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KENNEDALE CITY COUNCIL

AGENDA
REGULAR MEETING
February 16, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 5:30 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. WORK SESSION - 5:30 PM

A. Discussion of items on regular agenda

III. EXECUTIVE SESSION

A. The City Council may meet in closed session at any time during the work session or the regular session, pursuant to Section 551.071 of the Texas Government Code for consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion on any item posted on the agenda and the following items:

1. Development Agreement for Cowtown Speedway
2. Legal issues in relation to amortization

IV. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

V. REGULAR SESSION - 7:00 PM

VI. ROLL CALL

VII. INVOCATION

VIII. UNITED STATES PLEDGE

IX. TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

X. VISITOR/CITIZENS FORUM

At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.

XI. REPORTS/ANNOUNCEMENTS

In addition to any specific matters listed below, the city council may receive a report about items of community interest, including but not limited to recognition of individual officials, citizens or departments, information regarding holiday schedules, upcoming or attended events, etc.

A. Updates from the Mayor

B. Updates from City Council

C. Updates from the City Manager
1. Citizen Opinion Survey

XII. CONSENT ITEMS

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. Consider approval of minutes from January 19, 2015 regular meeting

B. Consider approval of Resolution 445 calling the General Election

C. Consider approval of Resolution 443 to authorize designating the position of City Secretary to encompass the duties of Records Manager

XIII. REGULAR ITEMS

A. **Case PZ 14-10** Public hearing and consider approval of Ordinance 562 approval regarding a request by the City of Kennedale to amend Section 17-430(i) “Authorized Special Exceptions” and Section 17-431 “Definitions” of Article VI “Zoning” of Chapter 17 “Planning and Land Development” of the Kennedale City Code to authorize the Board of Adjustment to grant special exceptions for special functions in single family residential districts.

1. Staff presentation
2. Public hearing
3. Staff summary and recommendation
4. Action by the City Council

B. Consider approval of Ordinance 565 to amend Chapter 11 "Licenses, Taxation and Miscellaneous Business Regulations," Article V "Amusement Machine Establishments", of the City Code of the City of Kennedale, by revising the permit fees for amusement machine establishments.

C. Consider authorizing staff to initiate amortization proceedings relative to Kennedale Speedway

D. Consider approval of Resolution 444 relative to support for a proposed Kennedale Seniors project at 328-332 S. New Hope Road for its revitalization efforts and providing for local political subdivision funding

E. Consider approval of Resolution 446 authorizing participation in the Solar Ready II Project and Adoption of Solar Energy Best Management Practices

F. Consider authorizing the emergency sewer line repairs near Briar Court and along Village Creek

XIV. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the February 16, 2015, agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

Leslie Galloway

Leslie Galloway, City Secretary

Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:
The City Council may meet in closed session at any time during the work session or the regular session, pursuant to Section 551.071 of the Texas Government Code for consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion on any item posted on the agenda and the following items:

1. Development Agreement for Cowtown Speedway
2. Legal issues in relation to amortization

II. Originated by:

III. Summary:
At this time the City Council will meet in executive session.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

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Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - A.

I. Subject:
Updates from the Mayor

II. Originated by:

City Council, City Council

III. Summary:
Updates and information from the Mayor, if any.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
None

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - B.

I. Subject:
Updates from City Council

II. Originated by:

City Council, City Council

III. Summary:
Updates and information from City Council.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
None

VII. Alternative Actions:

VIII. Attachments:

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Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - C.

I. Subject:
Updates from the City Manager
1. Citizen Opinion Survey

II. Originated by:

Bob Hart

III. Summary:
Updates and information, if any.

1. Citizen Opinion Survey

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

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Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: CONSENT ITEMS - A.

I. Subject:
Consider approval of minutes from January 19, 2015 regular meeting

II. Originated by:

Kelly Cooper, Director of Human Resources

III. Summary:
Please see the attached minutes for your approval.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

1.	City Council Meeting Minutes - January 19, 2015	January 19, 2015.doc

KENNEDALE CITY COUNCIL

MINUTES
January 19, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION – 5:30 pm
REGULAR SESSION – 7:00 pm

I. CALL TO ORDER

Mayor Johnson called the meeting to order at 5:30 p.m.

II. WORK SESSION

A. Discuss Village Creek Water Quality Testing program with Trinity River Authority (TRA) and UTA Engineering program

Trinity River Authority (TRA) representative Glenn Clingenpeel made a presentation to City Council regarding the Village Creek Water Quality Testing program. There was discussion concerning the impact on the Village Creek watershed in respect to the Lake Arlington Master Plan; the creation of a Watershed Protection Plan; and potential sources of contamination, sediment and storm water collection.

B. Discuss regular agenda items

No items were discussed.

III. EXECUTIVE SESSION

Mayor Johnson recessed into executive session at 5:54 pm

A. The City Council will meet in closed session pursuant to Section 551.071 of the Texas Government Code for consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding nonconforming uses, discussion of zoning issues in the city, and legal issues regarding the preparation of developer's agreements.

1. Discuss language for development agreements
2. Discuss acquisition of utility easement

B. The Kennedale City Council will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with which the city is conducting economic development negotiations.
   1. Economic Incentives for H2O Supply

IV. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

Mayor Johnson reconvened into open session at 6:52 PM

No action required.

V. REGULAR SESSION

Mayor Johnson opened the regular session at 7:03 PM

VI. ROLL CALL

Present: Brian Johnson, Charles Overstreet, Mike Walker, Frank Fernandez, Kelly Tuner, and Liz Carrington
Absent: None

VII. INVOCATION

VIII. UNITED STATES PLEDGE

IX. TEXAS PLEDGE

X. VISITOR/CITIZENS FORUM

There was no one present requesting to speak.

XI. REPORTS/ANNOUNCEMENTS

A. Updates from the Mayor

No updates were given.

B. Updates from City Council

No updates were given.

C. Updates from the City Manager
   a. Balanced Scorecard
   b. Firehouse Subs Grant-Richard Freeman, Fire Fighter/Paramedic

Bob Hart provided an update that included the announcement of a Public Meeting regarding the Downtown Village, to be held on January 27th at the Kennedale Community Center.

Mike McMurray stated that Richard Freeman applied and received a $20,000 grant through Firehouse Subs for the purchase of turn-out gear, and that local vendors would be filling the order for the equipment.

XII. CONSENT ITEMS

A. Consider approval of minutes from December 15, 2014 regular meeting

B. Consider authorizing the City Manager to sign a contract with UTA for Village Creek Water Quality Testing

C. Consider authorizing the City Manager to sign a contract with H2O Supply for business incentives under Chapter 380

D. 2014 Racial Profiling Report

E. Consider authorizing the City Manager to sign an agreement with the Department of the Army for the Village Creek, Kennedale, Texas Feasibility Cost Sharing Agreement

Motion To approve the consent agenda as presented. **Action** Approve, **Moved By** Liz Carrington, **Seconded By** Charles Overstreet
Motion Passed Unanimously

XIII. REGULAR ITEMS

A. **Case PZ 14-09** Public hearing and consideration of Ordinance 561 approval regarding a request by Delia Vela for a zoning change from “R-2” Single family residential district to “PD” Planned development district for approximately 1.98 acres at 6901 Mansfield Cardinal Rd, legal description of Jesse Russell Addition Lot 4.

1. Staff presentation by Rachel Roberts explaining this request is to rezone property located at 6901 Mansfield Cardinal Road to “PD” Planned Development , noting that the purposed PD allows for a variety of land use types, both Residential and Commercial.

2. Applicant presentation by Michael Green, Attorney, 1501 W Randol Mill Road, Arlington, Texas 76012 spoke on behalf of the applicant.

3. Public Hearing

Mayor Johnson opened the public hearing;
Thomas Meade, 6911-B Mansfield Cardinal Road spoke in favor of the proposed zoning change.

Patty Perry, 6911 Mansfield Cardinal Road spoke against the proposed change.
Greg Jepson, 6895 Mansfield Cardinal Road spoke in favor of the proposed zoning change.
Sam Shugart, 6768 Mansfield Cardinal Road, spoke in favor of the change.
Dorian Johnson, 6911, Lot F, Mansfield Cardinal Road, spoke against the proposed zoning chance and submitted a collection of 17 signatures against Commercial property on this lot.
Mayor Johnson closed the public hearing.

4. Applicant response was presented by Michael Green.

5. Staff response and summary

   Staff recommends approval of the request made by Delia Vela for a zoning change from R-2 to PD.

6. Action by the City Council

   Motion To approve Case # PZ 14-09 and Ordinance 561. **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Mike Walker
   Motion Passed with a vote of 4-1, with Frank Fernandez voting against.

B. **Case PZ 14-10** Public hearing and consideration of Ordinance 562 approval regarding a request by the City of Kennedale to amend Section 17-430(i) "Authorized Special Exceptions" and Section 17-431 "Definitions" of Article VI "Zoning" of Chapter 17 "Planning and Land Development" of the Kennedale City Code to authorize the Board of Adjustment to grant special exceptions for special functions in single family residential districts.

   Councilman Mike Walker made a motion to postpone until the regularly scheduled meeting in February.

C. **Case PZ 14-11** Public hearing and consideration of Ordinance 563 approval regarding a request by the City of Kennedale to amend Section 17-421 "Schedule of uses and off-street parking requirements" of Article VI "Zoning" of Chapter 17 "Planning and Land Development" of the Kennedale City Code and Section 17-431 "Definitions" of Article VI "Zoning" of Chapter 17 "Planning and Land Development" of the Kennedale City Code.

1. Staff presentation by Rachel Roberts explaining that this request would amend Section 17-421, Schedule of Uses in the Comprehensive Land Use Plan, to allow for a transition in the Industrial zoning district to a more light industrial character.

2. Public Hearing

   Mayor Johnson opened the public hearing; there was no one present requesting to speak.
   Mayor Johnson closed the public hearing.

3. Staff summary and recommendation

Staff Recommends approval.

4. Action by the City Council

   Motion To approve Case # PZ 14-11 and Ordinance 563. **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Liz Carrington
   Motion Passed Unanimously

D. Consider approval of Resolution 442 adopting a community revitalization plan for a portion of Kennedale overlapping with the Tax Increment Reinvestment Zone boundaries

1. Staff presentation by Rachel Roberts explaining that developers are interested in building tax credit housing in Kennedale. She noted that the comprehensive plan calls for providing a range of housing options.

2. Public Hearing

   Mayor Johnson opened the public hearing; there was no one present requesting to speak. Mayor Johnson closed the public hearing.

3. Staff response and summary

   Staff Recommends approval.

4. Action by the City Council

   Motion To approve Resolution 442. **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Liz Carrington
   Motion Passed with a vote of 3-2, with Liz Carrington and Frank Fernandez voting against.

E. Consider approval of a citywide curbside recycling program and authorize the City Manager to sign the agreement

   Nadia Alkam presented the results of a pilot program for citywide curbside recycling. Alkam stated that the pilot program surveyed 180 homes in the Steeplechase Addition.

   Motion To approve citywide curbside recycling. **Action** Approve, **Moved By** Liz Carrington **Seconded By** Charles Overstreet
   Motion Passed Unanimously

F. **CASE # PZ 14-12** Public hearing and consideration of Ordinance 564 approval regarding a request by Kennedale Economic Development Corporation for a zoning change for approximately 19.46 acres from "AG" Agricultural district to "PD" Planned Development district at 1001 Corry A Edwards Dr, an unaddressed parcel on Bowman Springs Rd, 1021 Bowman

Springs Rd, 1083 Bowman Springs Rd, & 1029 Bowman Springs Rd, legal description of Woodlea Acres Addn Blk 1 Lots 18A, 18B, 19R, 20R, & 21R.

1. Staff presentation by Rachel Roberts explaining this request is to rezone various properties on Bowman Springs, near intersection with Corry A Edwards Drive.

2. Public Hearing

   Mayor Johnson opened the public hearing; there was no one present requesting to speak. Mayor Johnson closed the public hearing.

3. Staff summary and response

   Staff Recommends approval.

4. Action by the City Council

   Motion To approve Case # PZ 14-12 and Ordinance 564. **Action** Approve, **Moved By** Liz Carrington **Seconded By** Charles Overstreet
   Motion Passed Unanimously

XIV. ADJOURNMENT

Motion To adjourn, **Action** to adjourn, **Moved By** Mike Walker, **Seconded By** Liz Carrington.
Motion Passed Unanimously.

The meeting was adjourned at 8:25 p.m.

APPROVED: ATTEST:

________________________ ________________________

Brian Johnson, Mayor Leslie Galloway, City Secretary

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Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: CONSENT ITEMS - B.

I. Subject:
Consider approval of Resolution 445 calling the General Election

II. Originated by:

III. Summary:
The City of Kennedale has elected to contact with Tarrant County for general election purposes. There have been no changes to the contract with Tarrant County since it was made in 2010. Dates of importance for the 2015 general election include:

January 28, 2015	First day for filing for place on the ballot.
February 27, 2015	Deadline to file for place on ballot (must be received by 5:00 pm).
	Deadline to file for write-in candidate (must be received by 5:00 pm).
March 3, 2015	Drawing for place on ballot at 5:00 p.m. in City Secretary's office.
	Last day for a candidate to withdraw (must receive in writing by 5:00 pm).
March 10, 2015	First day to accept applications for early voting by mail ballots.
April 9, 2015	Last day to register to vote in the May 9, 2015 General Election.
April 27, 2015	First day for early voting by personal appearance. Early voting will be conducted April 27 through May 5, 2015 in the Kennedale Community Center, 316 W. 3rd Street, Kennedale, Texas.
April 30, 2015	Last day to receive an application by mail for a ballot to be voted by mail.
May 5, 2015	Last day for early voting by personal appearance.
May 9, 2015	**ELECTION DAY 7:00 am to 7:00 pm at the Kennedale Community Center.**
May 12-20, 2015	Period for official canvass of returns and oaths of office of newly elected officers, unless runoff is necessary.
July XX, 2015	Runoff Election, if necessary.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Resolution 445	Resolution No 445.doc

RESOLUTION NO. 445

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 9, 2015; APPROVING A JOINT ELECTION WITH TARRANT COUNTY; AND ESTABLISHING PROCEDURES FOR THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas, (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the regular election for City Council of the City of Kennedale is required to be held on May 9, 2015, at which time the voters will elect persons to fill City Council Places 1, 3, and 5; and

WHEREAS, the election will be held as a joint election, conducted under the authority of Chapter 271 of the Texas Election Code; and

WHEREAS, by this Resolution, it is the intention of the City Council to designate a polling place for the election, to appoint the necessary election officers to establish and set forth procedures for conducting the election, and authorize the Mayor to execute a contract with Tarrant County for conducting the election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

Section 1.

