ORDINANCE NUMBER 834-2016

AN ORDINANCE OF THE CITY OF DICKINSON, TEXAS, ADOPTING CHAPTER 4, HOUSING, OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE INCORPORATION OF PREMABLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented with a proposed Chapter 4, Housing, of the new Comprehensive Plan, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, and finds that it provides a framework for planning and guiding housing development, maintenance, and redevelopment within the City; and

WHEREAS, the City Council finds that it is in the public interest, health, safety and general welfare to adopt such Chapter 4, Housing, of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAK POINT, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Chapter 4, Housing, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, is hereby adopted as Chapter 4, Housing, of the Comprehensive Plan of the City of Dickinson.

Section 3. All provisions of the ordinances of the City of Dickinson in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Dickinson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 4. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section 6. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Dickinson, Texas, declares that it would have passed each and every part of

the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 7. This Ordinance shall become effective upon final reading and adoption of this Ordinance, in accordance with law.

DULY PASSED AND APPROVED on first reading this the 26th day of January, 2016.

DULY PASSED AND APPROVED on second reading this 9th day of February, 2016.

(Third Reading Suspended)

DULY PASSED, APPROVED, AND ADOPTED on third and final reading this ____day of _____, 2016.

Julie Masters, Mayor
City of Dickinson, Texas

ATTEST:

Carolyn E. Anderson, City Secretary
City of Dickinson, Texas

APPROVED AS TO FORM AND CONTENT:

David W. Olson, City Attorney
City of Dickinson, Texas

Chapter 4 Housing

This chapter identifies current housing trends and guides development, maintenance and redevelopment of housing resources in Dickinson. The City of Dickinson is a community of viable neighborhoods that emphasizes housing variety and opportunity. The impact of changing demographics on the provision of housing is highlighted. As the City grows, an emphasis can be placed on both maintenance and updates to the current housing stock, as well as new residential development opportunities. In addition, as new housing is being constructed, it is important that considerations be made about the sustainability of structures, the environment surrounding it, and the community impact of the property.

State of Housing

Median Rent and Housing Value

Dickinson's rent and housing values are almost identical to the State's, but are slightly lower than Galveston County's as a whole. The median rent within Dickinson is $776, $134 less than the median for Galveston County and $94 less than the State's median, as can be seen in Table 4.1A.

TABLE 4.1A GROSS RENT

	Dickinson	Galveston County	Texas
Occupied Units Paying Rent	96%	94.4%	94.4%
No Rent Paid	6.5%	5.6%	6.6%
Less than $200	0.0%	0.8%	1.3%
$200 to $299	0.0%	2.4%	2.2%
$300 to $499	10.0%	4.8%	6.3%
$500 to $749	34.1%	21.4%	25.4%
$750 to $999	24.1%	29.2%	28.9%
$1,000 to $1,499	25.5%	30.6%	26.1%
$1,500 or More	4.0%	10.7%	9.7%
Median	*$776*	*$910*	*$870*

American Community Survey, 2014

The median housing value for Dickinson of $130,600 is about the same as the State's median housing value, but it is $19,700 lower than the County's. Table 4.1B shows the median housing value for Dickinson in 2014 compared to the County and State.

TABLE 4.1B HOUSING VALUES

	Dickinson	Galveston County	Texas
Owner-Occupied Units			
Less than $50,000	12.5%	8.8%	12.43%
$50,000 to $99,999	19.4%	19.4%	23.7%

$100,000 to $149,999	28.8%	21.6%	21.2%
$150,000 to $199,999	19.3%	19.7%	15.9%
$200,000 to $299,999	13.6%	18.5%	14.1%
$300,000 to $499,999	5.2%	8.9%	8.5%
$500,000 to $999,999	1.0%	2.6%	3.3%
$1,000,000 or More	0.2%	0.4%	1.0%
Median (dollars)	*$130,600*	*$150,300*	*$131,400*

