



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 24, 2018

Reference: Word Session discussion on Neighborhood Integrity Program (NIP)

2030: Special Place to Live, Sense of Community

Executive Summary:

Approximately 40% of Coppell's housing stock is over a quarter century in age, an additional 40% was constructed between 1990 and 1999. While the city has a very aggressive program of addressing aging infrastructure in terms of street, alley and sidewalk replacement, other physical elements such as maintenance of housing, fencing, yards, etc. are generally addressed on a complaint basis. However, the upkeep and maintenance of residential properties is essential to preserve the fabric of a vibrant community.

Introduction:

Staff has collected and analyzed data, prepared exhibits and is proposing several new programs and revisions to existing programs to address the needs of our aging housing stock and neighborhoods, as summarized below:

Data Collection and Analysis

- Renter Occupied Housing
- Code Cases
- Neighborhood Studies

NIP Program Proposals

- Neighborhood Engagement – Voluntary Neighborhood Group (VNG)
- Neighborhood Recognition – Sign Topper Program
- Educational Seminars/Workshops
- Block Parties!

Financial Incentives for Housing Improvements

- Coppell Rebate Program

Renter Registration Program Revisions

- Rental Registration Process
- Rental Property Inspections
- Outreach to Landlords and Occupants

Analysis:

This data and proposed programs addressed several of the 2017/18 Council Goals and Objectives, including:

- Develop DIY education programs
- Explore Outreach to non-HOA neighborhoods
- Research, develop, implement residential redevelopment/rehabilitation program
- Review rental registration program
- Create a rental property owner outreach program

The funding for these programs will be incorporated in next year's budget and the five-year plan, as appropriate.

Legal Review:

This did not require City Attorney review

Fiscal Impact:

None

Recommendation:

Community Department is providing this as informational at this time.

Attachments:

1. Neighborhood Integrity Program Study
2. Exhibit A - Map of 2010 Census Tract Data on Percentage of Renter Occupied units
3. Exhibit B - Map of the Location of Rental Units.
4. Exhibit C - Chart of City Wide Code Cases by Violation
5. Exhibit D - Neighborhood Appraised Values
6. Exhibit E - Demo Permits Overlaid on 11 Study
7. Exhibit F - Neighborhood Appraised Values with Rental Permits Overlaid
8. Exhibit G - Neighborhood Study of the Willowood and Sherwood Park Neighborhoods 2017
9. Exhibit H - 2010 Percentage of Population Age 65 and Over by Census Tract
10. Exhibit I - NNO Parties, 2017
11. Exhibit J - Year Built/Appraised Value