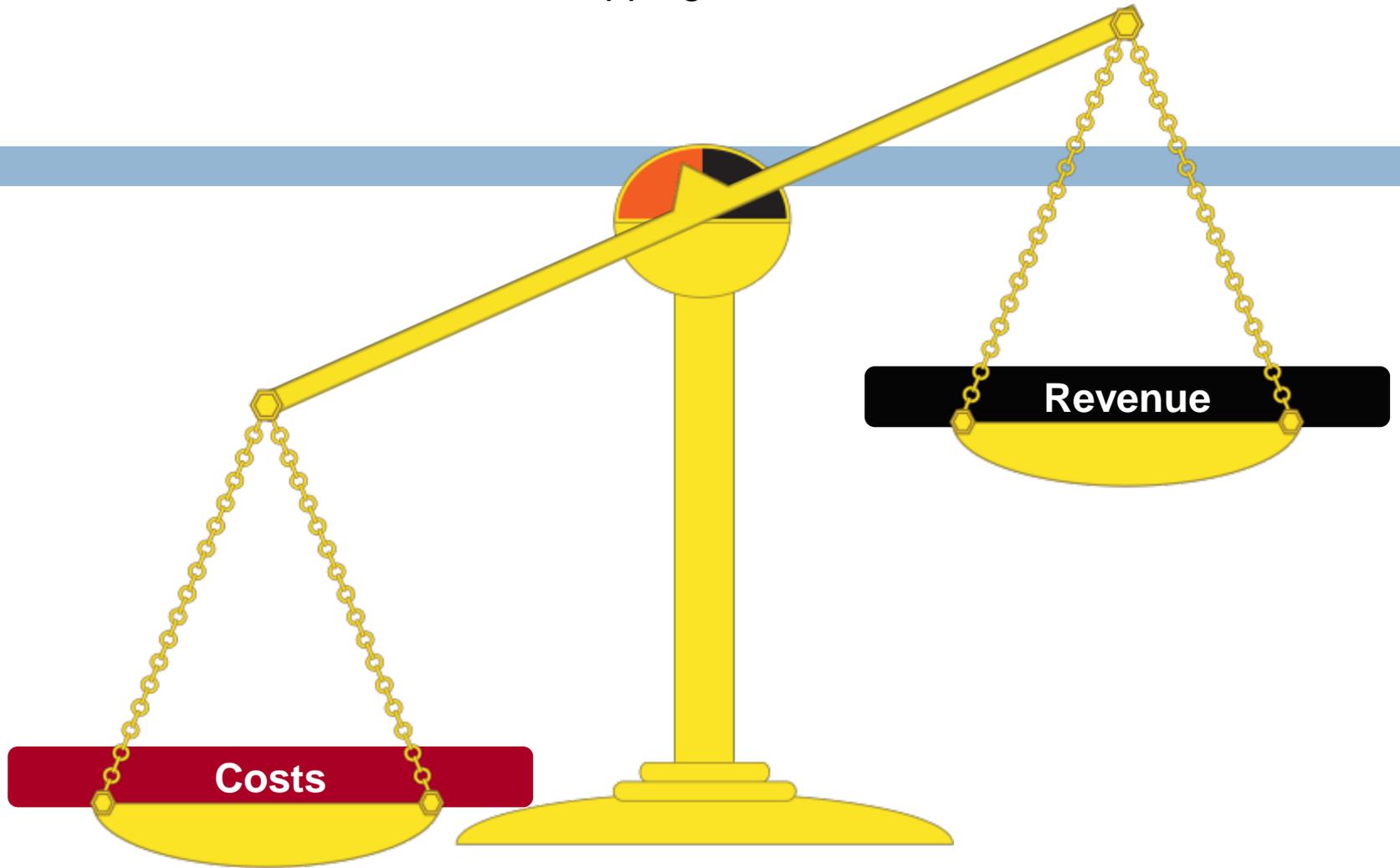
Costs



Revenues

Gap tools

# Tipping Point



*adjustable settings and tools*

Building form

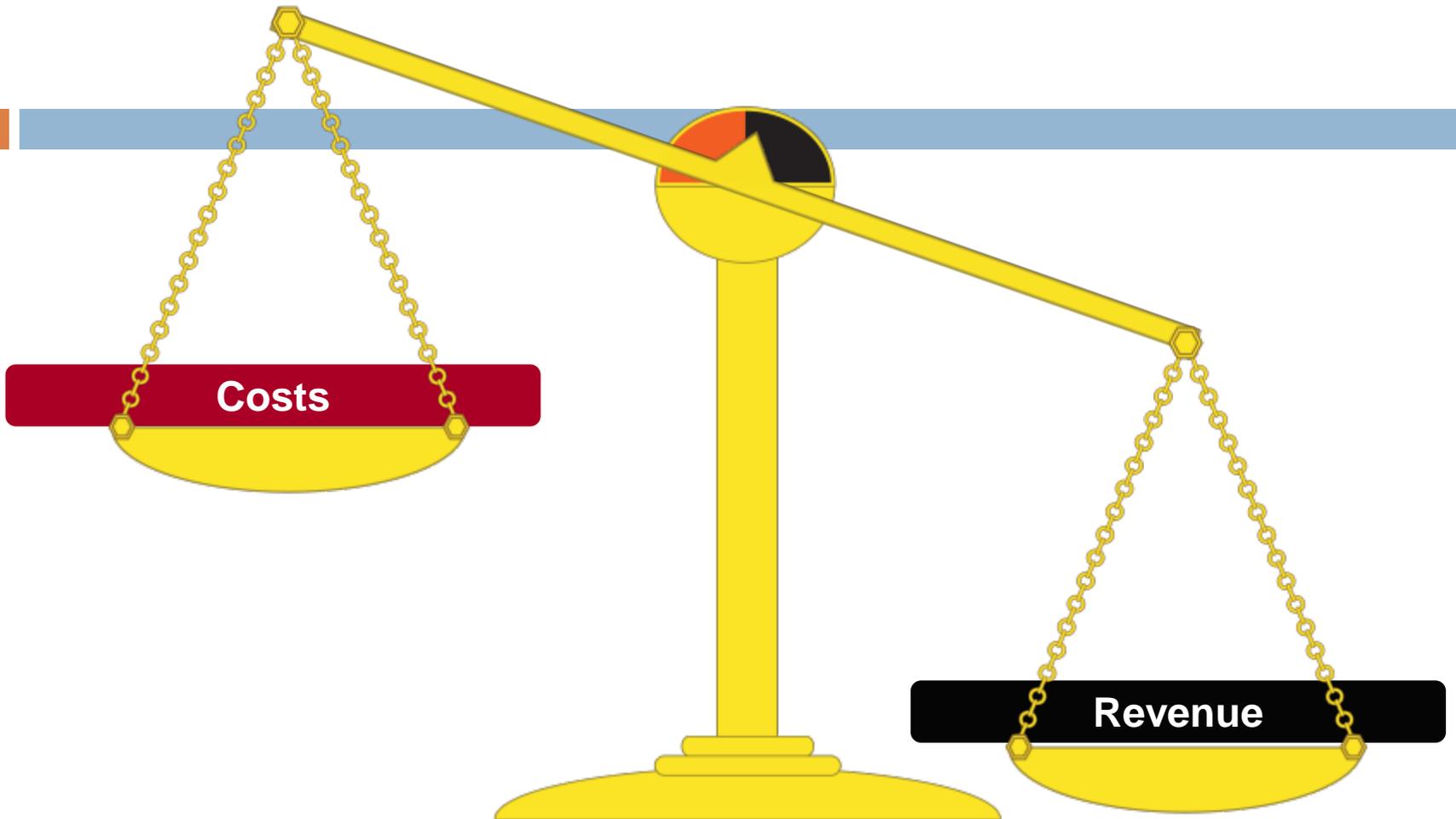
Costs



Revenues

Gap tools

# Tipping Point



*adjustable settings and tools*

Building form

Costs



Revenues

Gap tools



### Building form



Height



Set back



Landscaping



Parking Ratios

### Costs



\$\$\$ Hard



\$ Soft



\$\$\$ Taxes



\$\$ Fees

### Revenues



\$\$\$ Rent 1



\$ Rent 2



\$\$\$ Rent 3



\$\$ Parking

tuck under