American Community Survey, 2014

There is an abundance of reasonably priced homes in Dickinson with 58.3% of owner-occupied homes valued at less than $150,000. Because of this, Dickinson has a need and opportunity to diversify its housing stock by promoting housing that attracts mid-to-high level business professionals to the City. As discussed in a previous chapter, Dickinson is located in convenient proximity to both Houston and Galveston as well the surrounding areas. Many business professionals do not desire to live in dense areas with a high cost of living such as Downtown Houston. Additionally, as part of being a full "life cycle" community, more opportunities for higher end housing will allow current residents to remain in Dickinson as they move through their careers and their housing desires change. New single family housing is recommended to attract and accommodate high-level business professionals. This new housing recommendation is intended to add new homes to the single family housing stock that will slightly increase the overall home value.

Housing Affordability

In order to determine if housing costs are affordable for the household, monthly housing costs are compared to monthly household income. According to the Department of Housing and Urban Development (HUD), if a household is spending more than 30 percent of its monthly household income on housing costs, then it is considered to be housing cost burdened. It is a common trend in the United States for renter occupied households to have higher rates of housing cost burdened households than for owner occupied households. Three categories were examined within Dickinson: owner occupied households with a mortgage, owner occupied households without a mortgage, and renter occupied households.

About one quarter of owner occupied households with a mortgage are considered housing cost burdened in Dickinson. This rate is about two percent lower than Galveston County and about five percent lower than for the State. Owner occupied households without a mortgage are the least housing cost burdened, with 92 percent paying 30 percent or less of their total monthly household income towards housing costs. This rate is lower than both the County and State rates of about 85 percent and 87 percent, respectively.

Dickinson, Galveston County, and the State have similar portions of renter occupied households which are housing cost burdened at about 51 percent.

TABLE 4.2 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

		Dickinson	Galveston County	Texas
Owner Occupied with a Mortgage	Total Housing Units	2,593	46,150	3,404,272
	less than 20%	47.9%	45.3%	42.6%
	20 to 24.9%	14.6%	14.7%	16.7%
	25 to 29.9%	11.1%	13.0%	11.2%
	30 to 34.9%	5.3%	7.1%	7.3%
	35% or more	21.1%	19.9%	22.3%
	Under 30%	*73.6%*	*73.0%*	70.7%
Owner Occupied without a Mortgage	Total Housing Units	1,899	28,675	2,200,302
	less than 10%	55.0%	42.3%	42.0%
	10 to 14.9%	15.1%	21.4%	20.8%
	15 to 19.9%	10.5%	10.1%	12.0%
	20 to 24.9%	9.0%	8.1%	7.3%
	25 to 29.9%	5.3%	3.8%	4.6%
	30 to 34.9%	0.8%	3.6%	3.1%
	35% or more	4.3%	10.8%	10.2%
	Under 30%	*94.9%*	*85.6%*	86.7%
Renter Occupied	Total Housing Units	1,862	33,774	3,102,763
	less than 15%	11.1%	14.4%	13.1%
	15 to 19.9%	11.5%	12.5%	13.3%
	20 to 24.9%	16.1%	13.4%	13.3%
	25 to 29.9%	10.2%	8.9%	11.4%
	30 to 34.9%	8.6%	8.3%	8.9%
	35% or more	42.5%	42.5%	40.0%
	Under 30%	*51.1%*	*49.2%*	51.1%

American Community Survey, 2014

Housing Tenure and Vacancy Patterns

In 2014, the majority of households in the City were owner occupied households, at 69.7 percent—above both the County (67.7%) and State (62.7%), and 30.3 percent were renter occupied. Inversely, the percentage of renter occupied households was below both the County and the State. The vacancy rate for both types of housing units in Dickinson is similar to the State (10.3%) and lower than the County rate (14.1%), with 10.8 percent vacant in Dickinson.