General Election Called. An election is hereby called to elect City Council Places 1, 3, and 5 to serve from May of 2015 until May of 2017 or until their successors are duly elected and qualified. The election shall be held on May 9, 2015 between the hours of 7:00 a.m. and 7:00 p.m. at Kennedale Community Center, 316 W. 3rd Street, Kennedale, Texas 76060.

Section 2.

Joint Election Agreement Approved. The Joint Election Agreement for Tarrant County and the City of Kennedale (the "Agreement") and incorporated herein for all purposes is hereby approved and the Mayor is authorized to execute the Agreement. In the event of conflict between this resolution and the Agreement, the Agreement shall control.

Section 3.

Application for Place on Ballot. Qualified persons may file as candidates by filing applications in the office of the City Secretary from 8:00 a.m. to 5:00 p.m., Monday through Friday, from January 28, 2015 through February 27, 2015.

Section 4.

Early Voting.

a. Early voting by personal appearance. Early voting by personal appearance shall be conducted beginning commence April 27, 2015, and continue through May 5, 2015 at the Kennedale Community Center, 316 W. 3rd Street, Kennedale, Texas 76060 at the following times:

Monday, April 27, 2015	8:00 a.m. – 5:00 p.m.
Tuesday, April 28, 2015	8:00 a.m. – 5:00 p.m.
Wednesday, April 29, 2015	8:00 a.m. – 5:00 p.m.
Thursday, April 30, 2015	8:00 a.m. – 5:00 p.m.
Friday, May 1, 2015	8:00 a.m. – 5:00 p.m.
Saturday, May 2, 2015	7:00 a.m. – 7:00 p.m.
Sunday, May 3, 2015	11:00 a.m. – 4:00 p.m.
Monday, May 4, 2015	7:00 a.m. – 7:00 p.m.
Tuesday, May 5, 2015	7:00 a.m. – 7:00 p.m.

b. Early voting by mail. Frank Phillips, the Tarrant County Election Administrator ("Election Administrator") is hereby designated as Early Voting Clerk for the general election. Applications for early voting by mail may be delivered to the Election Administrator at the following address: Early Voting Clerk, P.O. Box 961011, Fort Worth, Texas 76161-0011, not earlier than March 10, 2015 and not later close of business on April 30, 2015.

c. Early Voting Ballot Board. Early voting, both by personal appearance and by mail, shall be canvassed by the Early Voting Ballot Board established by Tarrant County under the terms of the Agreement.

Section 5.

Appointment of Election Judge and Alternate Election Judge. The Presiding Election Judge and Alternate Presiding Judge shall be appointed by Tarrant County as authorized by Chapter 271 of the Code.

Section 6.

Method of Voting. The Hart InterCivic eSlate (Direct Recording Electronic Voting System) shall be used for voting by personal appearance and on Election Day the Hart InterCivic eSlate (Direct Recording Electronic Voting System) and Hart InterCivic eScan (Optical Scan Voting System) shall be used. The City Council hereby adopts the Hart InterCivic eSlate DRE for early voting and the Hart InterCivic eSlate DRE and Hart InterCivic eScan for Election Day. All expenditures necessary for the conduct of the election, the purchase of materials therefore, and the employment of all election officials are hereby authorized, and shall be conducted in accordance with the Election Code.

Section 7.

Governing Law and Qualified Voters. The election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident qualified voters of the City shall be eligible to vote at the election.

Section 8.

Publication and Posting of Notice of Election. Notice of the election shall be given as required by Chapter 4 of the Code.

Section 9.

Submissions to the United States Justice Department. Tarrant County is authorized to make such submissions as are necessary to the United States Justice Department to seek pre-clearance for any changes in voting practices as authorized by the Voting Rights Act of 1965, as amended.

Section 10.

Necessary Actions. The Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

Section 11.

Runoff Election. Should a runoff election be required following the canvass of the May 9, 2015 election, the Council hereby orders that a runoff election be held on Saturday June 13, 2015. The polling place on Election Day for the runoff election shall be at the same polling places as those of the original election and the hours of voting shall be between 7:00 a.m. and 7:00 p.m.

Section 12.

<u>Effective Date.</u> This resolution shall be effective upon its adoption.

PASSED AND APPROVED this 16th day of February, 2015.

APPROVED:

____
Mayor, Brian Johnson

ATTEST:

____
Leslie Galloway, City Secretary

APPROVED AS TO FORM AND LEGALITY:

____
Wayne K. Olson, City Attorney

Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: CONSENT ITEMS - C.

I. Subject:
Consider approval of Resolution 443 to authorize designating the position of City Secretary to encompass the duties of Records Manager

II. Originated by:

Leslie Galloway, Communications Coordinator

III. Summary:
Resolution 443 authorizes the duties of Records Manager to be designed to the position of the City Secretary and to the position of Deputy City Secretary in the absence of the City Secretary.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	Resolution 443	Resolution No 443.doc

RESOLUTION NO. 443

A RESOLUTION OF THE CITY OF KENNEDALE, TEXAS, AUTHORIZING THE APPOINTMENT OF THE CITY SECRETARY TO SERVE AS THE OFFICIAL RECORDS MANAGEMENT OFFICER

WHEREAS, the City of Kennedale, Texas, (the "City") Must maintain public records pursuant to requirements impose by the State of Texas and designate an official to be accountable in the role; and

WHEREAS, the City Secretary and successive holders of said position, shall serve as Records Management Officer for the City of Kennedale. As provide by state law and the Local Government Records Act (LGRA) Section 203.025, each successive holder of the office shall file his or her name with the director and librarian of the Texas State Library within thirty days (30) of the initial designation of taking up the office, and

WHEREAS, the City of Kennedale has a City Secretary, as authorized in Section 5:06 of the City Charter, who is able to fulfill these roles.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

Section 1. The City Secretary is hereby appointed to serve as the Records Management Official.

Section 2. The Deputy City Secretary is authorized to fulfill the position of Records Management Official in the absence of the City Secretary.

Section 3. This resolution shall be effective upon its adoption.

PASSED AND APPROVED this 16th day of February, 2015.

APPROVED:

____

Mayor, Brian Johnson

ATTEST:

Leslie Galloway, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Wayne K. Olson, City Attorney

KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

Staff Report to the Commissioners

Date: February 16, 2015

Agenda Item No: REGULAR ITEMS - A.

I. Subject:
Case PZ 14-10 Public hearing and consider approval of Ordinance 562 approval regarding a request by the City of Kennedale to amend Section 17-430(i) "Authorized Special Exceptions" and Section 17-431 "Definitions" of Article VI "Zoning" of Chapter 17 "Planning and Land Development" of the Kennedale City Code to authorize the Board of Adjustment to grant special exceptions for special functions in single family residential districts.

1. Staff presentation
2. Public hearing
3. Staff summary and recommendation
4. Action by the City Council

II. Originated by:

Rachel Roberts, City Planner

III. Summary:
Request: amend two sections of the city code -- definition and the list of special exceptions the Board of Adjustment is authorized to grant
Location: n/a
Applicant: City of Kennedale

Background and overview.
Because Kennedale was a primarily rural community until the last 20 years or so, there are a number of residential properties in the city that are quite large (2 acres or more) but are no longer used for agricultural purposes. Some of the properties are located in agricultural areas, but many of them abut residential subdivisions.

From time to time, owners of some of these properties would like to allow their properties to be used for entertainment purposes or special events. Because these parcels are in residential zoning districts, however, such uses are not allowed. The ordinance you are considering would amend the city code to allow the Board of Adjustment to grant special exceptions for these kinds of events to be held on properties like those described above. The special exception process allows uses to be authorized on a case-by-case basis when the requested uses meet certain standards. The standards ensure that special exceptions are granted only when the proposed use does not inhibit the ability of surrounding property owners to use their properties as permitted and expected. In other words, if surrounding properties are also residential, then the special exception would only be granted when the Board of Adjustment was persuaded that the special event could be compatible with the surrounding residential uses.

Staff review and recommendation.
The proposed ordinance was drafted to address a problem typical of growing communities that are transitioning out of a rural character, namely, balancing uses that would have been compatible with an area when the area was agricultural--uses that long-time residents may be used to and comfortable with--with uses that are comparatively new to the area, such as suburban subdivisions. The proposed ordinance provides an effective tool for allowing special events on large residential properties while ensuring that these events do not occur so frequently as to change the overall residential character of the neighborhood.

The ordinance establishes requirements concerning number of events allowed per year, noise, hours of the event(s), and number of people allowed to attend a particular event. The ordinance would also allow the Board of Adjustment to use the special exception process to add whatever conditions are needed to ensure the events do not create a nuisance for the neighborhood.

Staff recommends approval.

Planning & Zoning Commission Recommendation.
The Planning & Zoning Commission considered this ordinance during its meeting in December and postponed action on the case so that staff could make requested changes to the proposed ordinance. The Commission again considered this ordinance during its meeting on January 15. One of the Commission's primary concerns was to ensure the ordinance would not allow the special functions to change the residential character of our residential zoning districts while also ensuring adequate event facilities were provided (such as adequate parking). After making some additional changes to the proposed ordinance, the Commission voted to recommend approval of Case PZ 14-10.

Action by the City Council.
You may approve, deny, or continue Ordinance 562 (Case PZ 14-10).

For your reference, sample motions are listed below.

I make a motion to approve Ordinance 562.
I make a motion to deny Ordinance 562.
I make a motion to deny Ordinance 562 without prejudice.

IV. Notification:

V. Fiscal Impact Summary:

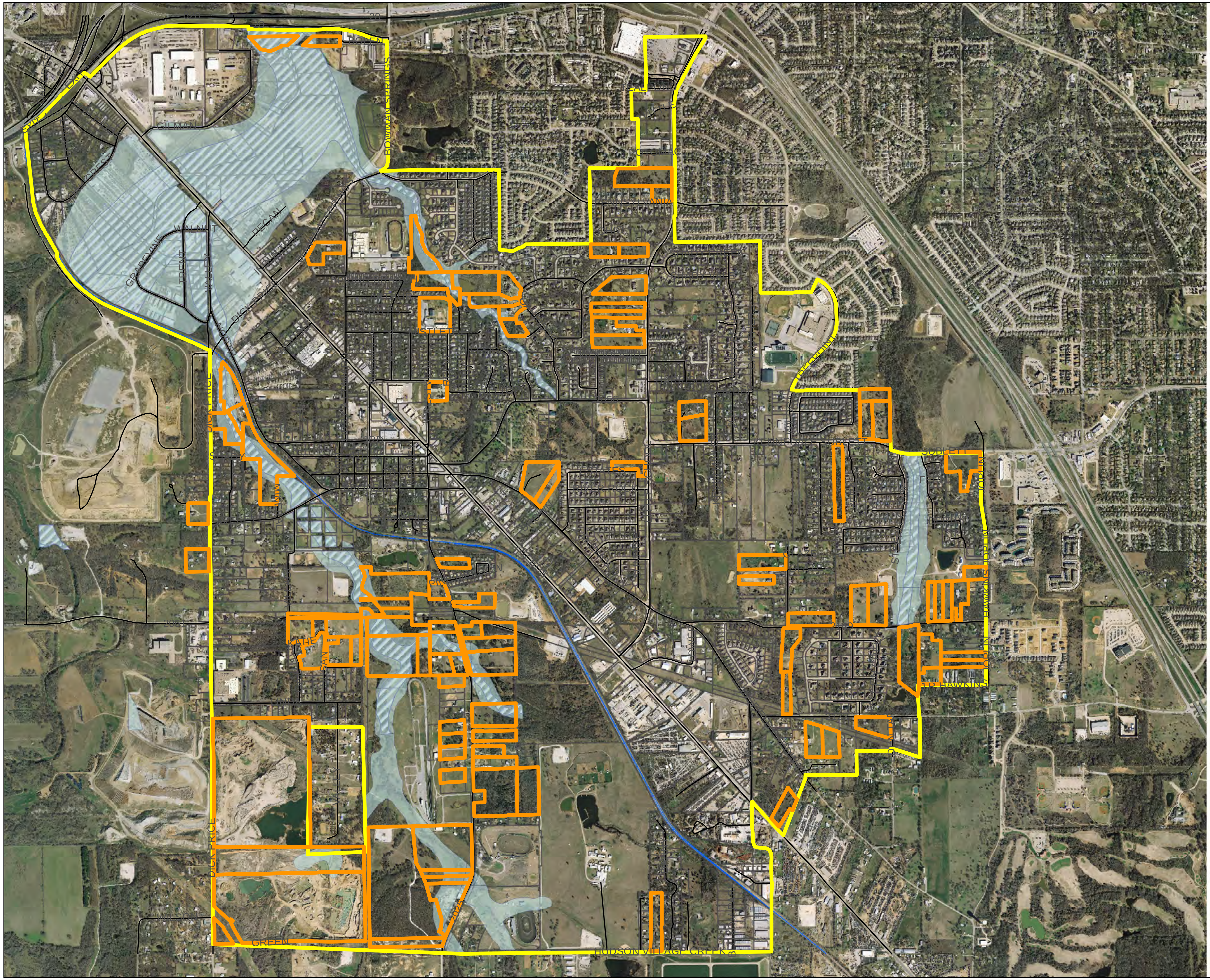
VI. Legal Impact:

VII. Recommendation:
Approve

VIII. Alternative Actions:

IX. Attachments:

1.	Map of parcels 2 acres or larger in R zoning districts	parcels 2 acres or more in R districts (aerial) (web).pdf
2.	PZ 14-10 Ordinance 562	PZ 14-10 ordinance P&Z recommendation.docx



Parcels 2 acres or larger in R zoning districts

Symbols

- Parcels 2 acres or more in R zoning districts
- Kennedale city limits
- Rail line

N

0 0.25 0.5 Miles

Parcel boundary data from the Tarrant Appraisal District
Road data from North Central Texas Council of Governments

ORDINANCE NO. 562

AN ORDINANCE AMENDING CHAPTER 17, ARTICLE VI, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KENNEDALE, TEXAS, AS AMENDED, BY AUTHORIZING SPECIAL EXCEPTION APPROVAL OF SPECIAL FUNCTIONS IN SINGLE FAMILY RESIDENTIAL DISTRICTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDNG A SAVINGES CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale is a home rule city acting under its charter adopted by the electorate pursuant to Article X1, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a Comprehensive Zoning Ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the City Council has determined that it is appropriate to amend the Comprehensive Zoning Ordinance to allow a limited number of special functions at single family residences within the City, subject to reasonable terms and conditions established by the Board of Adjustment; and

WHEREAS, public hearings were held by the Planning and Zoning Commission of the City of Kennedale, Texas, on **December 18, 2014**, and by the City Council of the City of Kennedale, Texas, on **January 19, 2015**, with respect to the amendments described herein; and

WHEREAS, all requirements of law dealing with notice and publication and all procedural requirements have been complied with in accordance with the Comprehensive Zoning Ordinance and Chapter 211 of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

SECTION 1.