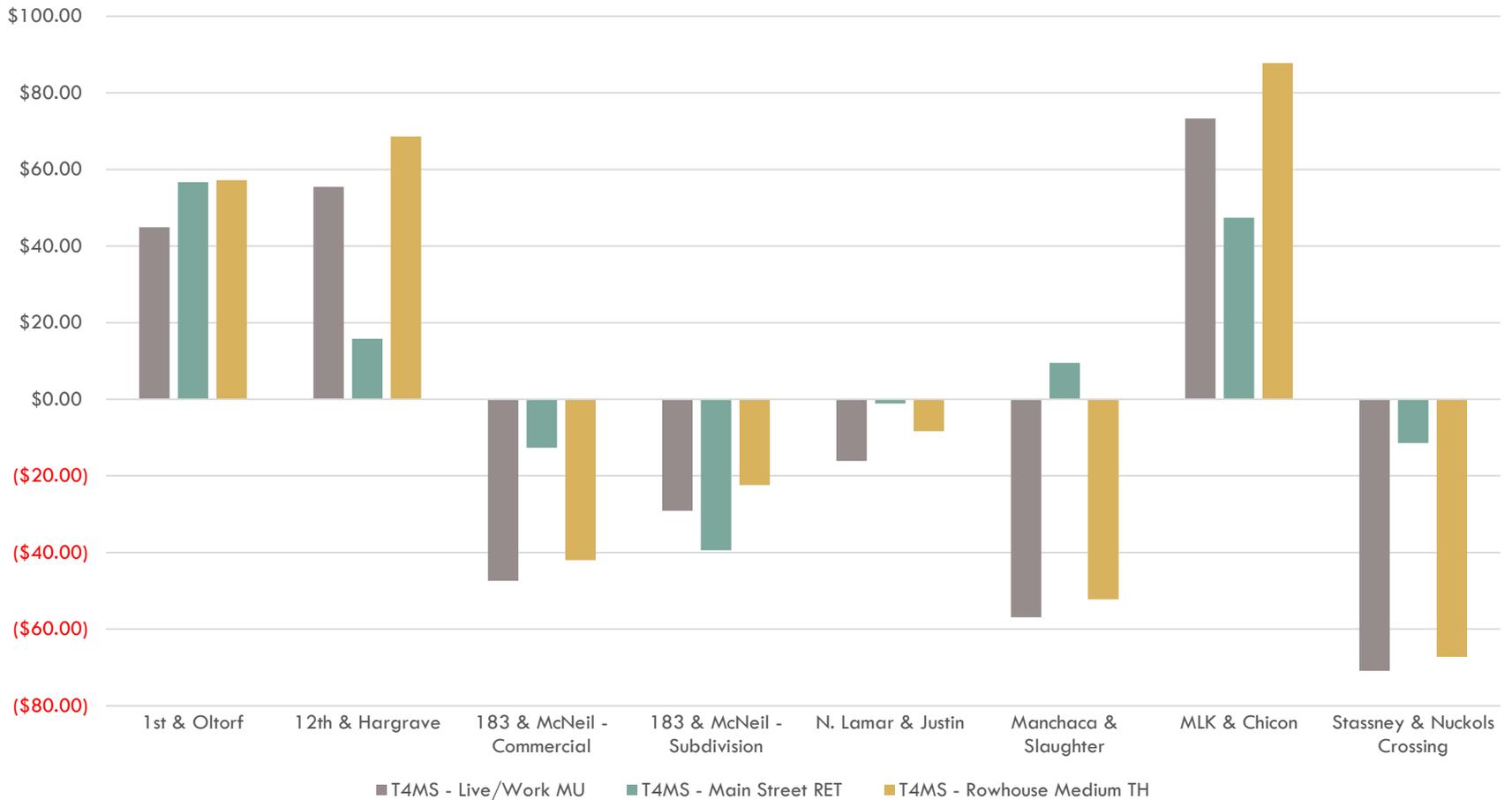


Parking

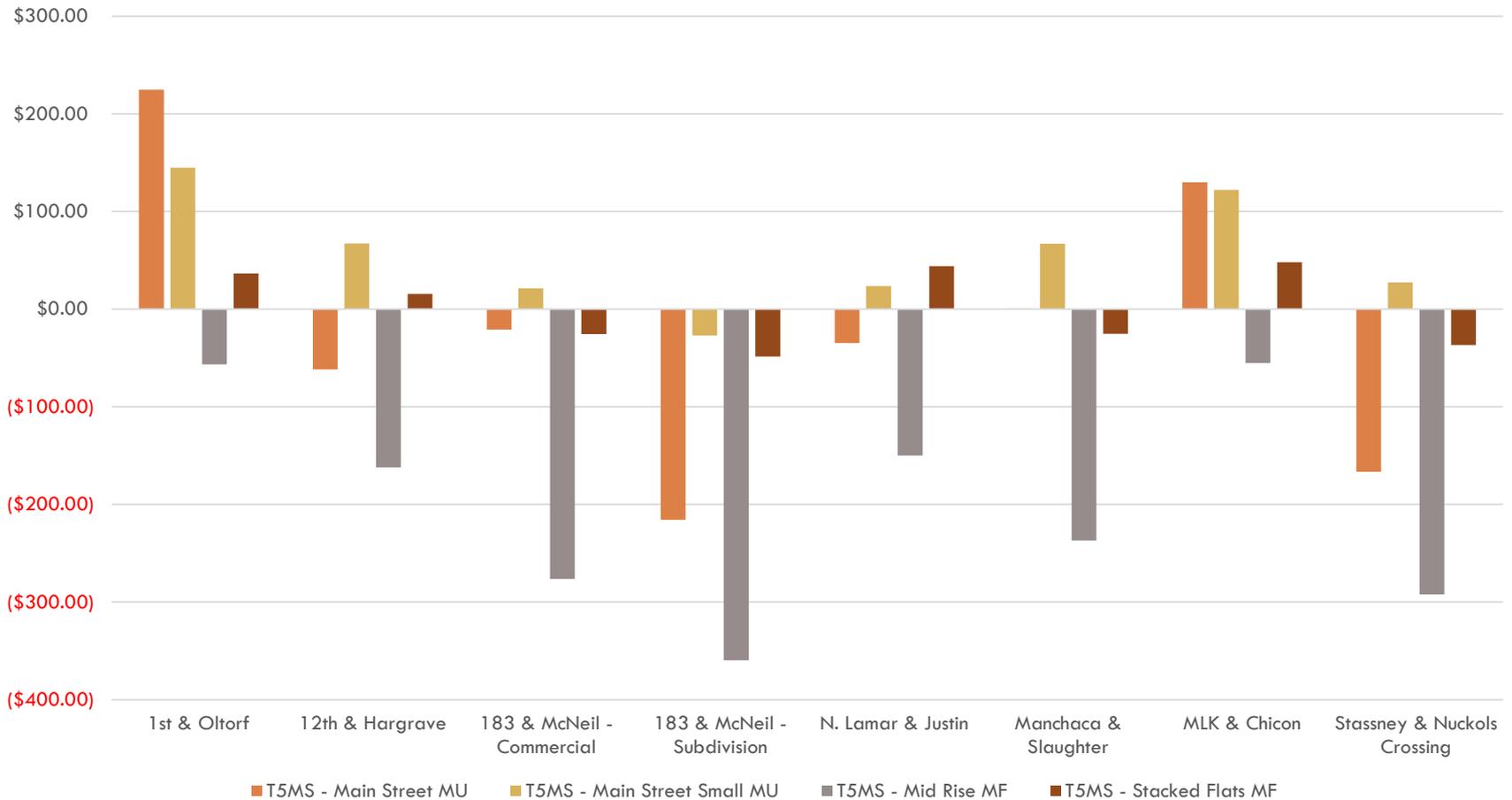
structured

surface

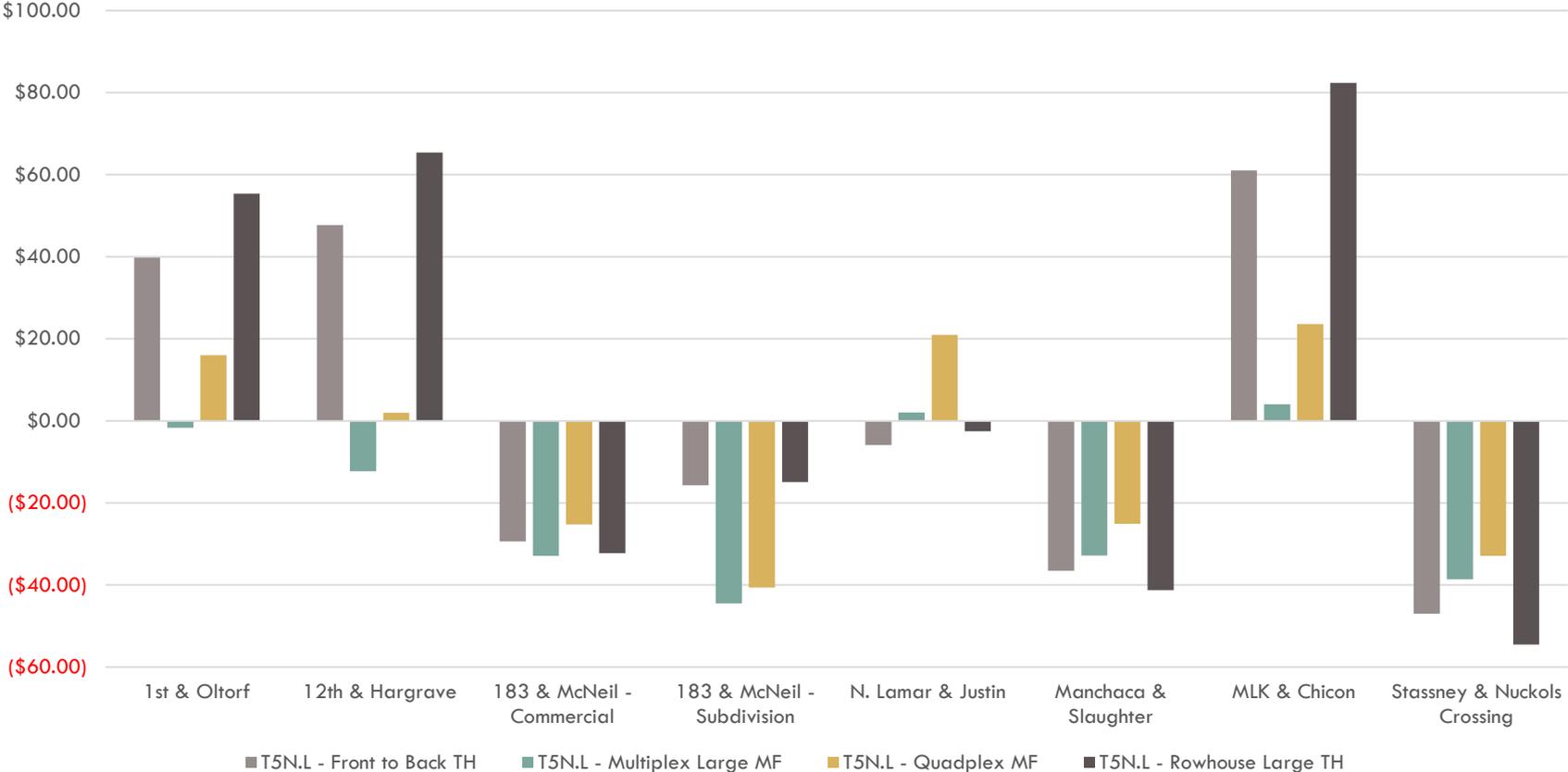
# Residual Land Value: T4MS



# Residual Land Value: T5MS



# Residual Land Value: T5N.L



# Neighborhood Plus

The future of living in our city

Neighborhood Plus  
The future of living in our city



## Neighborhood Revitalization Plan for Dallas

Collective Impact Framework 

Alleviate Poverty 

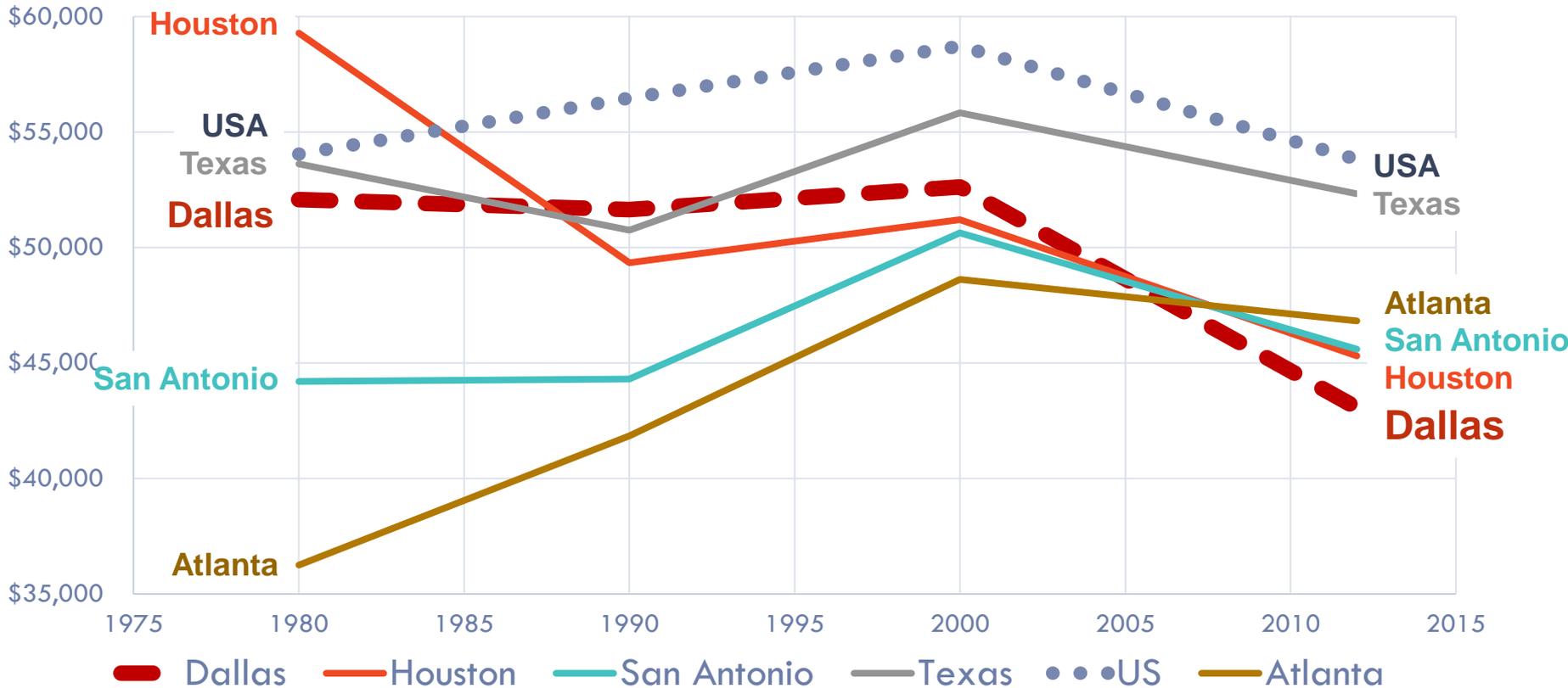
Fight Blight 

Attract and Retain the Middle Class 

Expand Home-Ownership 