TABLE 4.3
HOUSING TENURE (ACS 2014)

Owner-Occupied	4,492	69.7%
Renter-Occupied	1,862	30.3%
Total Occupied Housing Units	6,354	100.0%

Housing Units by Type

According to the U.S. Census American Community Survey ("ACS") 2014, the majority of the homes in Dickinson are single family homes, at 72.6 percent. This is lower than the County at 73.5 percent and higher than the State at 68.0 percent. The percentage of multi-family housing in the City is lower than the County and the State at 15.4 percent. Dickinson has a high percentage of manufactured homes at 12.0 percent, higher than both County (4.5%) and State (7.5%) levels.

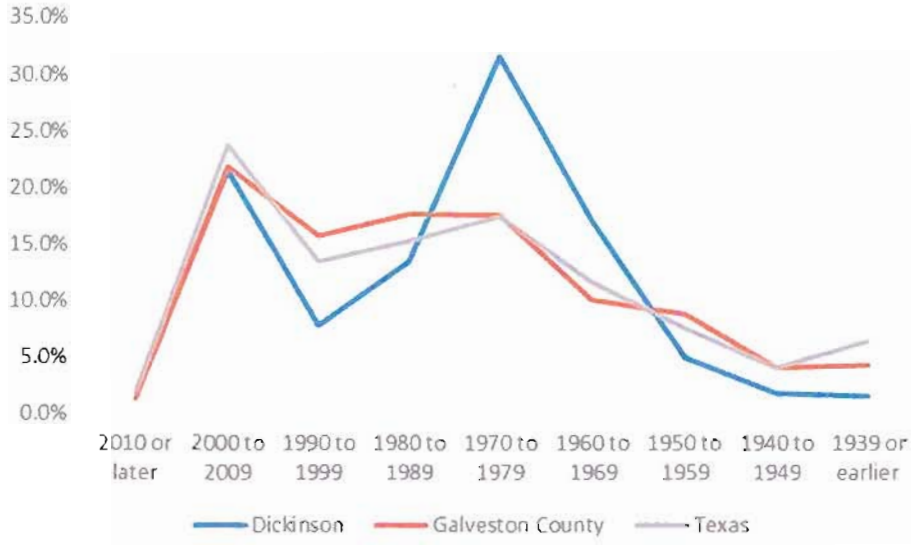
TABLE 4.4
HOUSING UNITS BY TYPE (ACS 2014)

Total Housing Units	7,272	100%
Single Family, 1 unit, detached	5,184	71.3%
Single Family, 1 unit attached	95	1.3%
2 units	12	0.2%
3 or 4 units	235	3.2%
5 to 9 units	311	4.3%
10 to 19 units	271	3.7%
20 or more units	292	4.0%
Manufactured home	872	12.0%
Boat, RV, Van, Etc.	0	0%

Construction Patterns

The majority of Dickinson's housing stock was constructed between the 1960s and 1980s, with a major peak in the 1970s, as can be seen in Figure 4.1 and Table 4.5. Growth slowed during the 1990s, but increased rapidly again during the first decade of the 2000s. Since 2010, there have been more than 300 housing units constructed. Dickinson followed both County and States trends overall, but with much more dramatic peaks during the 1970s and 1990s.

FIGURE 4.1
CONSTRUCTION PATTERNS



Housing Supply and Demand

Dickinson has a large housing stock, and it is very affordable to homeowners. There are many young families within the community who are attracted to the small town and community feel that exists in Dickinson. Because of this, Dickinson has many families who have been there for generations.

TABLE 4.5
AGE OF HOUSING UNITS

Year Built	Units	Ratio to Total Units
2000s	1,601	22.0%
1990s	645	8.9%
1980s	1,005	13.8%
1970s	2,293	31.5%
Before 1970	1,728	23.8%
TOTAL	7,272	100%

Infill Housing and Redevelopment

Infill housing 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. Redevelopment refers to demolition and replacement of existing structures. The promotion of infill housing is considered a win-win situation for Dickinson because it:

- Provides a mechanism for increasing the population within the City limits, rather than the ETJ. Dickinson currently has a fixed ETJ of 580 acres.
- Reduces infrastructure costs as it is less expensive to provide a connection to existing utilities, including water and sewer handled by Galveston County Water Control and Improvement District (WCID#1)..
- Supports efforts toward revitalizing old areas of the City.