Chapter 17, Article VI, Section 17-431 of the Kennedale City Code is hereby amended by adding the following definition:

Special Function means a gathering, party or other event held on a limited occasion at a single family residence, including but not limited to, wedding/anniversary receptions, graduation/birthday parties, and benefits. Special Functions other than for persons or families that reside at the residence shall only be allowed upon approval of a special exception by the Board of Adjustment. A special exception shall not be required for a person residing at the residence to hold a special function for himself or another person residing at that residence, or for a family member or personal friend of a person residing at the residence, provided that no fee is charged or donation required as part of the special function. Even when a special exception is not required, any special function shall still be required to comply with the general regulations governing public safety and health and with the requirements of Kennedale City Code, including nuisance, parking, and traffic regulations.

SECTION 2.

Chapter 17, Article VI, Section 17-430 of the Kennedale City Code is hereby amended by adding a new subsection (i)(3) to read as follows:

(i) *Authorized special exceptions.*

* * *

(3) Special Functions in Single Family Residential Districts. A special function as defined in Section 17-431 may be permitted in an R-1, R-2 or R-3 Residential District. The maximum term of initial special exception approval will be for a period of one year. The special exception may thereafter be renewed for longer periods of time if the use is in compliance with all applicable conditions. Special exceptions for special events shall only be granted to non-profit organizations or for events for which all proceeds benefit a non-profit organization. The applicant for a special exception for special functions shall submit documentation with the application sufficient to demonstrate that the special event will meet this requirement. A special function approval is subject to the following conditions:

a. Regardless of the granting of a special exception for special functions, no special function shall be permitted unless the recipient of a special function special exception has applied for and received a special function permit from the City. The application for a special function permit shall be submitted to the City at least 30 calendar days before the date the special function is proposed to be held. The application shall state, at a minimum, the date and hours of the event, the number of people expected to attend, and the type of event;

b. Each applicant for a special function special exception shall be required to submit a venue plan as part of the application, in addition to any other standard application requirements for a special exception. The applicant must include at least the following information in the venue plan:

1. Proposed hours of events, including set-up and take-down time;

2. Proposed number of people who will attend events at the property;

3. The type of screening that will be installed between the property on which the events will be held and adjacent properties;

4. Plans for maintaining adequate traffic flow and preventing traffic congestion on the property and on public streets providing access to the property;

5. A description of any special sound equipment that may be used;

6. A copy of the TABC permit for any events at which alcohol will be served;

7. A description of any security that will be provided, as needed; and

8. A description of sanitation facilities provided that will serve the number of people who will be attending the events;

c. Maximum of six events per calendar year;

d. The Board of Adjustment shall designate the maximum number of persons allowed per function based on the recommendation of the building official or fire department on a case by case basis;

e. Each function may only occur during hours specifically prescribed by the Board, but in no case shall any event last past midnight, with all take-down for the event to be completed by 2 AM;

f. Parking shall be in compliance with Kennedale City Code Section 17-424. Parking in a yard is prohibited except on paved surfaces as described in sub-section (g) and approved by the Board of Adjustment. The number of paved parking spaces required shall be set by the Board of Adjustment, with a minimum of one paved space required per 10,000 square feet of site area of the property for which the special exception is to be granted. Notwithstanding the minimum requirement for number of parking spaces, the Board of Adjustment may set a requirement for more or fewer parking spaces based on past performance of the applicant and/or the venue plan;

g. Notwithstanding the parking requirements under sub-section (f) and Kennedale City Code Section 17-424, paving materials shall be adequate to prevent wear and tear on any yards in which parking will occur and to prevent tracking mud, dirt, or other materials onto public streets but shall also be practical and unobtrusive in a residential zoning district. Asphalt and concrete are prohibited paving materials for parking provided in a front or side yard but may be used for parking in a rear yard if located behind the primary structure. Permitted paving materials include, but are not limited to: pervious reinforced concrete covered with grass, such as Grasscrete® or Turfstone; pervious pavement covered or interspersed with grass, including plastic grid pavers, such as or Grasspave[2]; crushed rock or flex base, if screened so that the parking area appears vegetated from the public street and adjoining properties; grass stabilizers such as Turfguard; and brick or stone pavers interspersed with grass. Proposed paving materials are subject to review and approval of the Board of Adjustment as part of the application for a special exception;

h. Applicants for a special function permit shall send two (2) notices to each adjacent property owner for each special function. The first notice shall be sent within three (3) days of submitting the application to the City. The second notice shall be sent within three (3) days of receiving the permit from the City but no fewer than ten (10) days before the special function is to be held, provided the permit is issued at least ten days before the special function. Such notice shall state the date, time, and location of the permitted special function and may be given by depositing the same properly addressed and postage paid in the United States Post Office;

i. Screening required for incompatible zoning districts, as described in Section 17-425(a) of the Kennedale City Code, shall be provided to protect the neighbors from adverse effects of the special function regardless of the zoning district classification of adjoining properties;

j. Light levels from the special function or from the facilities or equipment used for the special function shall not exceed 2 footcandles (fc) at the property line;

k. The special function shall not create noise levels that are in violation of City noise regulations. No single event maximum sound disturbance shall exceed 70db, measured from the property line. In addition, the owner of any property on which more than four special events per calendar year is permitted to be held shall be required to submit a sound mitigation plan under Section 15-158 of the Kennedale City Code, as approved by City staff, as part of the special exception application;

l. There must be at least 14 days between special functions;

m. If alcohol is to be served at a special function, the property owner shall submit documentation that appropriate permissions from the Texas Alcoholic Beverage Commission have been received. If the documentation is not required at the time the venue plan is approved by the Board of Adjustment, the documentation shall be submitted to City staff as part of the application for a special function permit;

n. Documentation of the 501(c)(3) status of the non-profit hosting the event or benefiting from the event shall be submitted as part of the application for a special exception;

o. The Board of Adjustment shall consider the density and kind of development surrounding the property as part of its decision for any terms or conditions that may be applied to a special exception granted for a special function;

p. Such other reasonable terms and conditions as may be prescribed by the Board of Adjustment to assure that the special function will not unreasonably impact the use and enjoyment of adjoining properties.

The Board shall have the authority to revoke the special exception upon a determination that the special functions are being conducted in a manner that adversely impacts the use and enjoyment of adjoining properties.

SECTION 3.

This Ordinance shall be cumulative of all other ordinances of the City of Kennedale, and shall not repeal any of the provisions of such ordinance except in those instances when provisions of such ordinances are in direct conflict with the provisions of this ordinance, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Kennedale is hereby directed to publish in the official newspaper of the City of Kennedale the caption, penalty clause, publication clause and effective date clause of this ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 8.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this ____ day of _______________, 2015.

____
MAYOR

Attest:

____
CITY SECRETARY

Effective Date: ________________________

Approved As To Form And Legality:

____
CITY ATTORNEY

Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: REGULAR ITEMS - B.

I. Subject:
Consider approval of Ordinance 565 to amend Chapter 11 "Licenses, Taxation and Miscellaneous Business Regulations," Article V "Amusement Machine Establishments", of the City Code of the City of Kennedale, by revising the permit fees for amusement machine establishments.

II. Originated by:

Rachel Roberts, City Planner

III. Summary:
Chapter 11 of the Kennedale City Code allows for amusement machine establishments within Kennedale, as long as a permit for an establishment is obtained after paying appropriate fees.
The current fees are:

(a) $100 annually for each amusement machine establishment that displays four (4) or fewer amusement machines; and
(b) $300 annual for each amusement machine establishment that displays five (5) or more amusement machines.

City staff have reviewed the fees for permitting amusement machine establishments as part of updating the city code. The fees the City requires for amusement machine permits does not cover the city's expenses for reviewing applications, permitting the establishments, and conducting inspections. Staff therefore recommends increasing the cost for an amusement machine establishment permit, as follows.

(a) $650 for each amusement machine establishment that displays ten (10) or fewer amusement machines;
(b) An additional $125 for each additional 10 machines (or any increase between 1 and 10); and
(c) An additional fee of five dollars ($5) per machine to cover the cost of the decal that must be attached to each machine, and a fee of $100 to replace a decal.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Ordinance 565	Ordinance no 565 amending amusement machine regs.docx

ORDINANCE NO. 565

AN ORDINANCE OF THE CITY OF KENENDALE, TEXAS AMENDING CHAPTER 11 "LICENSES, TAXATION AND MISCELLANEOUS BUSINESS REGULATIONS," ARTICLE V "AMUMSEMENT MACHINE ESTABLISHMENTS," OF THE CODE OF ORDINANCE OF THE CITY OF KENNEDALE (1991), AS AMENDED, BY ADOPTING REVISED REGULATIONS FOR AMUSEMENT MACHINE ESTABLISHMENTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Kennedale has previously adopted regulations regarding amusement machines and amusement machine establishments; and

WHEREAS, the City Council of the City of Kennedale deems it advisable and in the public interest to amend the regulations for amusement machines and amusement machine establishments as provided herein,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

SECTION 1.

Chapter 11 "Licenses, Taxation and Miscellaneous Business Regulations", Article V "Amusement Machine Establishments", Division 2 "Permits", is amended by revising Section 11-117 to read as follows:

Sec. 11-117. - Permit fees.

(a) The annual permit fee for each amusement machine establishment that displays ten (10) or fewer amusement machines shall be six hundred fifty dollars ($650.00).

(b) For establishments that display more than ten (10) amusement machines, the annual permit fee shall increase by one hundred twenty-five dollars ($125) for each additional increment of ten (10) machines, so that the annual permit fee for an establishment that displays eleven (11) to twenty (20) machines shall be seven hundred seventy-five dollars ($775); the fee for an establishment that displays twenty-one (21) to thirty (30) machines shall be nine hundred dollars ($900); and so forth.

(c) An additional fee of five dollars ($5) shall be assessed for each required decal. For any decal that must be replaced on an existing permitted machine, the additional fee per decal shall be one hundred dollars ($100.00).

(d) No permit shall be issued until the applicant has paid the required permit fee.

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas (1991), as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clause, or phrases of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clause, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 4.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Five Hundred Dollars ($500.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of any ordinances governing amusement machine establishments that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Kennedale is hereby directed to publish in the official newspaper of the City of Kennedale the caption, penalty clause, publication clause and effective date clause of this ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 7.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FEBRUARY 16, 2015.

____
MAYOR

ATTEST:

____
CITY SECRETARY

EFFECTIVE: ____________________________

APPROVED AS TO FORM AND LEGALITY:

____
CITY ATTORNEY

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Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: REGULAR ITEMS - C.

I. Subject:
Consider authorizing staff to initiate amortization proceedings relative to Kennedale Speedway

II. Originated by:

III. Summary:

City staff has been working with the owners of the three racetracks in order to schedule an orderly closure of the tracks to enable the development of residential properties along the New Hope Road corridor. The target closing will following the 2016 racing season. A development agreement is in place with Texas Raceway. Negotiations are underway with Cowtown Speedway. Staff is requesting authorization to begin the process of amortization before the Board of Adjustment. Preliminary work will be in engaging an attorney to represent the BOA and identifying firms to do valuations of the improvements and operations. No action will start until at least one more visit with the owners of Kennedale Speedway.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: REGULAR ITEMS - D.

I. Subject:
Consider approval of Resolution 444 relative to support for a proposed Kennedale Seniors project at 328-332 S. New Hope Road for its revitalization efforts and providing for local political subdivision funding

II. Originated by:

III. Summary:

The City has been approached by several development/investment companies concerning the City's interest in the tax credit housing program. One company, Commonwealth Development Group, Bryan, Texas, has requested support in their application for a senior (age 55+) rental housing project on South New Hope Road. The land is immediately south of Sonora Park and north of the McMillan property. The 15-acre developable site (with eight acres in the floodplain) has limited frontage and is split by the Oncor transmission line. Consequently, the property is limited in development potential; thus, a proposal of this nature is positive to its development.

The state is currently accepting applications for tax credit projects with eight expected to be funded in the Dallas Fort Worth region. Among those cities with existing pre-applications on file are:

- Celina
- Fairview
- Anna
- Frisco
- Plano
- Corinth
- Burleson
- Mansfield
- Bedford
- Fort Worth
- Van Alystyne
- Hebron
- Dallas
- Cross Roads
- Glenn Heights

This site was recommend by staff because of its contribution to the TIRZ. The investment would add approximately $14.5 million to the taxable rolls in the TIRZ, an equivalent of 56 homes under the TIRZ financing plan. Moreover, the property provides a link between the McMillan property (Texas Raceway) and Sonora Park for the extension of the hike and bike trail. The company has indicated it will donate the 8-acre floodplain to the city for the hike and bike trail. This dedication will also off-set the land taken from Sonora Park for right-of-way for the widening of Sonora Park. Because we used federal funds in the development of Sonora Park, we will be required to off-set the land taken. This allows us to do so without expending additional funds.

The tax credit program will require the City to provide in-kind contributions for the project. The widening of New Hope Road will exceed the requirement. If approved, the City and the developer will need to enter into a development agreement for the land donation, the construction of New Hope Road, the hike and bike trail, and other details of the development. The land will also need to be rezoned from R3 to PD.

Providing the senior housing is consistent with the comprehensive plan – Principle 2 – Economic Prosperity: "…..providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents." Further, housing studies indicate the need for additional senior housing. This proposed project will help meet this need. The proposed project is for 136 dwelling units with a club house and on-site management.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Resolution 444	Resolution 444.doc
2.	Housing ans Aging Population Report by the Center for Housing Policy	housing report.pdf
3.	Proposed Layout of the Site	Kennedale Plats 1.pdf

CITY OF KENNEDALE, TEXAS
RESOLUTION NO. 444

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS REGARDING KENNEDALE SENIORS AT S. NEW HOPE RD FOR SUPPORT, REVITALIZATION EFFORTS, AND LOCAL POLITICAL SUBDIVISION FUNDING

WHEREAS, Kennedale Seniors, Ltd has proposed a development for a Senior-only affordable unit complex located on 332 S. New Hope Rd, named Kennedale Seniors, in the city of Kennedale, Tarrant County, Texas;

WHEREAS, Kennedale Seniors, Ltd has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Competitive 9% Housing Tax Credits for Kennedale Seniors;

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality;

It is hereby RESOLVED, that the City of Kennedale, acting through its governing body, hereby confirms that it supports the proposed development of Kennedale Seniors located on 332 S New Hope Rd in the City of Kennedale, Tarrant County, Texas and its application to the TDHCA.

FURTHER RESOLVED, that the city of Kennedale, acting through its governing body, hereby confirms that the proposed Kennedale Seniors development located on 332 S New Hope Rd, Kennedale, Texas most significantly contributes to the concerted revitalization efforts of the City of Kennedale and

FUTHER RESOLVED, that the City of Kennedale, acting through its Governing Body, will through a development agreement provide off-site street and utility line extensions in excess of One Hundred Thirty Nine Thousand ($139,000) to serve the proposed Kennedale Seniors development located on 332 S. New Hope Road, Kennedale, Texas.