Enhance Rental Options 

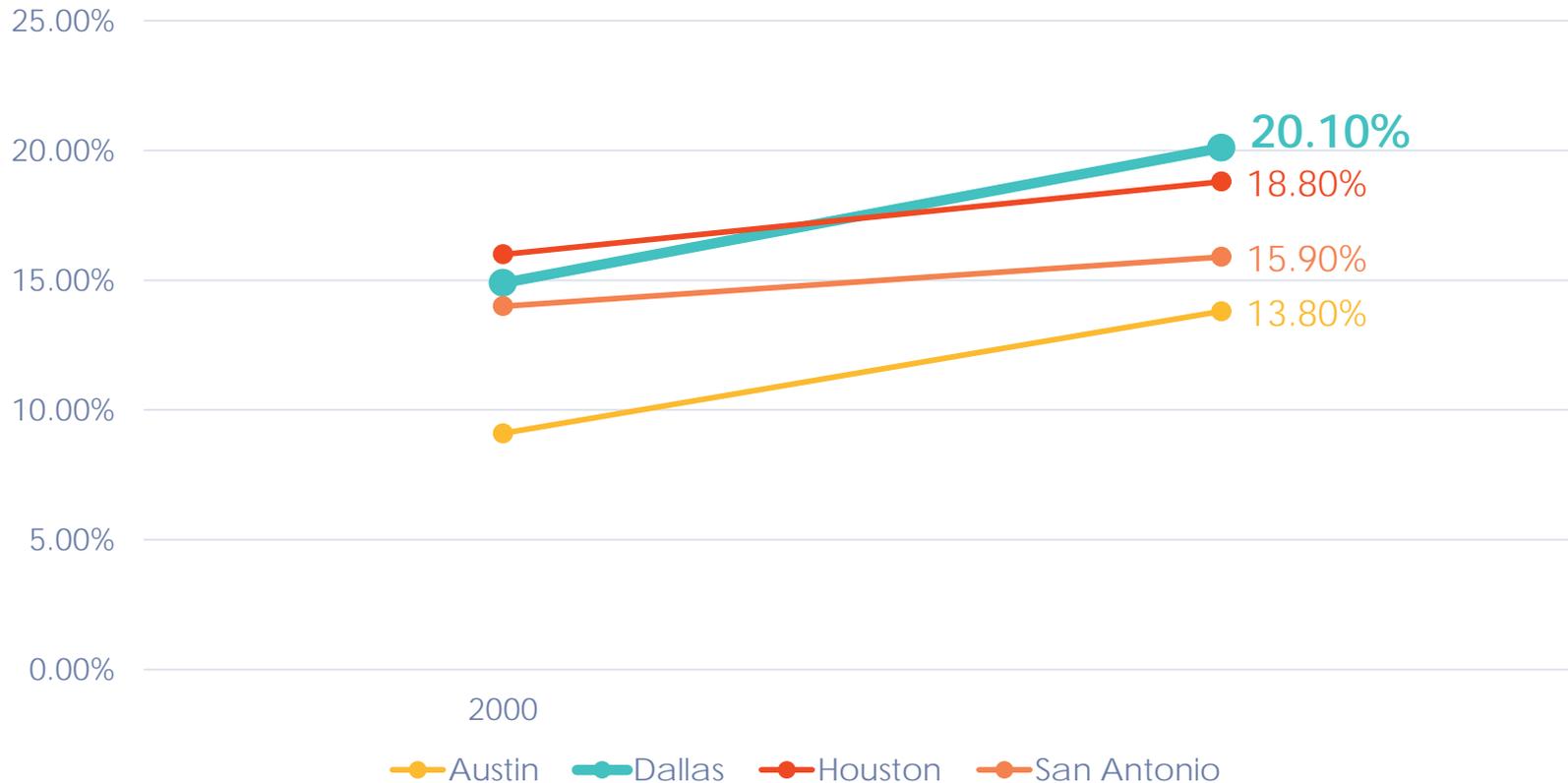
# Median Income in Dallas is declining sharply



Sources: Median Household Income (Adjusted to 2013 Dollars) retrieved from Social Explorer of US Decennial Census 1980 (T53), 1990 (T43), 2000 (T93), and ACS 2008-2012 5 year estimates (T57)

# Poverty in Dallas has reached crisis proportions

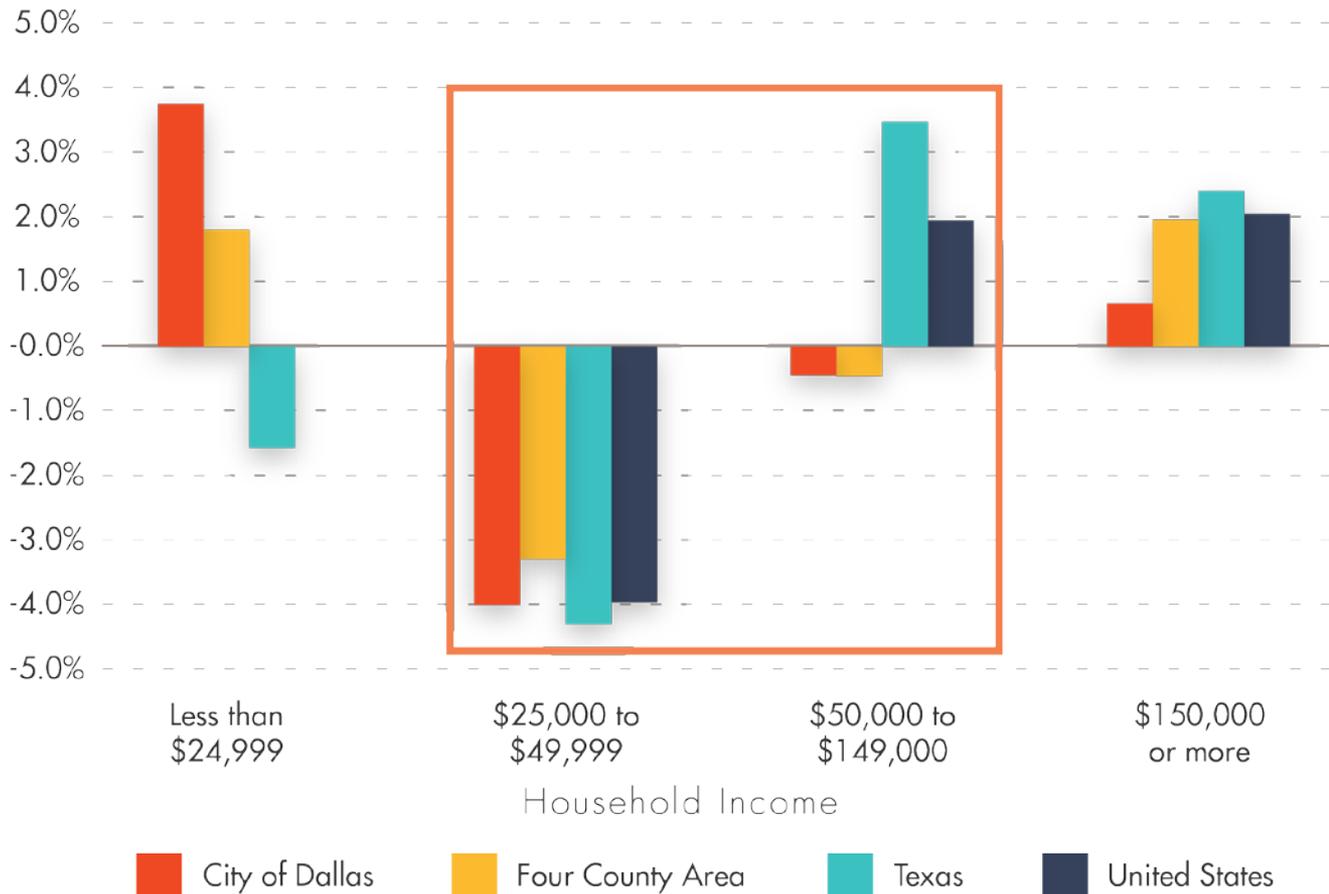
% Families below Poverty Line



Source: US Census Data (2000 Decennial Census and ACS 2008-2012 five year estimates) via Social Explorer T98/T179.