Infill and redevelopment will become the primary opportunities for new housing in the future for Dickinson. It will be important to ensure that potential infill and redevelopment projects complement and enhance development already in place through the review of subdivision and zoning regulations and standards.

Some issues that could deter infill and redevelopment include:

- Size and configuration of prospective tracts of land.
- Costs associated with redeveloping properties, such as demolition and utility upgrades and relocations.
- The existing zoning of a location does not allow for residential use.

Changing Demographics

An issue that impacts housing demand and supply is changing demographics. A summary of the changes in Dickinson's population between the 2000 and 2010 Census is as follows:

- The overall population increased by 9.28%.
- The median age of the population increased from 33.5 to 34.7 years and the percentage growth of age groups over 45 was 1.69 times that of those under 45.
- The population became more diverse with the percentage of the minority population increasing from 23.4% to over 31.8% of the City's total population.
- The percentage of households in Dickinson with children under 18 decreased from 36.6% to 33.7%.

Tables 4.6 through 4.8 provide a record of the demographics changes from past censuses regarding total population, household size, age distribution, and household composition.

TABLE 4.6
POPULATION AND HOUSEHOLD SIZE

	1980	1990	2000	2010
Population	7,505	11,692	17,093	18,608
Households	4,021	5,096	6,162	6,599
Persons per Household	No Data	2.35	2.76	2.82
% of One and Two Person Households				

TABLE 4.7
AGE OF POPULATION: 2000 AND 2010

Age in Years	2000	Percent	2010	Percent	% Change
0 to 18	5,372	31.4%	5,024	27.0%	-6.47%
18 to 24	1,137	6.7%	1,675	9.0%	47.31%
25 to 44	5,216	30.5%	5,043	27.1%	-3.31%
45 to 64	3,734	21.8%	4,857	26.1%	30.07%
65+	1,634	9.6%	1,824	9.8%	11.62%
TOTAL	17,093	100%	18,608	100%	-
Median Age	33.5	-	34.7	-	-

TABLE 4.8
HOUSEHOLD COMPOSITION

Households	2000	Percent	2010	Percent
With Children Present	2,254	36.6%	2,225	33.7%
Without Children Present	3,908	63.4%	4,374	66.3%
TOTAL	6,162	100%	6,599	100%

The Census data suggest that different housing types and neighborhoods may be needed to accommodate changing demographics. The population is expected to shift towards both an increase in young families and elderly residents—both with unique needs.

There is a general need to expand the housing stock despite limited land availability. Dickinson has an abundance of housing for "traditional" families (parents with children). Yet there are not enough housing opportunities to accommodate an increasing demand of smaller households resulting from growth in the elderly population and households with no children present.

Additional Housing Needs

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

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

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

- Assistance with home repair for older residents who need adjustments to existing homes to allow them to age in place.
- Expand housing opportunities for elderly residents who wish to move out of their homes and still live independent lives.
- Expand housing opportunities for older people requiring specialized care for conditions that affect their mental and physical acuity.
- Promote the construction of quality high density residential units (including mixed use developments) that allow for residents to work in close proximity to their homes.
- Collaborating with Southeast Texas Housing Finance Corporation and other housing assistance organizations to implement housing assistance programs and special needs housing to accommodate future needs.
- Allow accessory housing units so that family members might live in fully-functional units.

Neighborhood Integrity Programs

Overall, Dickinson has an outstanding level of high quality new and older neighborhoods and does not have major issues with the quality of housing stock within its neighborhoods. The vast majority of the neighborhoods, regardless of price or age, have been well-kept. This fact will continue to make Dickinson an attractive place to live and should be marketed to new residents and businesses.

To aid in preserving and rehabilitating existing single family housing units, four action strategies are recommended: Neighborhood Preservation, Housing Maintenance, Housing Rehabilitation, and Redevelopment.