FURTHER RESOLVED, that the funds committed by the City of Kennedale for this project shall not be funds passed through by the Applicant, Developer, Consultant, Related Party, or any entity acting on behalf of the proposed Application;

FUTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Brian Johnson is hereby authorized, empowered, and directed to certify these resolutions to TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Kennedale on 16th day of February, 2015.

PASSED AND APPROVED by the City Council of the City of Kennedale, Texas on the 16th day of February, 2015.

____
Brian Johnson, Mayor

ATTEST:

____
Leslie Galloway, City Secretary

APPROVED AS TO FORM AND LEGALITY:

____
Wayne K. Olson, City Attorney

Housing an Aging Population

Are We Prepared?

CENTER FOR HOUSING POLICY

Center Supporters

The Center for Housing Policy gratefully acknowledges funding for its general operations and for specific projects from the following organizations:

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WeatherPredict Consulting Inc.

Authors

Barbara Lipman, *Consultant*

Jeffrey Lubell, *Executive Director, Center for Housing Policy*

Emily Salomon, *State and Local Policy Coordinator, Center for Housing Policy*

Acknowledgements

The authors wish to thank: Keith Wardrip for his analysis of the American Housing Survey files on which this report is based; Renee Saunders of RMS Design for designing the report; Maya Brennan for assistance finalizing the report; and the following individuals who provided valuable feedback on earlier drafts of this report: Colleen Bloom, Marsha Greenfield, Peter Notarstefano, and Alisha Sanders of LeadingAge, Rodney Harrell of AARP, and Sydelle Knepper of SKA Marin.

Any opinions expressed in this report are those of the authors only and do not represent the views of any funder or reviewer. Any errors or omissions are the responsibility of the authors and the Center alone.

WE ALL KNOW IT'S COMING – baby boomers are about to swell the ranks of older Americans. By 2050, the population of individuals aged 65 or older will increase 120 percent from 40 million to more than 88 million; put another way, one in every five Americans will be 65+. The numbers of Americans aged 85 or older will more than triple over the same period to 19 million. Demand for housing will shift dramatically and the need for services to help older adults age in place will grow exponentially. Are we prepared?

This report looks at the housing situation of older adults now and implications for the near future. It includes a detailed analysis of data from the most recent American Housing Survey and presents results by age group (65-74, 74-84, 85+) because the housing needs of "younger" older adults and the oldest adults are quite different. It draws on a variety of other sources to round out the picture of housing challenges that we must prepare for now. As the report demonstrates, the challenges are enormous:

More older poor households will face severe housing cost burdens. Older adults are more likely than younger adults to spend more than half their income on housing. Cost burdens also increase with age. One in four households 85+ pay at least half their income for housing, as compared with about one in five households aged 65-74 and about one in six households younger than 65. The incomes of older adults tend to decline with age – as reflected in rising poverty rates. But property taxes, maintenance, and utility costs all tend to rise over time for both older homeowners and renters (as reflected in higher rents). Accumulated savings and home equity can help, but levels of net worth vary dramatically among older adults, and are particularly low among racial and ethnic minorities.

As the overall population ages, the numbers of the most vulnerable will grow as well – people with a disability, women living alone (who account for 39.5 percent of 65+ women), and minorities. Meanwhile, the Great Recession has eaten into the reserves of many older households, reducing home equity and many retirement and savings accounts.

An older population with health and mobility issues will drive demand for home modifications, services to help residents age in place, and housing options that facilitate the delivery of services and help prevent premature entry into nursing homes. Thanks to changes in lifestyle and technology, both men and women are living longer. It also means more older adults will be living with disabilities. While about one-quarter of older households aged 65-74 include someone with a disability, the proportion climbs to nearly two-thirds among households with a member 85+. The demand for renovations and retrofits to accommodate disabilities will soar. Older adults almost universally say they want to age in their current homes, but many lack access to the services needed to ensure this outcome.

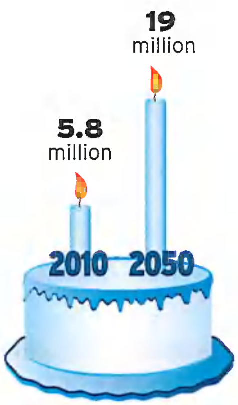
Taking to scale some of the models for service delivery now being developed at the local level will help significantly. At the same time, some of the oldest adults may prefer to move to multifamily housing developments that provide extra assistance to help residents live independently. The supply of these types of housing is unlikely to keep pace with burgeoning demand, and these options are often too expensive for low-, moderate-, and middle-income households.

A stronger policy commitment will be needed. Considerable attention is focused on the rising healthcare costs of an aging population – and rightly so. But the housing and supportive services needs faced by the very same people receive comparatively little notice. Even today, federally subsidized rental programs meet the needs of only about one in four eligible households regardless of age. As the number of older adults rises, the dual challenges of providing affordable housing and adequate services will compel communities across the country to respond.

One set of policies can help older adults continue to live in their own homes as they age. This includes policies to: assist with home modification using a range of funding sources; connect residents to social services through expansion of the Home and Community-Based Services Medicaid waiver program, Programs of All Inclusive Care for the Elderly (PACE), volunteer efforts, and other mechanisms; help residents afford high housing costs through housing vouchers and property tax abatement programs; and expand public transit and volunteer driver programs to help residents get around without driving. A critical question concerns how to pay for the services needed to help residents age in place. One option is to expand the use of Medicaid and Medicare funding for these services since they likely result in savings associated with postponing or avoiding more expensive nursing care and emergency room visits. Another is to implement the CLASS Act, a health reform provision designed to make it easier for individuals to self-insure for services costs. Discussions on these topics are underway but need to intensify.

Equally important are policies to expand housing choices for older adults. By adopting more flexible zoning policies and aggressively enforcing the requirements of the Fair Housing Act and Americans with Disabilities Act, communities can help foster a diverse range of housing types including accessory dwelling units (i.e., granny flats), high-density rental developments, supportive housing, assisted living residences, continuing care retirement communities, and congregate housing. Subsidies will be needed to help ensure that older adults with low and moderate incomes have access to affordable choices, and at present there are far too few of these to go around. And it is also time to experiment with more cohousing efforts that promote "active neighboring" and/or allow professional caregivers to live among residents.

For the most part, the strategies are familiar. What is needed is greater urgency in the face of demographic certainty.



More 85+ Birthdays

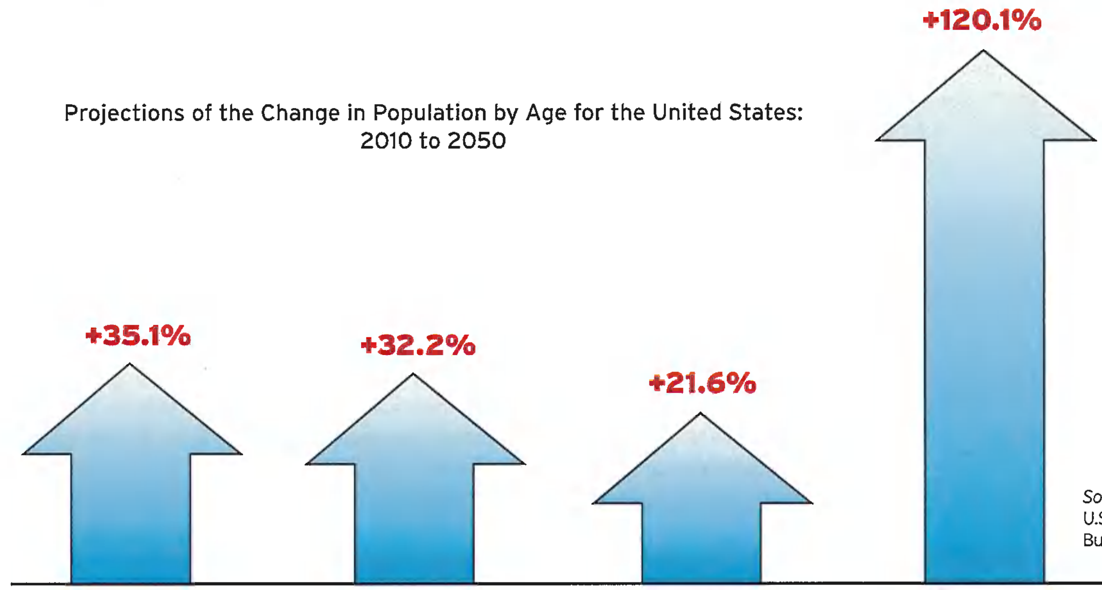
The number of oldest adults 85+ is expected to grow even faster than the growth of older adults 65+ over the same period. The 85+ population will more than triple from 5.8 million in 2010 to 19 million in 2050. Rapid growth of this group will boost demand for supportive services in the future.

Source: U.S. Census Bureau, 2008

The Doubling of the 65+ Population Over the Next 40 Years Will Shape Future Demand for Suitable Housing and Supportive Services

Between 2010 and 2050, the 65+ population is expected to rise from one in 7.7 to one in five persons – an increase in that age group of 120 percent, far outpacing the growth in younger age categories. In terms of sheer numbers, over the next four decades more than 48 million people will be added to the ranks of the 65+.

Projections of the Change in Population by Age for the United States: 2010 to 2050



	Under 18	18 to 44 Years	45 to 64 Years	65+ Years
2010	**75.2** mil	**113.8** mil	**81.0** mil	**40.2** mil
2050	**101.6** mil	**150.4** mil	**98.5** mil	**88.5** mil

Source: U.S. Census Bureau, 2008

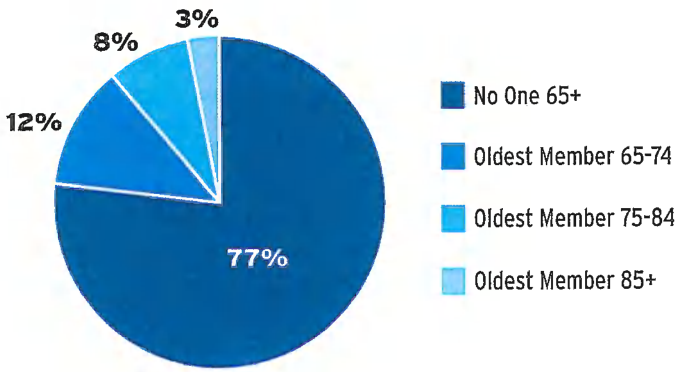
There Could Be Even More: Advances in healthcare and technology lead some experts to raise future estimates for the 65+ age group in 2050 to between 99.3 million and 107.7 million – considerably higher than the U.S. Census Bureau estimate of 88.5 million.

Source: Olshansky et al., 2009.

Already, Nearly One-Quarter of U.S. Households Include Someone Aged 65 or Older

In 2009, some 26.2 million households – or 23 percent of the nation's 112 million households – included at least one member aged 65 or older.

Age Distribution of Households in 2009



Source: Center for Housing Policy tabulations of 2009 American Housing Survey.
NOTE: Both institutional and non-institutional group quarters (e.g., nursing homes and congregate care homes) are excluded from the AHS. Assisted living facilities are included in this estimate.

A Rise in Multigenerational Families in Some Quarters – According to recent Census data, a relatively small segment of the population (5.1 million households, 4.4 percent) has three or more generations living under the same roof. But the number is rising faster than households overall. Between 2000 and 2010, the number of multi-generational households increased by 21 percent, whereas the total number of households in the U.S. increased by 11 percent. Experts attribute the rise to cultural norms in the case of some immigrant families and also to some families' response to the recession by pooling resources under one roof. The number of grandparent caregivers also has risen over the decade to 2.6 million according to a Pew Center report. Nearly one in five of these grandparent caretaker households is considered poor.

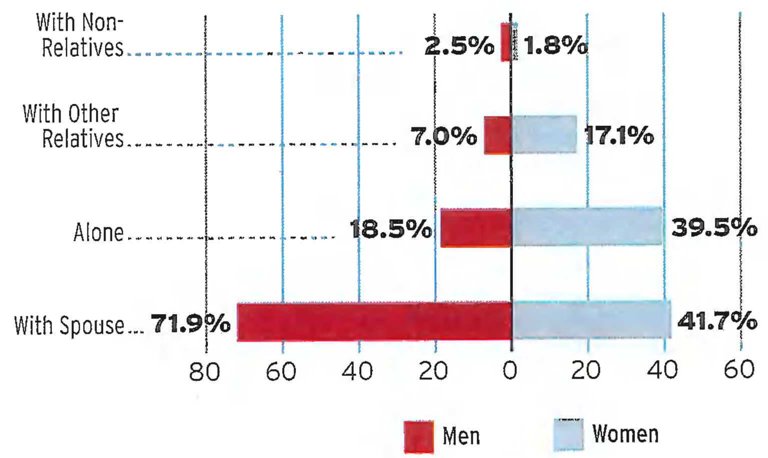
Source: U.S. Census Bureau, 2010 and 2000; Jayson, 2011; and Pew Research Center, 2010.

For the Foreseeable Future, More Households Will Be Older Women Living Alone

Some seven out of ten 65+ men live with their spouse while less than half (42 percent) of older women 65+ do. A nearly equal number (40 percent) live alone. The large number of women living alone reflects relative longevity – just over 80 years for women and 75 years for men.[1] Female centenarians currently outnumber males by about 4 to 1. However, the gap in longevity is expected to narrow with the share of people 85+ who are men increasing by six percentage points from 33 to 39 percent in the coming decades.[2]

Older adults living alone often have less caregiver support and fewer financial resources than those living with a spouse or relatives. As the number of older adults rise, the number living alone will also rise, adding to the challenges of providing the services that many need to live independently.

Living Arrangements of 65+ Men and Women, 2008



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, 2008.
[1] *Source:* U.S. Census Bureau, 2011.
[2] *Source:* Vincent and Velkoff, 2010.

Higher Rates of Disability Occur Among Those Least Able to Adapt Their Residences or Afford In-Home Help

In total, 10 million out of the nation's 26.2 million older households – or 38 percent – include at least one member with a disability. Not surprisingly, disability rates are linked with age, affecting one in four households aged 65 to 74, rising to almost two-thirds of those 85+. Poorer households are more likely to have disabilities (44 percent among the very low-income groups), with rates decreasing steadily among the higher-income categories. Disability rates also are slightly higher for renters than owners.