# Dallas has a declining share of middle income households

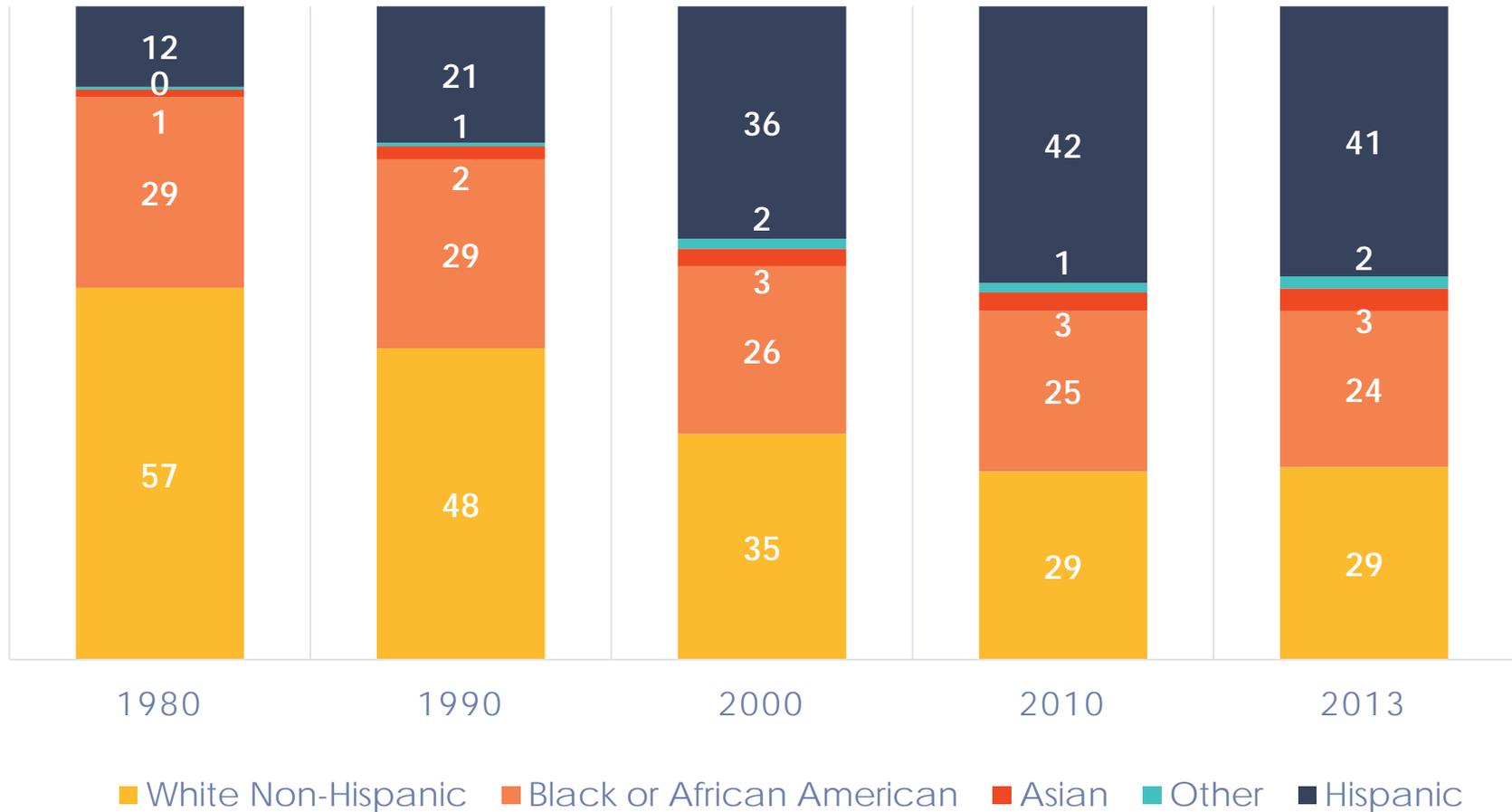
Change in Share of Households (2000-2012)



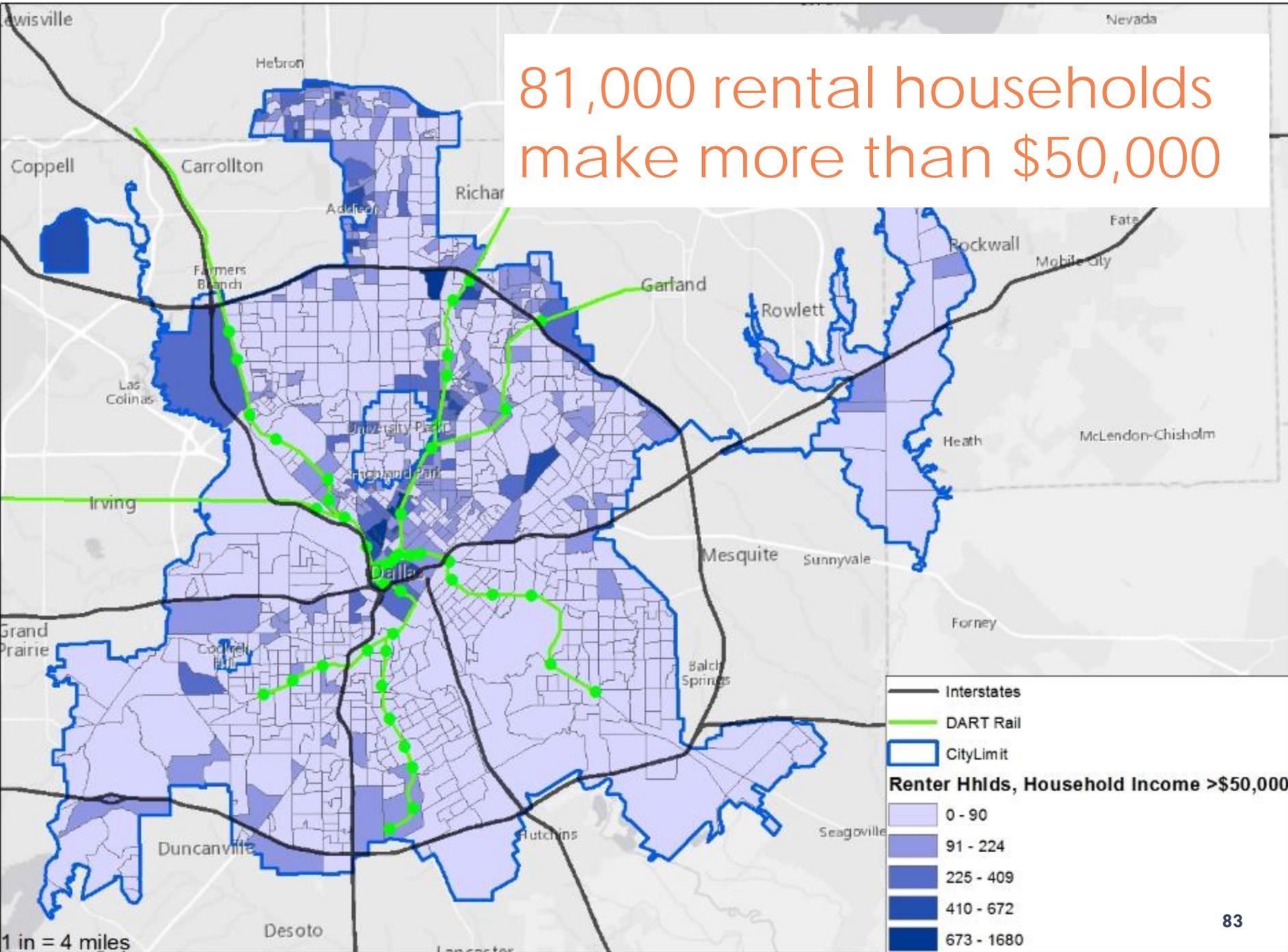
Source: Census 2000 (in 2012 Dollars) and American Community Survey 2012 1 Year Estimates