Neighborhood Preservation

Typical neighborhoods are the "building blocks" of a community, and, as Dickinson matures, it will be important to maintain neighborhood stability. Typical neighborhoods comprise almost 72% of all residential uses, 50% of all developed areas in the City, and 32% of all land area (developed and vacant) in the City. Most of Dickinson's population resides within the typical neighborhoods. The following impact neighborhood stability:

- By 2020, over 57% of the housing stock will be 40 years or older (see Table 4.5).
- Aging of housing and level of maintenance and reinvestment in homes.
- Upkeep of privately-owned amenities such as entryway features, open space, and recreational facilities.

A preservation strategy is appropriate for those areas identified with predominately sound, quality housing. In areas identified for Neighborhood Preservation, the City should adopt policies to sustain and protect existing desirable conditions.

- This can most successfully be achieved by proactive code compliance 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 streets, drainage, utilities and community facilities, such as schools and parks.
- Preservation efforts by Dickinson within these areas should minimize the need for future rehabilitation programs. Appropriate City departments, as part of normal planning, community development and code compliance practices, can implement the Neighborhood Preservation strategies.

The City's Code Compliance Division of the Community Development Department will be crucial in aiding with the preservation of mature neighborhoods. The Code Compliance Division administers code compliance for the City of Dickinson, including high weeds and grass, deteriorating exterior conditions of a housing structure, housing overcrowding, and outside storage. The Code Compliance Division works directly with the Building Standards Commission to address deteriorated and substandard buildings.

Housing Maintenance

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). 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 reduce the likelihood of further deterioration of the units.

The City should encourage homeowner maintenance in these areas. Code compliance should continue its efforts to have overgrown lots cleaned up, junk cars removed, and thorough neighborhood interaction. Proactive intervention can result in housing units being improved, which would enhance the overall image of the neighborhood and Dickinson, while working to preserve the housing stock.

Housing Rehabilitation

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 purposes of discussions herein, intensive or major repairs are generally those that require a professional to complete.) The primary intent of this strategy is to reduce the likelihood of further decline of units in the identified areas.

If the necessary repairs are not accomplished, these units may fall into the lowest category (ie., Redevelopment), making them virtually uninhabitable. Code compliance should continue to address such units so as to not allow them to become a serious public safety concern. Proactive intervention can result in needed repairs being accomplished quickly to prevent further decline of units. Also important is the effect that these 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.

Redevelopment

Redevelopment involves the clearance of structures and preparation of the lots for new construction. Such a strategy is necessary when a housing unit reaches a state of deterioration that rehabilitation becomes unfeasible. 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 code compliance identify a set number of units per year that are targeted for demolition and request the allocation of funds accordingly for such activities. Additionally, the City should encourage the redevelopment of such structures and lots for market purposes.

Goals, Objectives, and Action Items

Goal 4.1 Provide a diverse housing stock within the City, provide a full range of housing types and values to accommodate various income levels for existing and prospective Dickinson residents.

Objective 4.1.1 Encourage construction of a variety of housing opportunities to meet the 2030 long range growth projections found in the Chapter 1 and the needs of Dickinson's changing demographics.

Action 4.1.1.1 Review Dickinson's development regulations to ensure that a variety of housing types and values can be developed in Dickinson.

Action 4.1.1.2 Through the City of Dickinson's Fair Housing Work Group, work with Southeast Texas Housing Finance Corporation and other housing assistance organizations to compare future requirements for special needs housing with current assistance programs and identify potential gaps.

Action 4.1.1.4 Continue to work with real estate agents, brokers, developers, and property owners to market land and identify possible builders and master-plan developers.

Objective 4.1.2 Ensure quality housing is built within the City.

Action 4.1.2.2 Continue to enforce the International Residential Code (IRC) and the International Building Code (IBC) for all new construction.

Action 4.1.2.2 Evaluate costs and benefits of updating IRC and IBC to newest quality construction standard as appropriate.