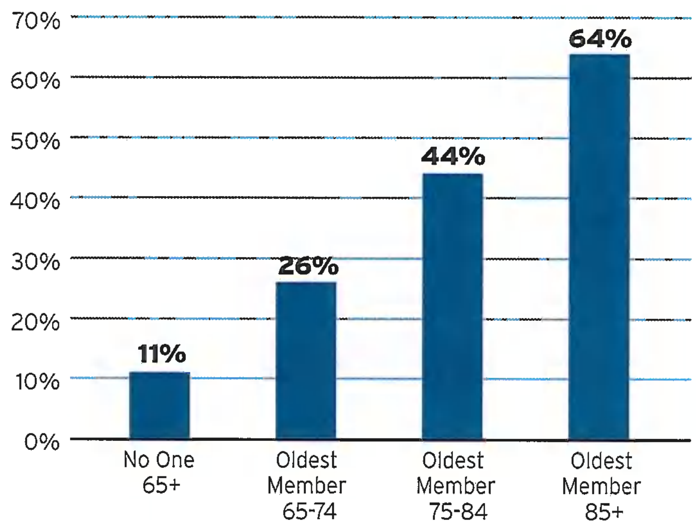
For older disabled adults, staying in their homes often means adapting it with features to make it safer and easier to get around (not always an option for renters) or bringing in nurses or other aides to assist with activities of daily living. Neither option is inexpensive. The National Association of Home Builders reports that approximately 80 percent of home modifications and retrofits are paid out-of-pocket by the residents. Medicaid can be used to pay for long-term use of in-home care under certain circumstances. However, Medicare will not pay for this care on a long-term basis.

Retrofits for Aging in Place

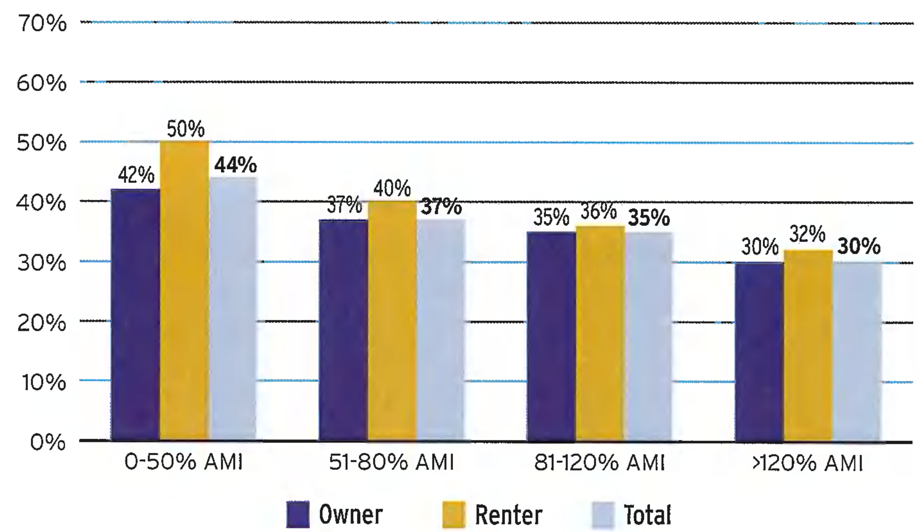
Although estimates are imprecise, some studies indicate that one in four older adults are likely to have a lower body limitation that requires a modification to the entry to their home, inside their home, or in the bathroom. Costs of modifications vary widely, and could range from a few hundred dollars for handrails and bathroom grab bars to more than $2,000 for a roll-in shower or a stair lift. One study found that more than one in three people who needed – but did not undertake – renovations cited unaffordability as the reason.

Source: Freedman and Agree, 2008, Pynoos, 2001, and AARP, 1996.

Percent of Households with Disabilities by Age, 2009
(Overall Rate for Older Households is 38% or 10 million)



Percent of Older Households with a Disability by Income and Tenure, 2009



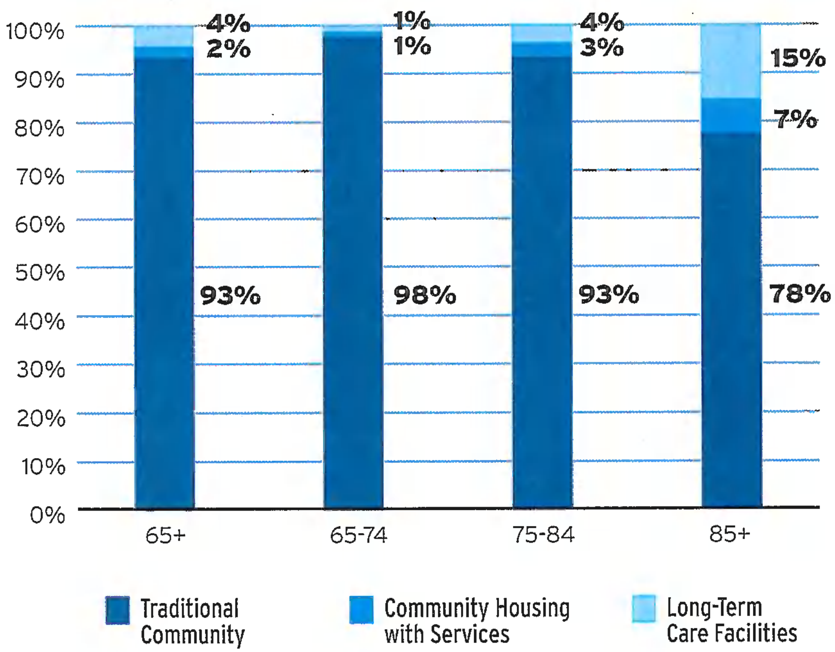
NOTE: The American Housing Survey asks whether individuals have any of six disabilities: seeing, hearing, running errands, memory, walking, and dressing or bathing. If at least one member of a household reports at least one disability, they are considered to have a disability in this analysis.

Source: Center for Housing Policy tabulations of 2009 American Housing Survey.

Very Few Older Adults 65+ Live in Long-Term Care Facilities or Community Housing With Services, but These Are Utilized by Some of the Oldest Adults

In 2007, only about four percent of the 65+ Medicare population resided in long-term care facilities such as nursing homes. Another two percent lived in community housing with at least one service available (see definition in appendix). However, the story changes among the oldest adults. For those 85 and older, 15 percent lived in long-term care facilities and seven percent lived in community housing where services are available.

Percentage of Medicare Enrollees Age 65 and Over in Selected Residential Settings, by Age Group, 2007



Source: Centers for Medicare and Medicaid Services, Medicare Beneficiary Survey, 2007.
NOTE: Totals may not equal 100% due to rounding.

CCRCs and NORCs – An Alphabet of Alternatives for Some Older Adults

Older adults interested in housing options that include services to help them maintain their independence have an array of options, so long as they have sufficiently high incomes to afford the price tag. A growing niche is a regulated product known as Continuing Care Retirement Communities (CCRCs) in which residents rent, own, or cooperatively own units in communities largely occupied by older adults. A variety of services such as meals or other assistance is provided with additional health services available as residents age. Roughly 1,900 CCRCs currently are in operation, with resident populations doubling between 1997 and 2007.

Much of the affordable rental housing developed in the U.S. is targeted to older adults, and often comes with services. But as shown on page 16, the supply of affordable rental housing falls far short of the need, leaving many low-income older adults without affordable options. Older adults with incomes above the threshold for affordable housing funded through the federal low-income housing tax credit but below the level able to afford private housing with services are also short on options.

An emerging version of community assistance is the targeted provision of services to older adults living near each other in existing neighborhoods – sometimes termed Naturally Occurring Retirement Communities or NORCs. Not yet widespread, efforts to organize and deliver social services in NORCs will likely intensify as the waves of Baby Boomers now entering retirement join the ranks of the oldest adults.

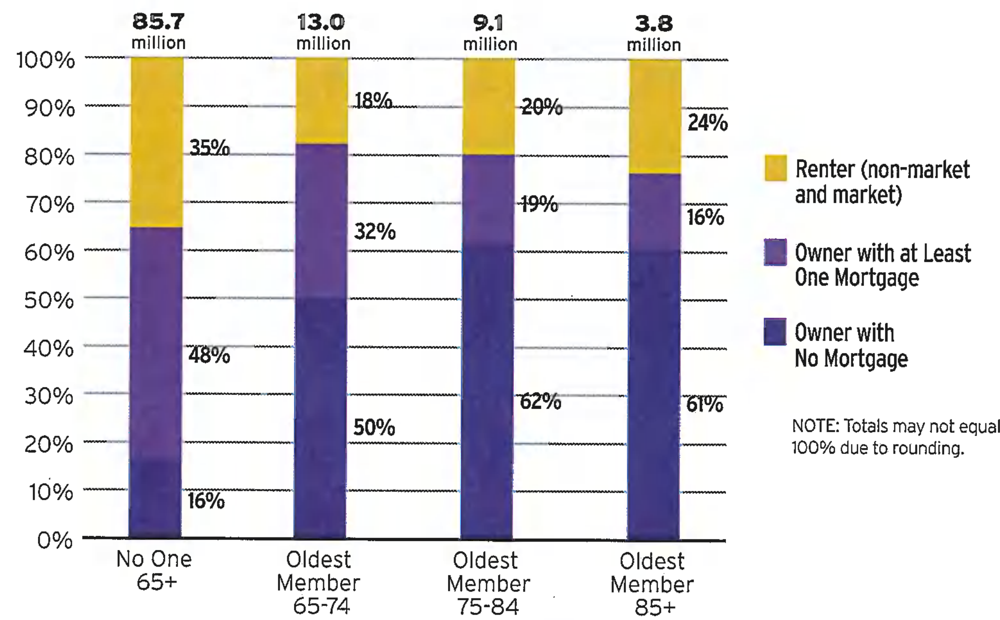
Source: U.S. Senate, 2010.

80 Percent of Older Adult Households Are Homeowners and Many Own Their Homes Outright – But It Is Unclear Whether This High Homeownership Rate Will Persist

The homeownership rate exceeds 80 percent for those aged 65 to 84, declining slightly for those older than 85 – to about 76 percent. This is much higher than the homeownership rate for all households under age 65 (about 65 percent). Moreover, the share of households with a mortgage decreases substantially with age, which helps keep housing costs affordable to those on fixed incomes. However, an AARP study indicates the share of older homeowners 50+ with a mortgage increased substantially between 2000 and 2009, leaving a greater share of older adults exposed to higher housing costs. At this point, it is unclear to what extent the recent reduction in the overall homeownership rate in the U.S. will affect the homeownership rate of older adults in the future.

Source: Harrell, 2011.

Percent Homeownership and Renting by Age[1]

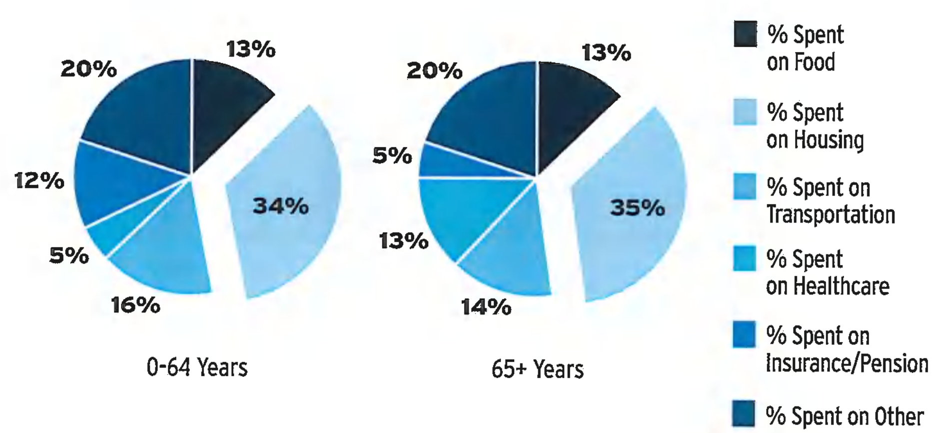


Housing Is the Largest Expenditure in the Typical Budget of a 65+ Household

As a share of total household expenses for 65+ households, housing accounts for 35 percent. This is more than twice the portion of expenses going towards transportation (14 percent) or healthcare (13 percent). Compared to younger households, the 65+ spend a similar portion of their total expenses on housing and two and a half times the portion on health care.

NOTE: This table shows these items as the share of outgoing household expenses; for housing costs as a share of income see page 8. "Other" includes apparel, personal care, entertainment, and miscellaneous expenditures

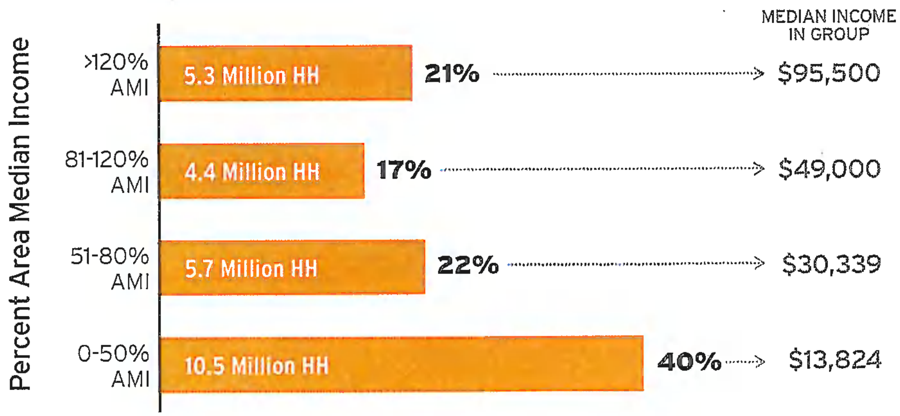
Expense Categories as a Share of Total Household Expenditures by Age[2]



Source: [1]Center for Housing Policy calculations of 2009 American Housing Survey, [2]Bureau of Labor Statistics, Consumer Expenditure Survey, 2009.

40 Percent of 65+ Households Have Very Low-Incomes of Less Than Half the Local Area Median Income (AMI) – A $14,000 Income Is Typical for This Group

Share of 65+ Households by Income Group

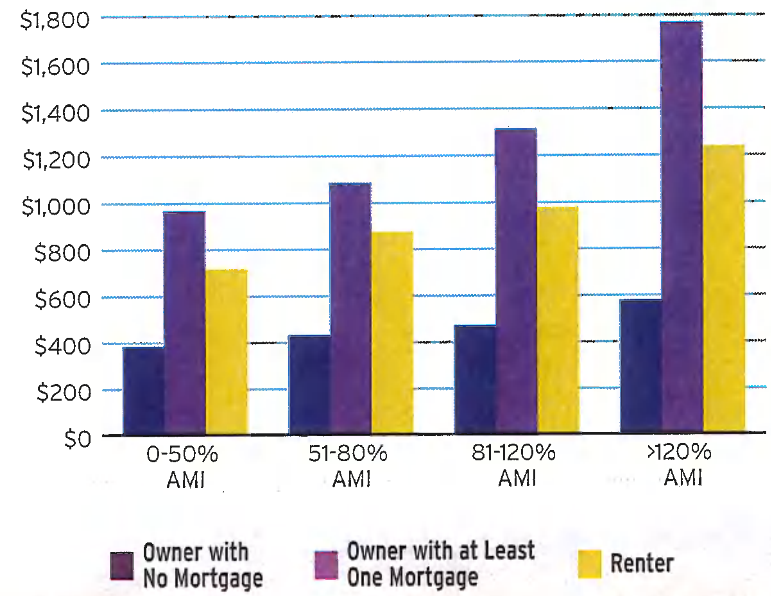


However, income is only part of the story for older households. Assets and wealth are discussed on Page 12.