# Change in Ethnic Mix

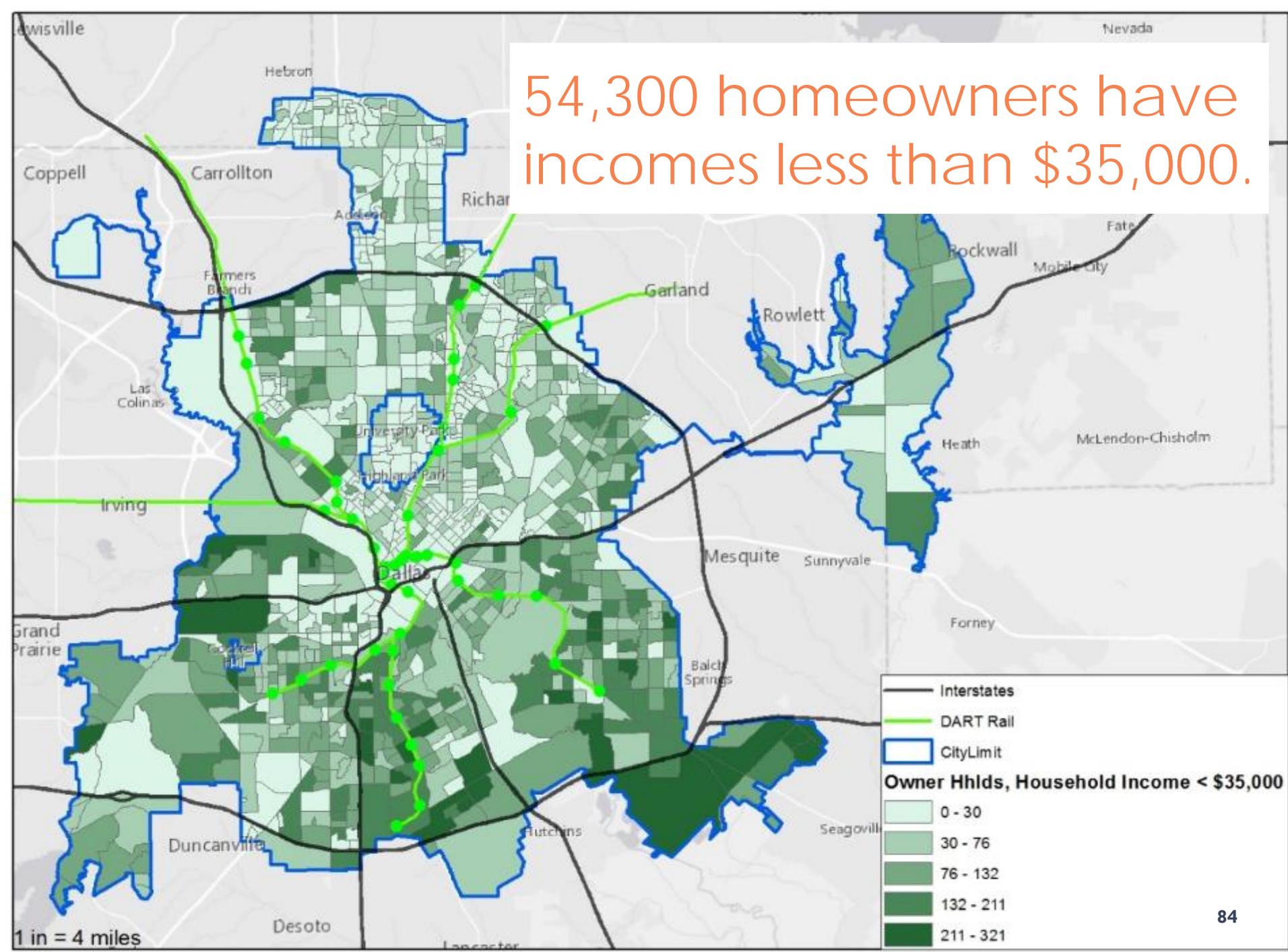
## Change in Ethnic Mix, 1980 to 2013



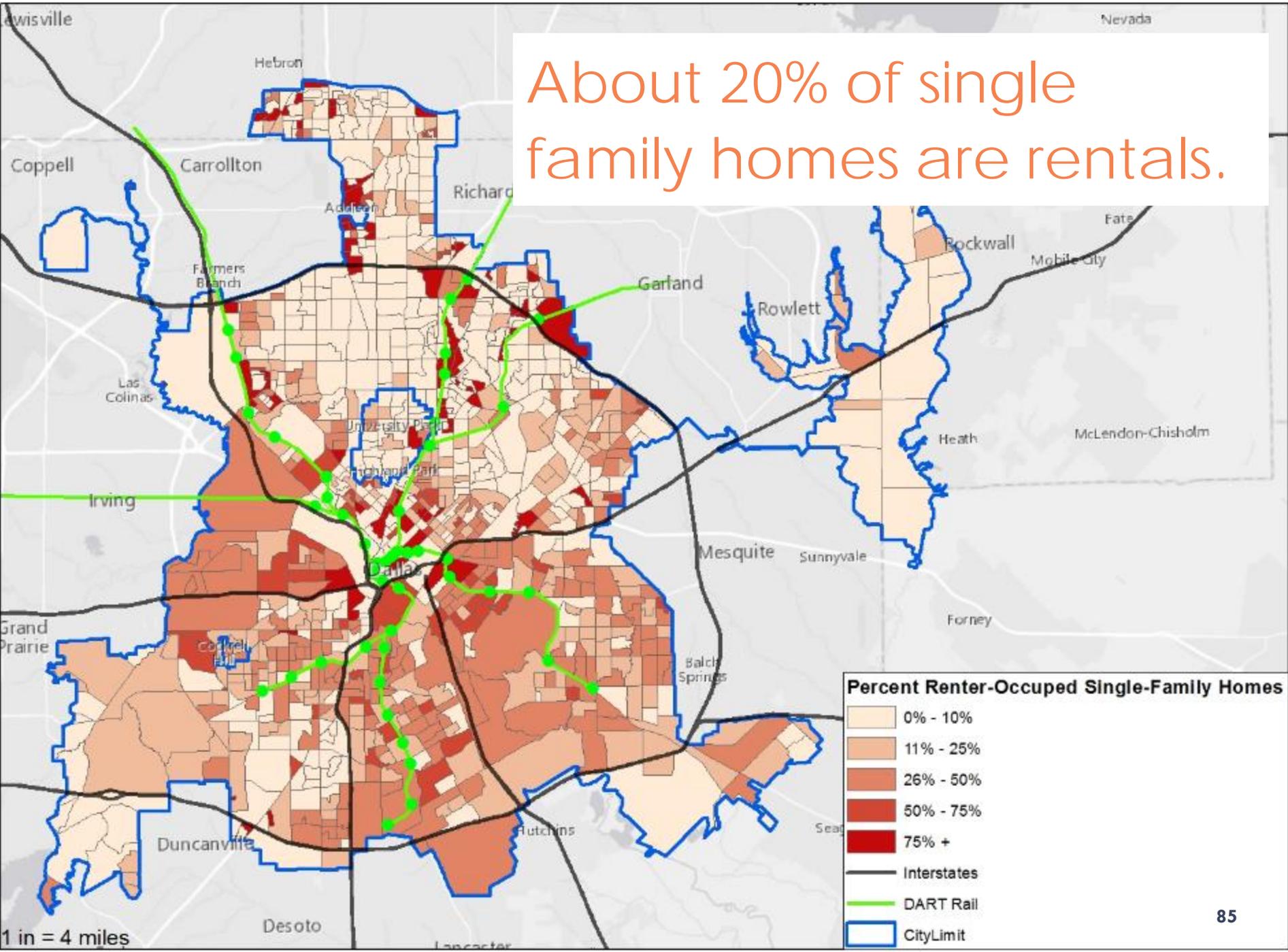
81,000 rental households make more than \$50,000



54,300 homeowners have incomes less than \$35,000.



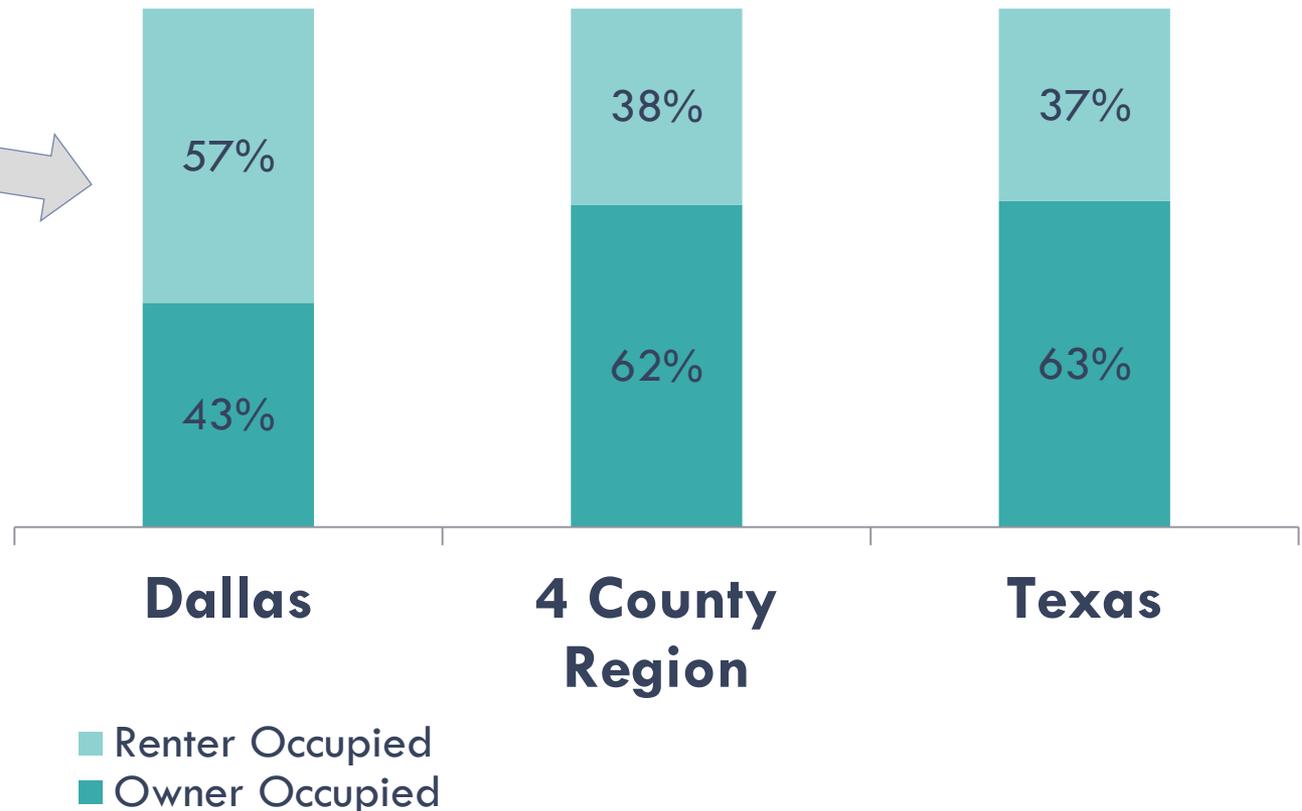
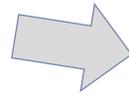
About 20% of single family homes are rentals.