Objective 4.1.3 Create new housing opportunities that compliment and support existing residential development.

Action 4.1.3.1 Evaluate development regulations to ensure that they do not discourage appropriate opportunities for infill housing and redevelopment.

Action 4.1.3.2 Evaluate possibility and benefits of offering incentives to developers who build on parcels that have existing structures on them.

Objective 4.1.4 Encourage the development of higher-end neighborhoods and higher-end level housing options.

Action 4.1.4.1 Identify areas where higher-end level housing would be suitable and economically viable.

Action 4.1.4.2 Ensure the zoning map supports areas suitable for higher-end level housing by having the proper zoning.

Action 4.1.4.3 Actively recruit quality developers that can create higher-end subdivisions and housing options.

Objective 4.1.5 Promote the increase of owner-occupied housing units from its current level of 69.7% to 75%.

Action 4.1.5.1 Promote new single family developments.

Action 4.1.5.2 Through the Dickinson Fair Housing Work Group, continue to actively promote and grow the Dickinson Housing Family Fair to provide educational opportunities for residents regarding home ownership.

Action 4.1.5.3 Through the Dickinson Fair Housing Work Group, investigate additional educational opportunities the City may host for residents regarding home ownership.

Objective 4.1.6 Encourage developers to build mixed-use developments.

4.1.6.1 Working with Dickinson Economic Development Corporation ("DEDC"), actively recruit quality developers that can provide diverse retail and housing projects.

Action 4.1.6.2 Evaluate possible revisions to zoning requirements to encourage mixed-use developments.

Action 4.1.6.3 Continue to publicize and market the Highway 3 Overlay District Property Improvement Program to encourage mixed use development and renovation and/or redevelopment of existing commercial properties within the Highway 3 Overlay District and City Center.

Objective 4.1.7 Allow for subdivisions with a mixture of different lot sizes and amenities.

Action 4.1.7.1 Using the Planned Development ("PD") process, encourage developers to include different lot sizes and amenities into their developments.

Objective 4.1.8 Actively encourage and support preservation of neighborhood and community character.

Action 4.1.8.1 Actively enforce the International Property Maintenance Code ("IPMC") to ensure that properties are maintained throughout the City.

Action 4.1.8.2 Encourage improvements to existing structures when proceeding with repairs and reconstruction.

Action 4.1.8.3 Develop working relationship with local landlords to facilitate discussions about improvements to rental properties.

Action 4.1.8.4 Develop working relationship with homeowner associations and neighborhood groups to inform them about code

enforcement or preservation efforts and work collaboratively to identify and address code issues in their neighborhoods.

Action 4.1.8.5 Evaluate possible property improvement program for residential properties to encourage current property owners and/or tenants to make improvements to their property and implement approved program.

Action 4.1.8.6 Maintain zoning and building codes and enforcement procedures to establish and maintain attractive neighborhoods.

Action 4.1.8.7 Evaluate possible rental inspection program and implement such program if approved by the City Council.

Action 4.1.8.8 Evaluate staffing needs and methods of accomplishing Neighborhood Integrity Programs during the annual budget process.

CITY OF DICKINSON
ORDINANCE
NUMBER 834-2016

AN ORDINANCE OF THE CITY OF DICKINSON, TEXAS, ADOPTING CHAPTER 4, HOUSING, OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE INCORPORATION OF PREMABLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

DULY PASSED AND APPROVED on the second and final reading this the 9th day of February, 2016.

/S/ Julie Masters, Mayor
City of Dickinson, Texas

ATTEST:
/S/ Carolyn E. Anderson,
City Secretary
City of Dickinson, Texas

APPROVED AS TO FORM AND CONTENT:
/S/ David Olson,
City Attorney
City of Dickinson, Texas

A full copy of Ordinance 834-2016 is on file in the Dickinson City Secretary's Office and can be obtained by contacting Carolyn E. Anderson at 281-337-6217 or by email at canderson@ci.dickinson.tx.us

Published: February 12, 2016
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