Source for both figures: Center for Housing Policy calculations of 2009 American Housing Survey.

Housing Costs Rise with Incomes but Still Are Quite Significant for Very Low-Income 65+ Households – They Spend Nearly $1,000/mo on a Mortgage or $700/mo on Rent

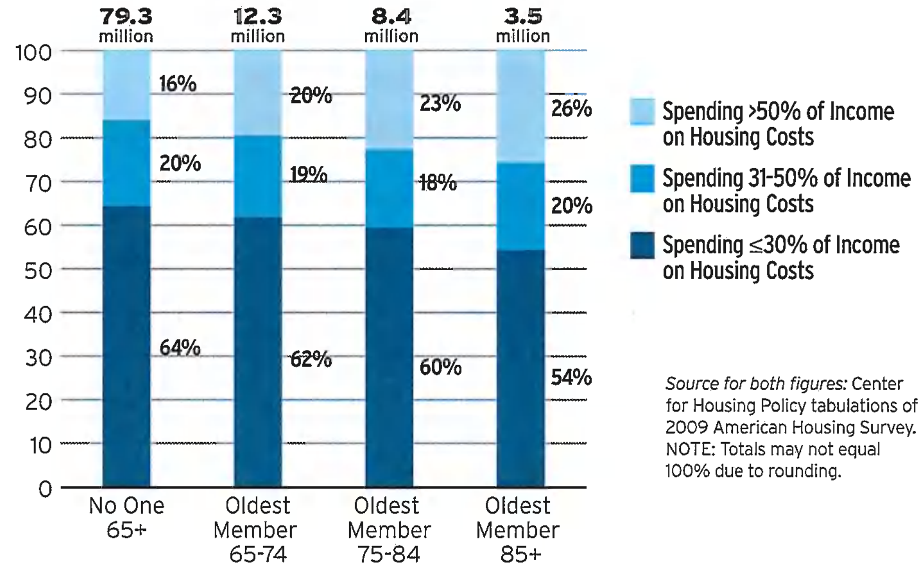
Monthly Housing Costs by Income for 65+ Households



Housing Cost Burdens Increase as Households Grow Older

Older adult households are more likely than their younger counterparts to spend more than 30 percent of their income on housing, a threshold that some use to define households as having a moderate housing cost burden. However, both the share of older households spending more than 30 percent of their income and the share that are "severely cost-burdened"– meaning they spend more than half (50 percent) of their income on housing – increase with age. Despite the fact that the oldest households are more likely to have paid off their mortgages, the cost of operating and maintaining a home consumes a larger share of the diminishing resources of households as they age.

Housing Costs as a Percent of Income, by Age

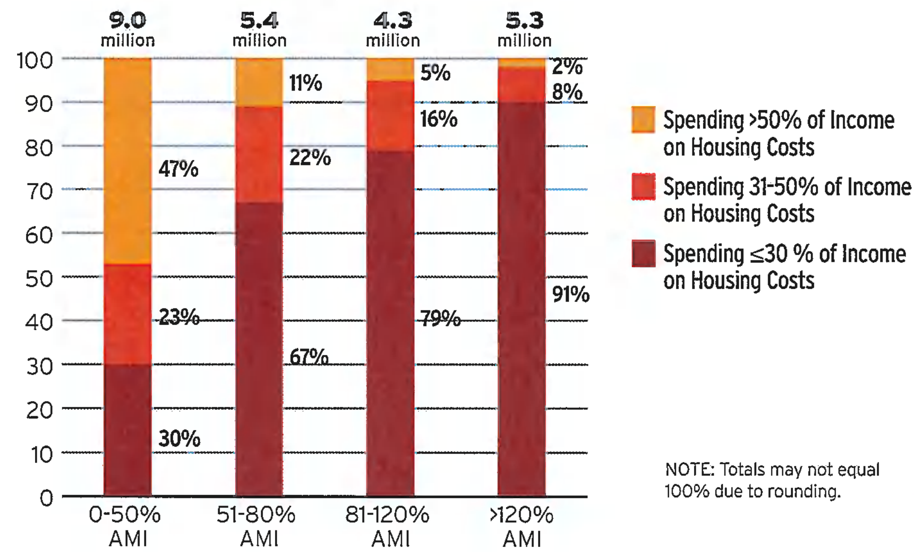


Source for both figures: Center for Housing Policy tabulations of 2009 American Housing Survey. NOTE: Totals may not equal 100% due to rounding.

Almost Half of the Poorest 65+ Households Pay 50 Percent or More of Their Income for Housing

A total of 9.6 million 65+ households have a moderate or severe housing cost burden according to the definitions noted above. Not surprisingly, cost burdens vary by income. Among the lowest-income households (those with incomes at or below 50 percent of the area median), seven in ten have a housing cost burden. Nearly half (47 percent) of the households in this income category are considered "severely" burdened, outnumbering those with moderate cost burdens. In the next income group (those with incomes between 51 percent and 80 percent of the area median), one-third of the households have cost burdens with one in ten (11 percent) paying more than half their incomes for housing.

Housing Costs as a Percent of Income, by Income Category



NOTE: Totals may not equal 100% due to rounding.

While Relatively Few 65+ Households Live in Physically "Inadequate" Housing, Conditions in Many Units May Not Be Appropriate for Older Adults

Six percent of 65+ adults live in units meeting the technical definition of physically "inadequate" conditions as defined in the American Housing Survey. This rate compares favorably to that of younger households (9.7 percent). For both older and younger households, the rate of inadequacy is higher for renters than for owners. For 65+ owners, the vast majority (84 percent) of inadequate units are single-family detached, with manufactured housing making up most of the balance. Inadequate rental units occupied by the 65+ are split almost 60/40 between what traditionally are considered single-family buildings (detached, attached, and 2-4 units) and buildings with five or more units.

It is worth noting, however, that even if in good physical condition, many housing units may be neither safe nor suitable for older adults. Hazardous bathrooms, steep staircases, narrow halls and doorways, and dated electrical systems may pose hazards to those with difficulty getting around, even among units otherwise deemed "adequate" in the American Housing Survey.

As the U.S. population ages, it will become important to revisit how the American Housing Survey evaluates the quality of housing units to ensure that policymakers understand the extent to which the nation's housing stock provides safe and accessible living conditions for older adults, as well as people with disabilities. Policymakers will also want to consider starting or expanding programs to fund the physical accessibility modifications needed to ensure that the oldest adults have a safe living environment that facilitates independent living.

Households Living in Inadequate Housing, by Age

	Owner-Occupied		Renter-Occupied		Total	
	No one 65+	Households 65+	No one 65+	Households 65+	No one 65+	Households 65+
Total Households (in millions)	55.4	21	30.2	5.2	85.7	26.2
Physically Inadequate (in millions)	4.7	1.2	3.6	0.4	8.3	1.6
Percent Inadequate	8.4%	5.8%	11.9%	6.9%	9.7%	6.0%

Source for text and table: Center for Housing Policy calculations of 2009 American Housing Survey.
NOTE: Rounded numbers of households are presented; percentages are based on actual numbers.

Physical Hazards at Home for Older Adults

- Each year, one-in-three adults 65+ falls.
- Half of falls occur at home.
- Falls are a leading cause of injury, even death.
- The risk of falling rises with age: 85+ adults are four times more likely to fall than those 65 to 74.
- Among the main risks at home for falling: lack of grab bars and railings, poor lighting, and tripping hazards.

Source: Centers for Disease Control and Prevention, 2011.

Inadequacy for single-family units defined as: missing siding, broken windows, holes/cracks/crumbling in the foundation, sagging roof, or holes in the floor

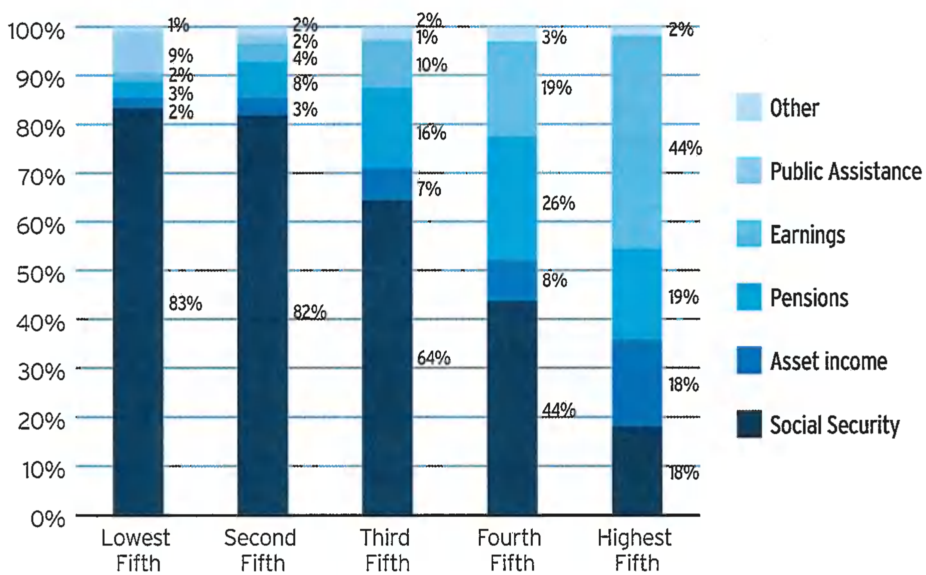
Inadequacy for multifamily units defined as: lack of a kitchen sink, lack of a bathroom sink, open cracks in the inside walls or ceiling, recent breakdown of the sewage system, or lack of built-in heating equipment for units in colder climates

Low- and Moderate-Income Households 65+ Rely on Social Security as their Main Source of Income

More than 80 percent of the income of 65+ households in the bottom two income quintiles comes from Social Security, a figure that drops to 64 percent for households in the middle quintile. Higher-income households draw income from a wider variety of sources including pensions, earnings, and assets. The heavy reliance on social security income underscores both the importance of that federal program in lifting older adults out of poverty, and the limited resources available to these households to afford housing and other costs.

As the chart on the right illustrates, the share of older adults with incomes below the federal poverty line rises with age. It is also higher for minorities and those who lack a high school diploma. These disparities in income are important to bear in mind in considering policy solutions to the housing challenges of older adults. While there are some older adults who can afford to meet their own needs, there are also many who cannot.

Sources of Income for Married Couples and Nonmarried People who are Age 65 and Over, by Income Quintile, 2008



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, 2009.
NOTE: Totals may not equal 100% due to rounding.

Among Older Adults, Poverty Rates Rise with Age and Are Higher for Minorities and Those Who Lack Education

Poverty Rates by Age, Race, Ethnicity, Education, and Sex

	2009
All 65+	**8.9%**
65-74	8.1%
75-84	9.2%
85+	11.9%
65 + Non-Hispanic, White	6.6%
65+ African American	18.9%
65 + Hispanic	18.3%
65 + Asian	15.8%
65 + with No High School	18.6%
65+ with High School Diploma	7.2%
65+ with Some College or More	4.3%
65+ Women	10.7%
65+ Men	6.6%

Source: Issa and Zedlewski, 2011, calculations of the Current Population Survey.

Older Homeowners Have Greater Home Equity than Younger Homeowners

Although imprecise, estimates of home equity provide a feel for the debt and equity of older households. Home equity is often their largest source of wealth to tap in retirement, and owners with negative equity may be less able to move. Of the 14.5 million 65+ households that own their home outright, the typical homeowner reports having an average of roughly $150,000 in home equity. The 6.5 million 65+ homeowners with a mortgage reported higher home values than owners without a mortgage, but their mortgage debt reduces the reported equity to an average of around $93,000.

Overall, about eight percent of older homeowners estimate that their home is worth less than they owe. This contrasts with an estimate for the U.S. population as a whole of about one in four. Using a different data source,[1] the analysis reported on page 12 reports a compatible finding – net worth declined less for older adults than for younger adults between 2005 and 2009. See the box titled "Great Recession" on the bottom of page 12 for additional thoughts on the impact of this seminal event on the financial security of older adults.

Estimated Debt & Equity for Homeowners by Age, 2009

	No One 65+	Oldest Member 65-74	Oldest Member 75-84	Oldest Member 85+
Households with No Mortgage (millions)	14	6.5	5.6	2.3
Median Home Value	$130,000	$150,000	$140,000	$140,000
Households with a Mortgage (millions)	41.4	4.2	1.7	0.6
Median Home Value	$185,000	$180,000	$186,000	$200,000
Median Outstanding Principal	$112,760	$69,898	$63,160	$56,592
Median Equity	$54,996	$91,884	$93,115	$100,824
Percent with Negative Equity	13%	8%	6%	n/a

Source for both tables: Center for Housing Policy calculations of 2009 American Housing Survey.

[1] *Source*: Fry et al., 2011.

As Incomes Go Up, so Do Estimates of Home Values and Home Equity

Not surprisingly, home values increase with income. What's more, mortgaged homes typically have higher values than those owned outright. The typical low-income household reports less than $80,000 in home equity, compared to $135,000 for the typical upper-income household. Negative equity (underwater) rates appear to increase with income – at six percent for those with incomes at or below 50 percent of area median income (AMI) and at 10 percent for those with incomes between 81 and 120 percent of AMI.

Estimated Debt & Equity for Homeowners by Income, 2009

	0-50% AMI	51-80% AMI	81-120% AMI	>120% AMI	Total
Households with No Mortgage (millions)	5.7	3.4	2.5	2.8	14.4
Median Home Value	$120,000	$135,000	$150,000	$220,000	$150,000
Households with a Mortgage (millions)	1.6	1.4	1.4	2.1	6.5
Median Home Value	$130,000	$150,000	$175,000	$275,000	$185,000
Median Outstanding Principal	$41,743	$54,804	$70,130	$99,746	$67,121
Median Equity	$75,696	$73,935	$88,351	$135,216	$93,127
Percent with Negative Equity	6%	7%	10%	8%	8%

Paying Off and Drawing Down: Reverse Mortgages

Reverse mortgages are a special type of home loan that allow older homeowners to withdraw the equity in their homes, with repayment coming later, upon sale of the home. Homeowners receive regular monthly payments and/or a line of credit. Money can be used for any purpose including home modifications or living expenses. Amounts are based on the age of the borrower, interest rate, and appraised value of the home. The recent decline in home values has left some homeowners with less equity to tap and others unable to qualify.