# The majority of households with children are renting.

## Households with Children (2013)

57% of households with children are renting



# What are Psychographics?

U.S. households are divided into 67 distinctive segments based on their socioeconomic and demographic composition



## HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



**Typical Housing:**  
Single Family

**Median Value:**  
\$174,000

US Median: \$177,000





**Demographic Overview**

- Married
- Age 25-34
- Household Income \$70K+



**Psychographic Overview**

- Spends \$1,500+/mo online
- Lives 1,000 + miles from parents and in-laws
- Tech-savvy, with a preference towards Apple products
- Travels extensively
- Lives an active lifestyle with sports and aerobics



**Psychographic Overview**

- Spends \$1,000+/mo at Walmart.
- Caring for an elderly parent
- Has a big screen TV, watches sports
- NASCAR Fan
- Likes to bowl

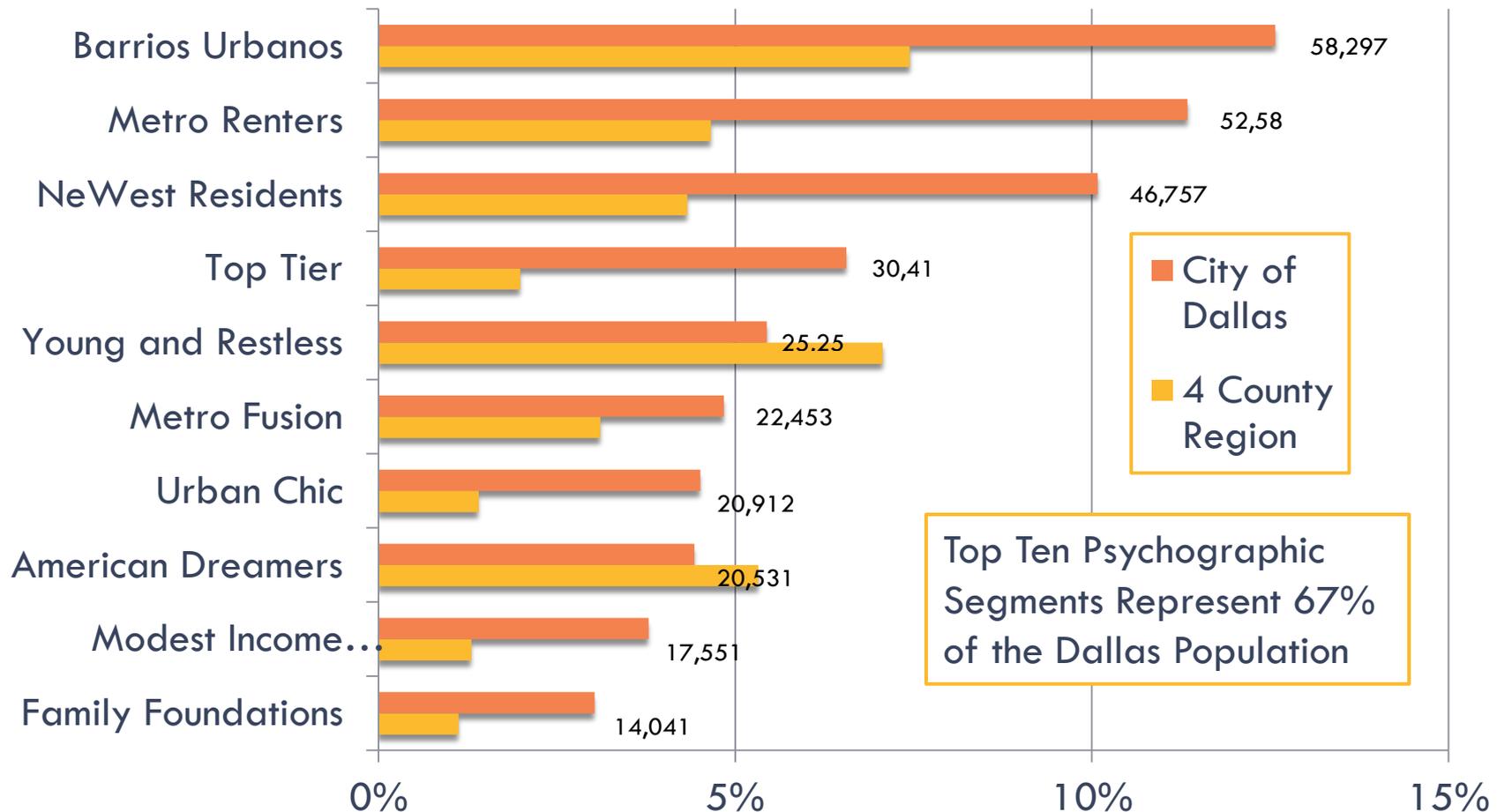
# Who Is Dallas Attracting?



## Psychographics

Combines demographics, socio-economics, preferences

## Top 10 Tapestry Segments



# Dominant Groups in Dallas

21%

## Young Diverse Families

Barrios Urbanos, NeWest Residents, Las Casas

16%

## Urban Loving Millennials

Metro Renter, Young & Restless, Laptop & Lattes

8%

## Dallas Baby Boomers

Top Tier, Savvy Suburbanites, Exurbanites

7%

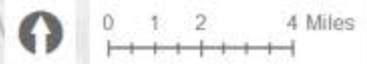
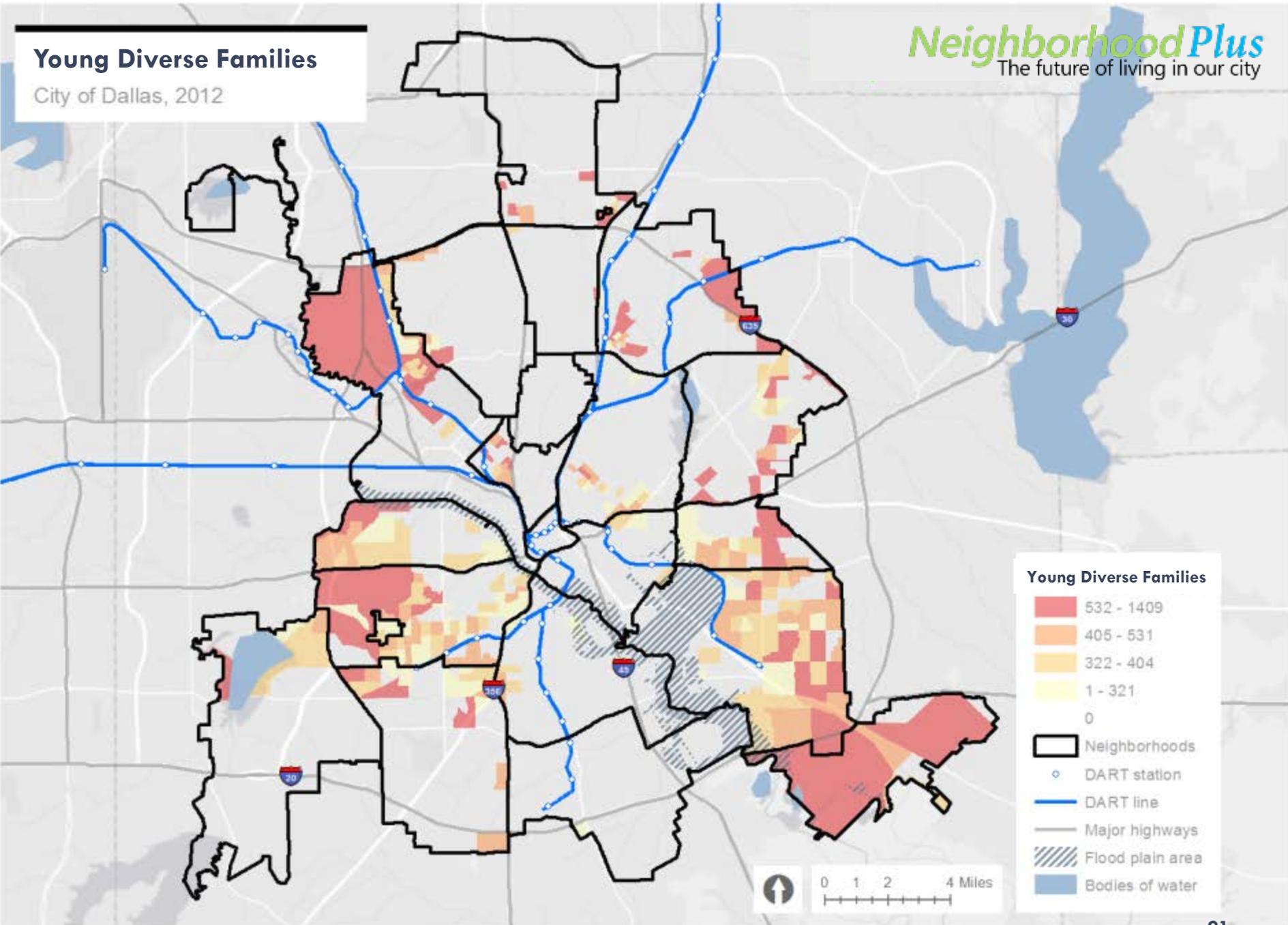
## Hardworking Households

Family Foundations, Traditional Living, Modest Income Households

- ❖ Who are they and what do they like?
- ❖ Where do they live?
- ❖ What are the characteristics of these areas?

