















**5. What is workforce housing?**

The 2006 City of Plano Workforce Housing Study defines workforce housing as housing that “is affordable to those workers earning between 80% and 120% of the area median income (often these are the service workers essential to any community such as police officers, firefighters, teachers, government and retail workers). This group is distinct from those defined as “low-moderate income” whose salary is at or below 80% of area median income.”

**6. Can we get creative in thinking of other housing types that we don’t currently have?**

Middle Housing is a phrase that describes housing types that are, in a sense, “creative.” These housing types reintroduce variety and scale to the average housing market, which is mainly composed of only detached single-family homes and apartments. Middle housing fills the remaining gap by offering housing types like duplexes, small multiplexes, townhomes, live/work units, bungalow courts, brownstones, and others. This type of housing can be compatible in traditional neighborhoods because they are designed to blend in due to their compact scale and intentional architectural features. While middle housing generally incorporates multiple housing units, the comparable form to single-family homes makes middle housing a good fit in traditional neighborhoods.

**7. Regarding the Redevelopment of Neighborhood Centers action RNC4, are we talking more multifamily?**

*RNC4: Create the Neighborhood Mixed-Use (NMU) zoning district and establish regulations and standards for residential mixed-use development.*

Action Statement RNC4 must be considered in combination with other policies and actions in the Comprehensive Plan to determine what housing types would be appropriate in a potential NMU zoning district. For instance, the future land use description of Neighborhood Centers states, “when residential is introduced, single-family uses are desired for compatibility with the existing adjacent neighborhoods” and “adequate building setbacks must be considered when development is proposed near neighborhoods.” Furthermore, Action LU7 states that the city should “review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical characteristics of adjoining neighborhoods.

As illustrated in Question 4 above, mixed-use does not equal multifamily. If an NMU district were proposed adjacent to existing neighborhoods, the Comprehensive Plan encourages single-family housing types to be the primary residential component of a mixed-use area. Other housing types may be appropriate in some circumstances, but should only be considered when designed in a manner that is respectful of adjacent development through limitations on height, setbacks, massing, architectural design standards, open space, and more.