The age of borrowers has fallen over the past decade. As of 2009, 63-year-olds were the largest single group of reverse mortgage borrowers - down from 76-year-olds in 2000. According to a recent study of older adults seeking counseling for reverse mortgages, more than two-thirds (67 percent) were considering the mortgages as a way to reduce household debt. This raises the concern that some homeowners could deplete their equity too quickly, leading to the loss of their home later in life. Further study is needed to better understand the impacts of this trend.

Source: Reverse Market Insight, 2010; Stucki, 2012.

While Older Households Generally Have Greater Net Worth than Younger Households, Sharp Race Differences Underscore That Many 65+ Households Have Insufficient Assets to Support Their Retirement

Net worth may be defined as the value of real estate (including one's home), stocks, bonds, and other assets minus outstanding debt. Households with greater net worth have a greater ability to convert assets to income to support their retirement or to maintain their standard of living when income falls because of job loss, health problems, divorce, or death of a spouse. Since 1984, reported net worth has grown much faster for 65+ households than for younger households. Net worth increased for older age groups over the 1984 - 2009 period. Meanwhile, younger households have experienced substantial declines. The large (44.3 percent) decline in wealth among 35 - 44 year-olds in their prime earning years accentuates the wealth disparities between older and younger households.

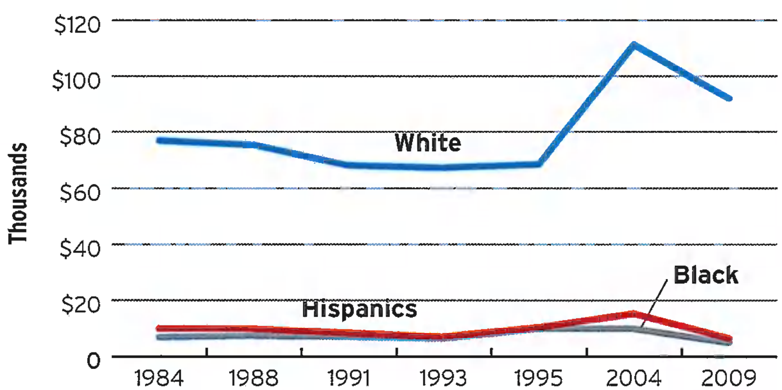
Age is not the only predictor of net worth. As the chart below illustrates, net worth varies dramatically by race, with black and Hispanic households having far less wealth than white households. This underscores the important point that median asset levels mask significant variation. Many older, vulnerable households lack sufficient assets to support their retirement or facilitate moves to the type of developments that provide the services many need to live independently and avoid costly nursing home care.

Change In Net Worth by Household Type

	1984	2009	Percent Change
35-44 years	$71,118	$39,601	-44.3%
45-54 years	$113,511	$101,651	-10.4%
55-64 years	$147,236	$162,065	+10.1%
65+ years	$120,457	$170,494	+41.5%
65-69 years	$133,159	$188,791	+41.8%
70-74 years	$121,070	$183,184	+51.3%
75+ years	$110,287	$157,864	+43.1%

Source: Pew Research Center tabulations of Survey of Income and Program Participation data and 1984 U.S. Census Bureau P-70 Current Population Report.
NOTE: Net worth is in 2010 dollars.

Median Household Net Worth by Race/Ethnicity of Head of Household, Selected Years 1984-2009



Source: Pew Research Center tabulations of Survey of Income and Program Participation data and various U.S. Census Bureau P-70 Current Population Reports.
NOTE: Net worth is in 2009 dollars.

The Great Recession

The recent economic crisis has eroded the net worth of households of all ages. The precise impact of the Great Recession on older adults, however, is not entirely clear. Survey of Income and Program Participation (SIPP) data indicate that net worth declined much less for older adults than for younger adults between 2005 and 2009. But since older adults are more likely to be homeowners than younger adults and one of the main causes of the decline in net worth is the loss of home equity, it is not immediately obvious why older adults would be less affected.

One possibility is that older adult households without a mortgage or with no recent experience buying a home are less attuned to changes in market values than younger owners. If true, this would suggest that older adults may have lost more net worth during the Great Recession than they reported in the SIPP.

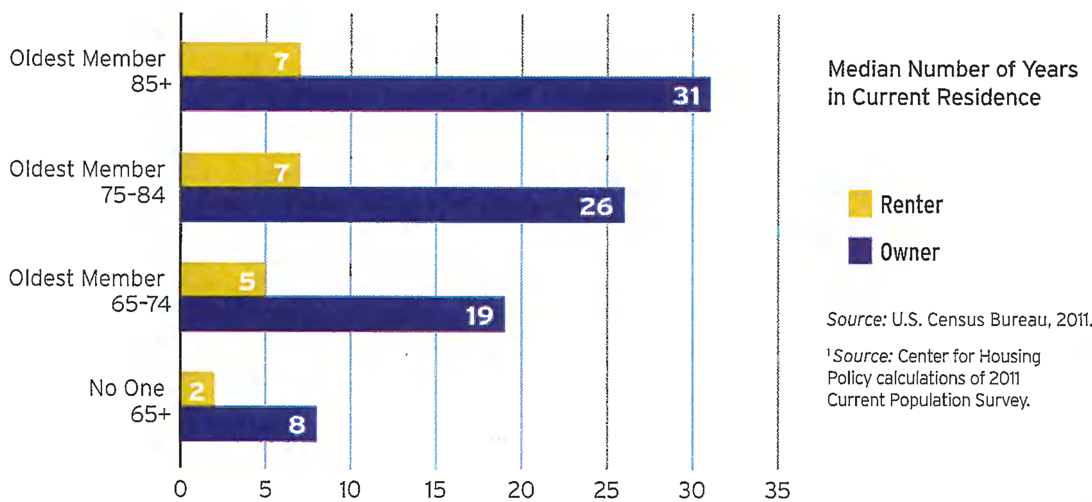
It is also important to remember that today's middle-age households are tomorrow's older adults. For these and many other reasons, the full story of how the Great Recession has impacted the financial security of older adults remains to be told.

Most 65+ Households Strongly Desire to "Age in Place," Although This Is Not Always Realistic or Possible

The desire to age at home is evident in the low moving rates and long-term occupancy of homeowners, as well as stated in preference surveys. Typically, older households are much less likely to move than younger households, with moving rates decreasing steadily as households age. For example, between 2010 and 2011, about 12 percent of 35-39 year-olds moved as compared to 2.8 percent of those in the 70-74 year-old range.[1]

Reluctance to move is particularly true for those who own their home. A survey by AARP found that nine out of ten older households express a desire to stay in their homes "as long as possible." Reasons include: a love of the current home or neighborhood; a desire to stay in familiar surroundings; a lack of affordable, convenient, or attractive options; and a desire to remain independent.

Given the strong desire of most older adults to age in place, it is important to expand access to the services that many individuals need to live independently, such as meal preparation; assistance with bathing, dressing, or grooming; assistance taking daily medication; and housekeeping services. At the same time, it is important to provide older adults with affordable residential options that offer co-located or integrated services within developments situated close to where individuals are currently living or in places where they can meet their needs through walking or public transit. As noted on page 5, more than one-fifth of 85+ households already live in a long-term care facility or a community housing facility with services. It is quite possible that many additional households would choose to move if affordable options were available nearby.



Source: U.S. Census Bureau, 2011.

[1] *Source:* Center for Housing Policy calculations of 2011 Current Population Survey.

What Families of Residents of CCRCs Say

A recent survey of families of residents in Continuing Care Resident Communities (CCRCs – see page 5) indicated why moving may be an appropriate option for some older adults. When asked why their family member moved into the CCRC, the respondents cited:

Personal safety & security **88%**

Social life **84%**

Aging in Place **79%**

Convenience **78%**

Survey respondents identified the following as the benefits of moving over staying in their single-family home:

Staying fit **73%**

Lifelong learning **73%**

Choices and options in life **69%**

Eating well **67%**

Source: Mather LifeWays Institute on Aging, et al., 2011.

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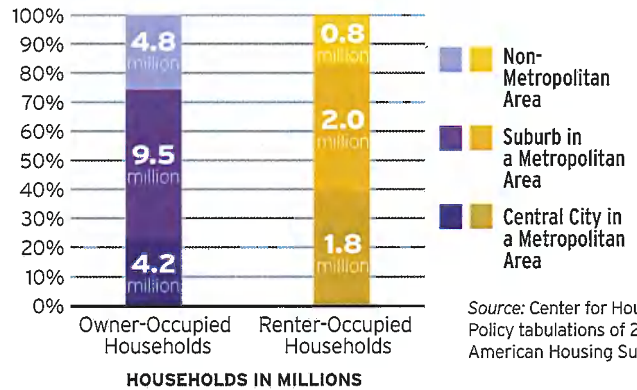
Most 65+ Households Live in the Suburbs or Smaller Towns – Areas That May Pose Housing and Transportation Challenges for an Aging Population

The suburbs are home to more than half of all 65+ households. While renters are almost twice as likely as homeowners to live in a central city (40 percent vs. 23 percent), overall, more renters live in the suburbs than central cities. Suburban locations offer many benefits, but many localities in the U.S. require use of a car for work, shopping, errands, and socializing.

Some suburban communities restrict the construction of multifamily buildings, which may limit the options of older adults seeking to stay in their communities when they can no longer remain in single-family homes. More flexible building and zoning regulations could create a more diverse mix of housing types such as apartments, townhouses, condominiums, and/or accessory apartments ("granny flats"). In addition, mixed-use developments that pair residential buildings with stores and services could create economies of scale for public transit and provide more options for older adults to get around.

Community Type for 65+Households in 2009



Source: Center for Housing Policy tabulations of 2009 American Housing Survey.

Top States Where Older Adults Live:

States with Largest % of 65+ Residents:

Florida	**17.4**
West Virginia	**15.7**
Pennsylvania	**15.3**
Maine	**15.1**
Iowa	**14.8**
Hawaii	**14.8**

States with Highest Projected Growth (%) of 65+ Residents (2000-2030):

Arizona	**+114.3**
Florida	**+108.8**
Nevada	**+79.5**
Texas	**+59.8**
Utah	**+56.1**

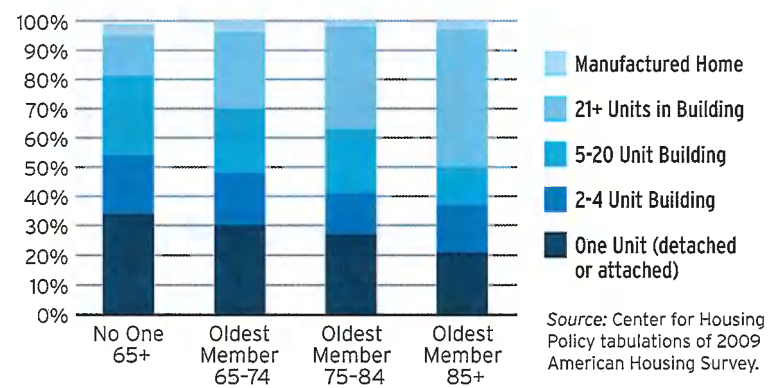
Source: US Census Bureau, 2009.

Demand Among Older Renters for Larger Buildings with Services Is Likely to Grow

American Housing Survey data show that 85+ renter households are more likely than younger renters to live in larger buildings with 21 or more units. Larger buildings are more likely to have elevators, making them attractive to older adults with mobility impairments. Larger buildings also may provide more opportunities for social interaction than may be the case with some single-family neighborhoods or smaller buildings.

Additionally, multi-unit buildings are a more cost-effective setting for the delivery of supportive services than single-family homes. Roughly, one-fifth of the residents in 5+ unit buildings report receiving assistance with meals, transportation, housekeeping, or other services. Considering the trends discussed earlier of a rapidly growing population of older adults with a member aged 85 or higher – including many with disabilities – local officials may find growing interest in allowing larger multifamily developments in communities where currently they are not permitted.

Housing Unit Type for Renters, by Age, in 2009



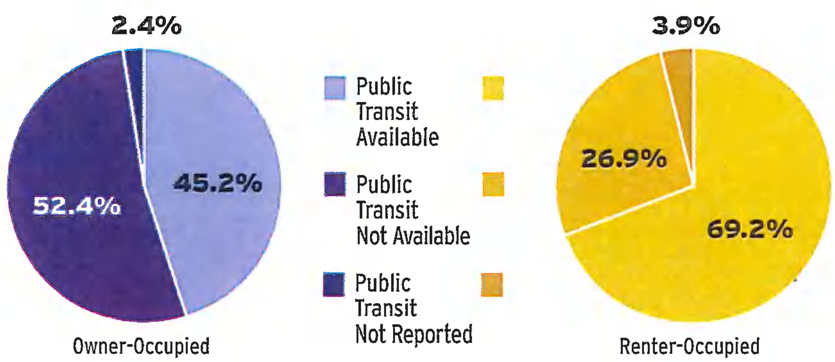
Source: Center for Housing Policy tabulations of 2009 American Housing Survey.

Many 65+ Residents – Particularly Homeowners – Lack Access to Public Transit

Some 70 percent of 65+ renters report having access to public transportation while fewer than half of home owners say they do. Partly, this is because a greater share of renters live in central cities. However, even within central cities, older renters report greater access to transit than older owners. In the metropolitan areas with the least public transit options, 80 percent or more of older adults have poor access to public transit. This problem is most pronounced in metro areas with a population of 250,000 to 1 million.

Access to public transportation may be necessary to help some age independently, but it may not be sufficient. Only 17 percent of all households with ready access to public transit report regularly using it. Efforts to make public transit more accessible and to increase ridership among older adults will be important to spur both demand for transit and the provision of more service to meet that demand. In areas with good public transit systems, it may be important to expand the availability of residential options within a close walking distance of stations and to improve the walkability of station areas to facilitate access by older adults and others.

Transit Access for 65+ Households in 2009



Source for text and graph: Center for Housing Policy tabulations of 2009 American Housing Survey.

Percentage of Older Adults Age 65-79 with Poor Transit Access in 2015 by Metro Size Category

Rank	Metro	Percentage of Seniors (65-79) with Poor Transit Access in 2015
	NEW YORK METROPOLITAN AREA	
1	New York, NY	41
	METROPOLITAN AREAS 3 MILLION AND OVER	
1	Atlanta, GA	90
2	Riverside-San Bernardino, CA	69
3	Houston, TX	68
4	Detroit, MI	68
5	Dallas, TX	66
	METROPOLITAN AREAS 1-3 MILLION	
1	Kansas City, MO-KS	88
2	Oklahoma City, OK	86
3	Fort Worth-Arlington, TX	85
4	Nashville, TN	85
5	Raleigh-Durham-Chapel Hill, NC	80
	METROPOLITAN AREAS 250,000-1 MILLION	
1	Hamilton-Middletown, OH	100
2	Montgomery, AL	99
3	Hickory-Morganton, NC	95
4	Augusta-Aiken, GA-SC	90
5	Fort Pierce-Port St. Lucie, FL	89
	METROPOLITAN AREAS LESS THAN 250,000**	
1	Waterbury, CT	90
2	Greenville, NC	87
3	Houma, LA	87
4	Merced, CA	86
5	Jacksonville, NC	85

Source: Transportation for America, 2011.