# Young Diverse Families

City of Dallas, 2012

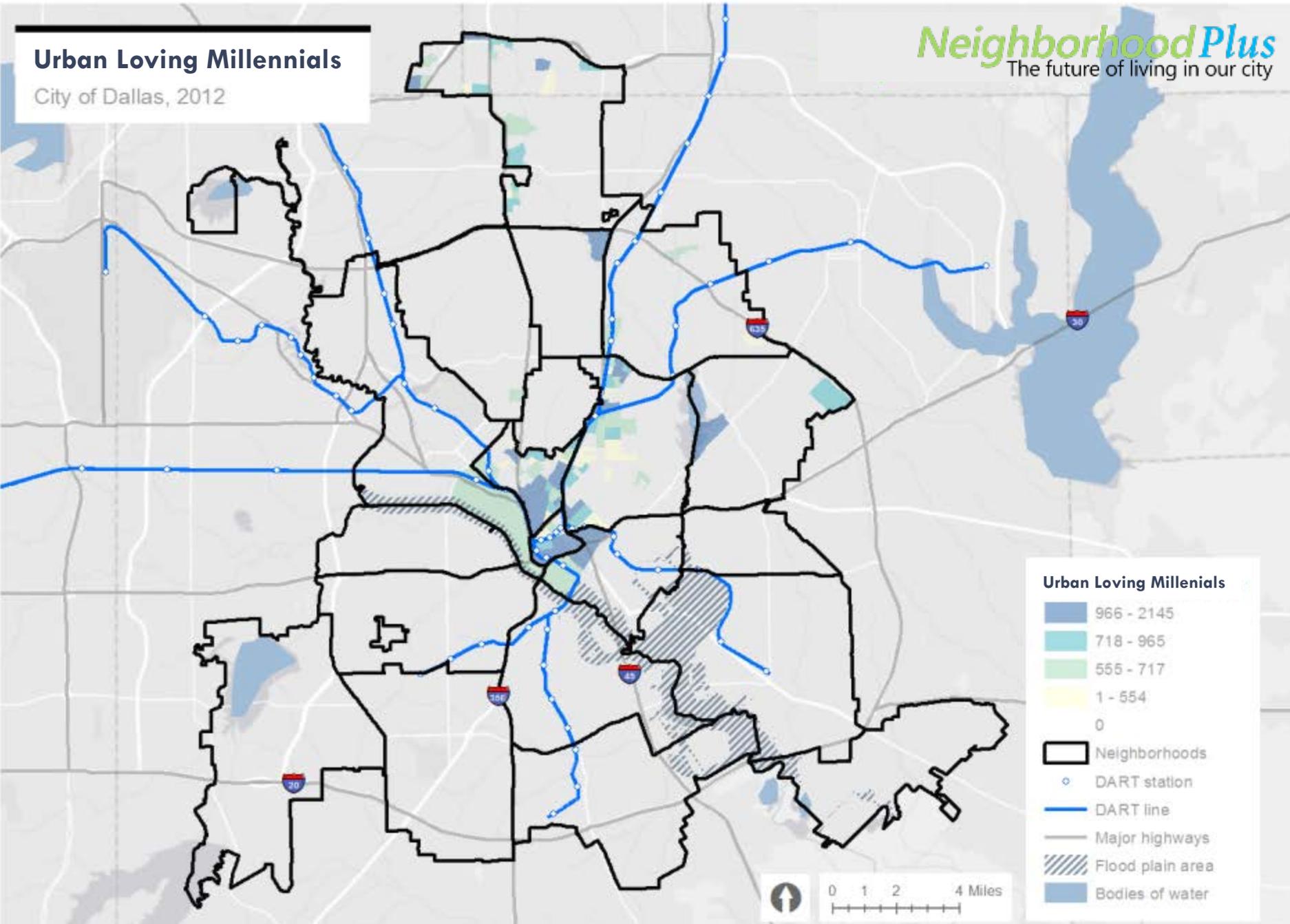


Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

# Urban Loving Millennials

City of Dallas, 2012

*NeighborhoodPlus*  
The future of living in our city



**Urban Loving Millennials**

- 966 - 2145
- 718 - 965
- 555 - 717
- 1 - 554
- 0

Neighborhoods

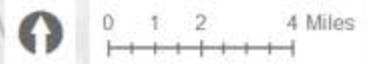
DART station

DART line

Major highways

Flood plain area

Bodies of water

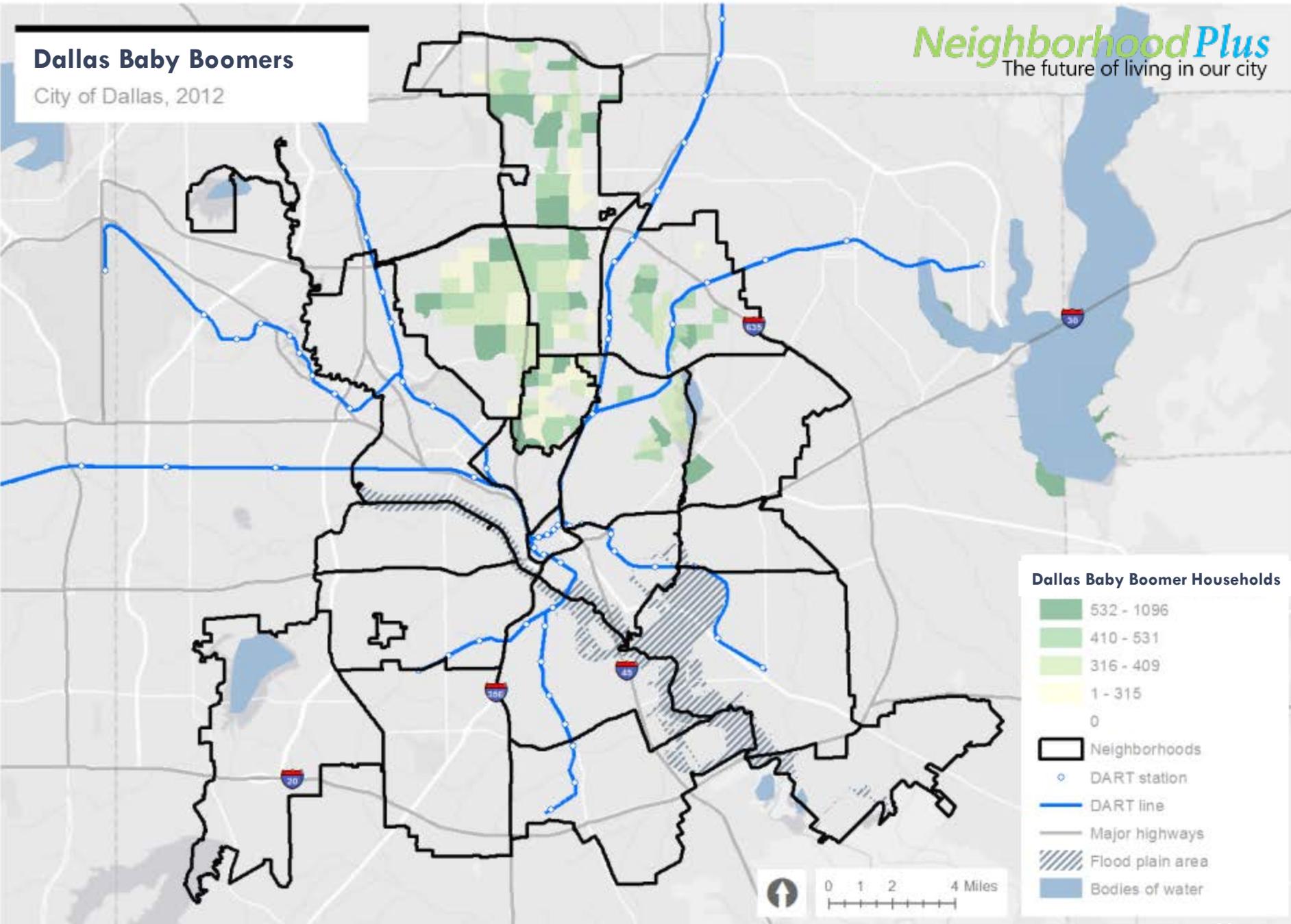


Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

# Dallas Baby Boomers

City of Dallas, 2012

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**Dallas Baby Boomer Households**

- 532 - 1096
- 410 - 531
- 316 - 409
- 1 - 315
- 0

Neighborhoods

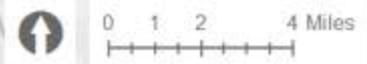
DART station

DART line

Major highways

Flood plain area

Bodies of water

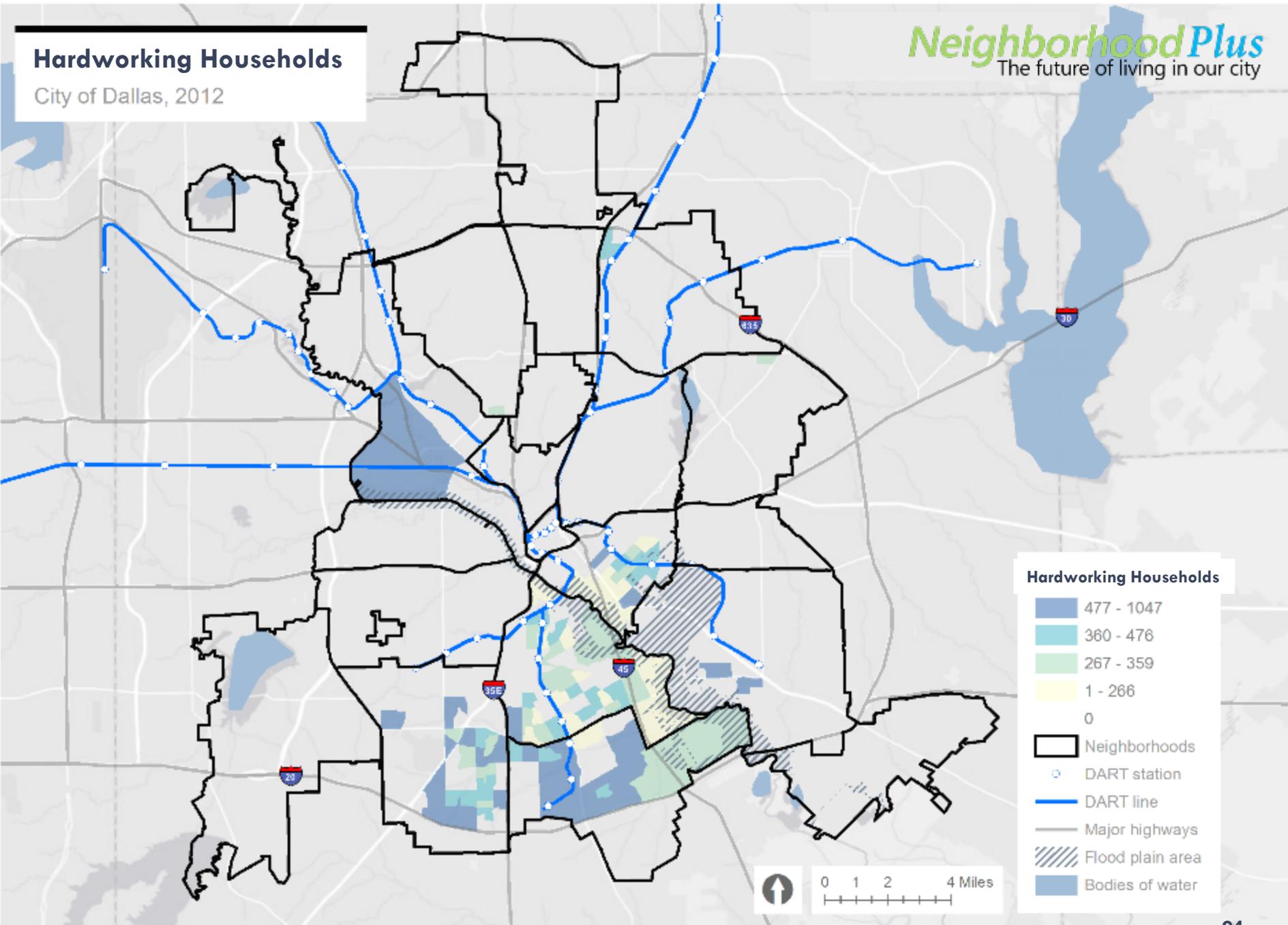


Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

# Hardworking Households

City of Dallas, 2012

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## Hardworking Households

- 477 - 1047
- 360 - 476
- 267 - 359
- 1 - 266
- 0
- Neighborhoods
- DART station
- DART line
- Major highways
- Flood plain area
- Bodies of water

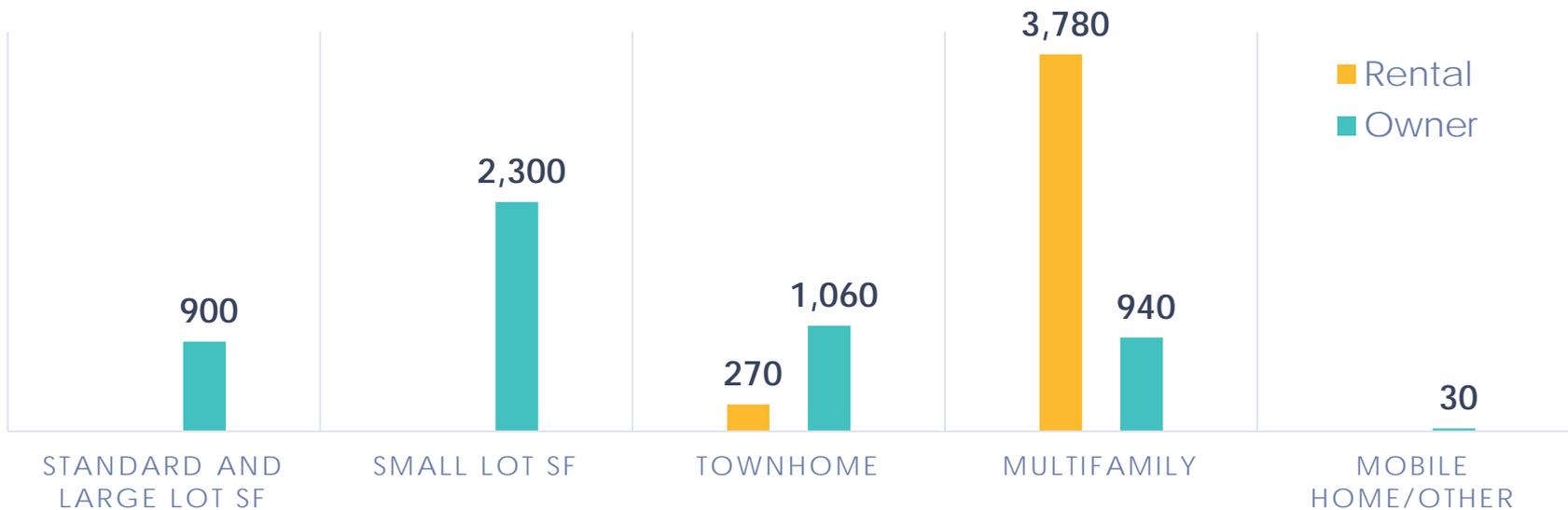


Source: U.S. Census Bureau, American Community Survey 2012 1-Year Estimates, retrieved via NHGIS.org

# Annual Target for New Housing Units to 2020

Annual Increment by Housing Type and Tenure

The goal is to keep pace to maintain about 50% of Dallas County population.



Source: Envision Tomorrow Balanced Housing Model. Calculated from ACS 2009-2013 levels over 7 years to 2020 based on ESRI Tapestry projections

# NeighborhoodPlus

The future of living in our city



**Alleviate  
Poverty**

**2**



**Fight  
Blight**

**3**



**Attract and  
Maintain  
the Middle  
Class**

**4**



**Expand  
Home-  
ownership**

**5**



**Enhance  
Rental  
Options**

**6**

**1**

**COLLECTIVE IMPACT**

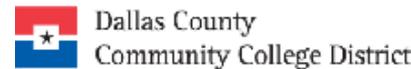
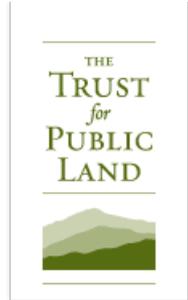
# Partnerships in Action

97



The Meadows Foundation

Parkland



# Alleviate Poverty

## OBJECTIVE:

The poverty rate in Dallas is below 15%.

By 2020



# Increase earnings for existing low wage earners

Earned Income Tax Credits help families with extra money to pay for important expenses.



Raise the minimum wage for City employees and City contractors to **\$10.25/hr**



# Acquire and dispose of City-owned and land bank properties more strategically and efficiently



Map all city-owned, tax foreclosure and land bank properties to **support targeted blight improvement and neighborhood renewal.**

# Encourage a wider range of housing types to meet emerging preferences



Cottage Homes, Courtyard Housing, Smaller Mixed Use, Duplexes

# Develop private sector partnerships to fill the gap for housing options up to \$200K



Find creative ways to develop products that are affordable to a wider range of homeowners, working with The Real Estate Council, Dallas Home Builders Association, non-profit affordable housing developers and financing institutions.

# Develop private sector partnerships to fill gap for housing options up to \$200K



## **Pilot/Demonstration Program:**

Affordable Street of Dreams program that builds quality, affordable homes in a transitioning neighborhood, using city-owned or land bank properties.

# Expand mortgage assistance programs to attract homebuyers and market rate builders



Identify and **expand affordable housing mortgage assistance options** offered by the banks, City, local and State entities. Also, Create a database of available low-mod and market rate mortgage products.



# Increase the number of eligible loan applicants

**LOAN APPLICATION**

**Personal Information**

Name (Last)	PUBLIC	(First)	JOHN	(Middle Initial)	1111-1111	Home Telephone	1111-1111		
Address (Mailing Address)	12345 MAIN STREET	(City)	NEW WHEEL	(State)	22	(Zip)	999999	Other Telephone	2222-2222
E-Mail Address	JQPJQPJQP@JQPJQP	APPLICANT'S UNDER REVIEW							

**Services needed**

UNDER REVIEW	SUBJECT	REVIEW
--------------	---------	--------

Test Passed? Yes No

Major or Subject

Partner with local mortgage loan entities to **host home buyer education events**. Invite agencies that provide financial education classes, down payment assistance and mortgage assistance, as well as affordable and market ratehousing developers.

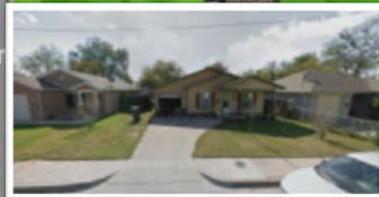
# Eliminate barriers to neighborhood revitalization



Create a **Master Development Program** to address development issues that transcend individual lots – especially for single family infill.

West Dallas Vacant Land 2005  
Recent Infill Activity

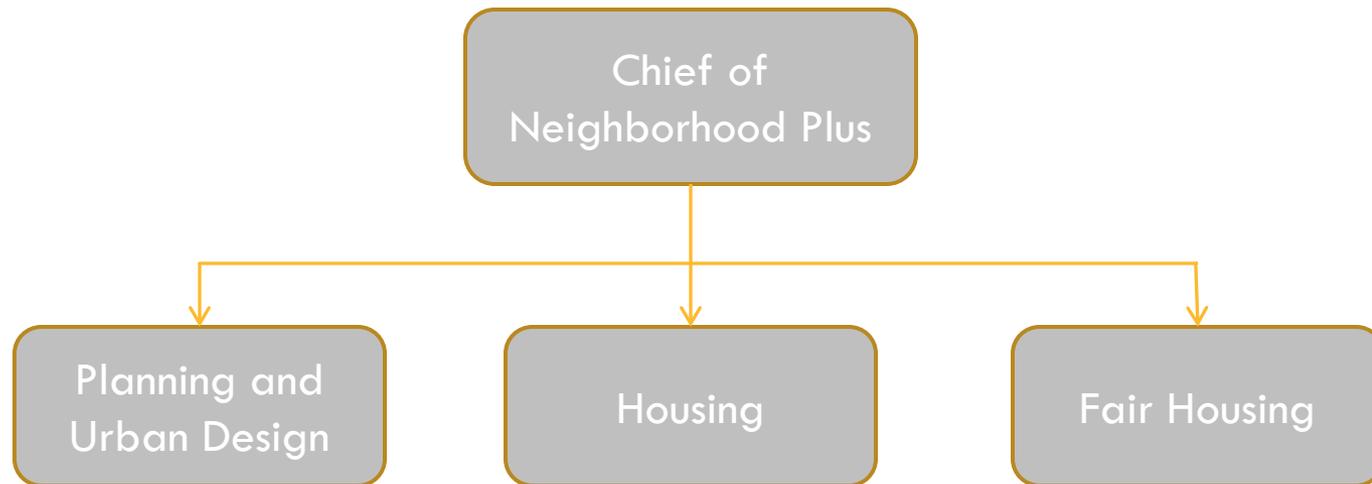
# Expand homeownership by increasing infill housing development



Expand infill housing  
programs to promote  
homeownership in areas with  
significant vacant lots.

## Chief of Neighborhood Plus

- The New Chief of Neighborhood Plus will oversee three key departments and facilitate inter-departmental and inter-agency coordination for Neighborhood Plus implementation.



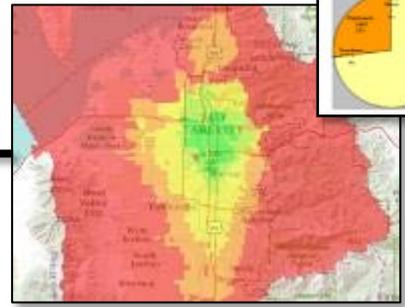
# Envision Tomorrow and CodeNEXT



BUILDING-LEVEL  
MODELING



SPATIAL SCENARIOS



REAL-TIME  
ANALYTICS