Federally Subsidized Housing and Supportive Service Options for Low-Income Older Adults Are Insufficient to Meet Current – Much Less Future – Needs of an Aging Population

The data reviewed in this report indicate that many older adults have limited incomes and struggle to afford their housing costs. Housing cost burdens grow with age, posing the biggest challenge for oldest adults aged 85+. This also is the group requiring the most services.

Housing challenges are particularly severe for older adults with very low-incomes, nearly half of whom spend 50 percent or more of their income for housing. Another one in four spend 31 to 50 percent of their income. Older adults with substantial assets can tap them to help cover the costs of retirement. But asset levels vary widely and some of the most vulnerable older adults lack the financial means to move, retrofit, or improve their housing situation just at the age when this is needed the most.

Federal housing subsidy programs can play an important role, but current housing subsidy programs meet only a fraction of the need. As shown in the chart, only about 24 percent of renters of all ages with housing needs are being reached by federal rental assistance. And with a rising federal budget deficit, some policymakers have proposed cuts in federal housing programs.

In sum, the number of older adults is rising but the available federal funding for housing subsidies is not keeping pace with demand. Furthermore, many of the residents of existing federally subsidized housing developments are aging and need services as well as modifications to their developments to allow them to age safely and comfortably in place.

It's to everyone's advantage to find solutions that allow older adults to age in place (or in a community setting of their choice) with appropriate services, avoiding costly nursing home care. The next page reviews a range of options for achieving this goal. While most of these solutions involve action at the local and state levels, their successful implementation will require strong federal partnerships to link housing and health care programs and funding.

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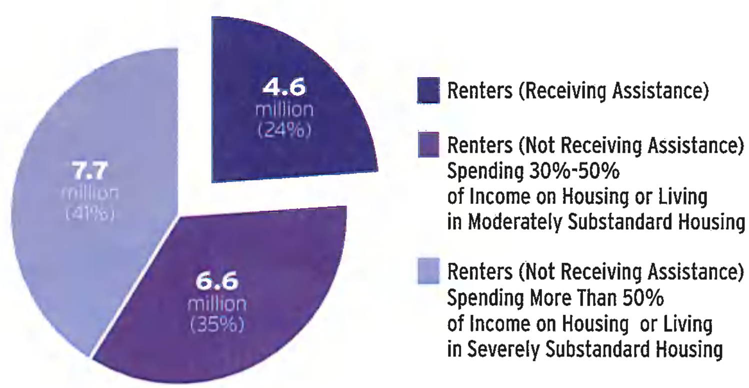
Only About 24 Percent of Renters of All Ages with Housing Needs Are Being Assisted

19 Million Low- to Moderate-Income Renters with Housing Needs (less than 80% AMI)



Source: U.S. Department of Housing and Urban Development Office of Policy Development and Research, as cited in *Worst Case Housing Needs 2009: Report to Congress.*

Policy Options for Meeting the Housing Needs of Older Adults

Many states and localities, cash-strapped in the current recession, will be ill-prepared to meet the needs of an aging population. A recent survey of local governments found they expect transportation and housing to be the greatest challenges. Of utmost concern was the reported lack of funding for these and other necessary services for older adults.

Consensus is growing around the types of actions states and localities can take to meet the future housing needs of older Americans. They fall into two categories – policies to support aging in place and policies to expand housing choice. The refinement and implementation of these and other options would be enhanced by strengthening collaboration between housing and health agencies at the federal, state, and local levels.

Policies to Support Aging in Place

Make homes more affordable – Help aging homeowners with limited incomes by providing property tax relief programs for income- and age-eligible households. Use housing vouchers to help aging renters afford to age in place.

Assist with home modification – Help poorer owners (and landlords) with retrofits by providing technical assistance, volunteer labor, and funding using deferred loans or grants from Community Development Block Grant, HOME, housing trust funds, and other sources.

Connect residents to social services – Assist residents with activities of daily living by expanding the Home and Community-Based Services Medicaid waiver program to provide services for older residents in their homes or in centralized locations. Use Medicaid and Medicare funding to cover nursing services that help older renters in multifamily settings access preventative care, avoid unnecessary hospitalizations, and shorten hospital stays – creating a net savings in health costs while improving quality of life. Scale up models that provide individuals who are not eligible for Medicaid with services to help them age in place; options include expanding the broad range of services programs funded through the Older Americans Act, expanding volunteer networks, and implementing the CLASS Act. The CLASS Act is a component of the 2010 health care reform bill that facilitates self-insurance of services needs.

Expand transportation options – Allocate funding for transit agencies to extend coverage areas and accessibility of their services; promote programs (such as volunteer-based programs to drive older adults to medical appointments) for those not currently served by transit.

Policies to Expand Housing Choices for Older Adults

Encourage universal design in new homes – Require government-subsidized housing to incorporate universal design principles; change building codes to encourage developers of market-rate housing to build elder-friendly homes.

Create flexible zoning rules – Modify zoning codes to promote a diverse range of housing types that expand choices for older adults and others, including accessory dwelling units (i.e., granny flats), high-density rental units, as well as siting for residential units located near transit, shopping, and other amenities.

Preserve and expand the supply of affordable rental housing – Preserve existing affordable rental housing that is in need of rehabilitation or in danger of opting out of subsidized housing programs, while expanding funding for the development of new affordable rental properties.

Enhance consumer choice – Support the development of a range of public and private supportive housing models such as assisted living residences, continuing care retirement communities, and congregate housing; expand access to developments that integrate services and housing through the Programs of All Inclusive Care for the Elderly (PACE) model; experiment with cohousing efforts that promote "active neighboring" and/or include professional caregivers. Families of every income category should have access to affordable options; in addition to scaling up programs for low-income households, programs need to be developed to help households that fall between the cracks – their incomes are above the threshold for the low income housing tax credit but below the level sufficient to afford market-rate supportive housing.

DATA SOURCES

Page 2

Projections of the Change in Population by Age for the United States: 2010 to 2050

U.S. Census Bureau, Population Division. 2008. Table 2, Projections of the Population by Selected Age Groups and Sex for the United States: 2010 to 2050 (NP2008-T2).

Projected Population Age 85+, 2010 and 2050

U.S. Census Bureau, Population Division. 2008. Table 2, Projections of the Population by Selected Age Groups and Sex for the United States: 2010 to 2050 (NP2008-T2).

There Could be Even More

Olshansky, S. Jay, Dana P. Goldman, Yuhui Zheng, and John W. Rowe. 2009. Aging in America in the Twenty-first Century: Demographic Forecasts from the MacArthur Foundation Research Network on an Aging Society. *The Milbank Quarterly*, Vol. 87, No. 4, pp. 842–862.

Page 3

Age Distribution of Households in 2009

The Center for Housing Policy tabulation uses age of oldest member, not age of householder; using the latter results in 23.1 million households aged 65+.

A Rise in Multigenerational Families in Some Quarters

Data on the change in the number of households come from the U.S. Census Bureau, Census 2010 and Census 2000. Census data on multigenerational families cited in: Jayson, Sharon. "All Together Now: Extended Families." *USA Today*, November 23-24, 2011. Statistic on grandparents providing care for children is from Livingston, Gretchen and Kim Parker. 2010. *Since the Start of the Great Recession, More Children Raised by Grandparents.* Pew Research Center.

For the Foreseeable Future, More Households will be Older Women Living Alone

Life expectancy by sex comes from U.S. Census Bureau. 2011. Statistical Abstract of the United States: 2012 (131st Edition), Table 104. Washington, DC: U.S. Census Bureau. Data on the longevity gap are from Vincent, Grayson K. and Victoria A. Velkoff. 2010. *The Next Four Decades, The Older Population in the United States: 2010 to 2050*. Current Population Reports, P25-1138, U.S. Census Bureau, Washington, DC, and from U.S. Census Bureau, Population Division. 2008. National Population Projections, Table 2. Projections of the Population by Selected Age Groups and Sex for the United States: 2010 to 2050 (NP2008-T2).

Living Arrangements of Men and Women Ages 65+, 2008

U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, 2008 as cited in Federal Interagency Forum on Aging-Related Statistics. 2010. *Older Americans 2010: Key Indicators of Well-Being*, page 78. Washington, DC: U.S. Government Printing Office.

Page 4

Higher Rates of Disability Occur Among Those Least Able to Adapt

Information on payments and funding for home modifications come from Fagan, Lisa Ann and Cheri Cabrera. 2007. *Funding for Home Modifications & Programs.* Washington, DC: National Association of Home Builders.

Retrofits for Aging in Place

Estimates of future demand for home modifications are from Freedman, Vicki A., and Emily M. Agree. 2008. *Home Modifications: Use, Cost, and Interactions with Functioning Among Near-Elderly and Older Adults.* Washington, DC: U.S. Department of Health and Human Services, Assistant Secretary for Planning and Evaluation, Office of Disability, Aging and Long-Term Care Policy. Costs of modifications are from Jon Pynoos. 2001. *Meeting the Needs of Older Persons to Age in Place: Findings and Recommendations for Action.* Submitted to the Commission on Affordable Housing and Health Facility Needs for Seniors in the 21st Century, San Diego, CA. Statistic on not undertaking renovations is from AARP. 1996. As cited in Pynoos, 2001.

Page 5

Community Housing with Services

Community housing with services applies to respondents who reported they lived in retirement communities or apartments, senior citizen housing, continuing care retirement facilities, assisted living facilities, staged living communities, board and care facilities/homes, and other similar situations, AND who reported they had access to one or more of the following services through their place of residence: meal preparation, cleaning or housekeeping services, laundry services, help with medications.

Percentage of Medicare Enrollees Age 65 and Over in Selected Residential Settings, by Age Group, 2007

Centers for Medicare and Medicaid Services, Medicare Current Beneficiary Survey as cited in Federal Interagency Forum on Aging-Related Statistics. 2010. *Older Americans 2010: Key Indicators of Well-Being*, page 131. Washington, DC: U.S. Government Printing Office.

CCRCs and NORCs

U. S. Senate. Special Committee on Aging. 2010. *Continuing Care Retirement Communities: Risks to Seniors.* Summary of Committee Investigation.

Page 6

80 percent of Older Adult Households are Homeowners and Many Own Their Homes Outright

Data on the share of older homeowners ages 50+ with a mortgage come from Harrell, Rodney. 2011. *Housing for Older Adults: The Impacts of the Recession.* Insight on the Issues. Washington, DC: AARP Public Policy Institute.

Percent Homeownership and Renting by Age

Non-market renters include those who don't pay cash rent and those who receive government subsidies. Both institutional and non-institutional group quarters (e.g., nursing homes and congregate care homes, respectively) are excluded from the AHS. However, the AHS does include assisted living facilities. Estimates of those households with mortgages include regular mortgages and lump-sum home equity loans but excludes home equity lines of credit.

Expense Categories as a Share of Total Household Expenditures by Age

Expenditures as a share of the household budget are from the Consumer Expenditure Survey, 2009, Table 4. Weighted averages were calculated for the 0-64 group.

Page 7

Monthly Housing Costs by Income for 65+ Households

Housing costs in the AHS include, where applicable, rent, mortgage, utilities (such as electricity, gas, fuel oil and other fuels, water, sewer, and trash), property and homeowners insurance, condo fees, and other common household expenses.

Page 8

Housing Costs for Older Households as a Percent of Income, by Income Category

Income categories in the table are based on a comparison of household income to HUD's median family incomes, adjusted for household size. The 200,000 65+ households with zero/negative income are not included in these tabulations; this is a departure from HUD's methodology, which assigns some to the 0-30% AMI category and others to the 100-120% AMI category depending on their reported housing costs. The calculations of cost burdens exclude 1.9 million households reporting zero/ negative income.

Page 9

While Relatively Few 56+ Households Live in Physically "Inadequate" Housing

Rather than using the AHS variable measuring inadequacy (ZADEQ), this analysis uses a composite measure developed by Paul Emrath and Heather Taylor in *Housing Value, Costs, and Measures of Physical Adequacy*, a paper prepared for presentation at the American Housing Survey User Conference, 2011. This measure was designed to include characteristics shown to influence home values (for single-family units) and gross rents (for multifamily units). Manufactured housing units also are included. Compared to ZADEQ, this measure identifies significantly more occupied units as inadequate (9.8 million including manufactured housing compared to 5.8 million with severe or moderate physical problems as reported in AHS Table 2-7).

Physical Hazards at Home for Older Adults

Statistics on falling among older adults are from the Centers for Disease Control and Prevention, National Center for Injury Prevention and Control, Division of Unintentional Injury Prevention. 2011. *Falls Among Older Adults: An Overview.* Atlanta, GA: Centers for Disease Control and Prevention.

Page 10

Sources of Income for Married Couples and Nonmarried People

U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, 2008 as cited in Federal Interagency Forum on Aging-Related Statistics. 2010. *Older Americans 2010: Key Indicators of Well-Being,* page 85. Washington, DC: U.S. Government Printing Office.

A married couple is age 65 and over if the husband is age 65 or over or the husband is younger than age 55 and the wife is age 65 or over. The definition of "other" includes, but is not limited to, public assistance, unemployment compensation, worker's compensation, alimony, child support, and personal contributions. Quintile limits are $12,082, $19,877, $31,303, and $55,889 for all units; $23,637, $35,794, $53,180, and $86,988 for married couples; and $9,929, $14,265, $20,187, and $32,937 for nonmarried persons. Reference population: These data refer to the civilian noninstitutionalized population.

Poverty Rates by Age, Race, Ethnicity, Education, and Sex

Poverty rates are from Issa, Phillip and Sheila R. Zedlewski. 2011. *Poverty Among Older Americans, 2009.* Retirement Security Data Brief. Washington, DC: Urban Institute. Figures shown are those authors' tabulations of the 2010 Annual Social and Economic Supplement (ASEC) to the Current Population Survey (CPS).

Page 11

Older Homeowners Have Greater Home Equity than Younger Homeowners

Data on home equity come from Center for Housing Policy calculations of 2009 American Housing Survey. Data on the decline in home values between 2005 and 2009 come from Fry, Richard, D'Vera Cohn, Gretchen Livingston, and Paul Taylor. 2011. *The Rising Age Gap in Economic Well-Being*. Washington, DC: Pew Social & Demographic Trends.

Estimated Debt and Equity for Homeowners – Both Charts

The AHS does not ask respondents about the total mortgage debt – or outstanding principal – that they have on their homes. Instead, it asks about the original amount and terms of the mortgages, gathering detailed information on the first two mortgages and less information on subsequent loans. The Census Bureau has developed a calculation for determining an estimated outstanding principal, which is replicated here with slight differences. Regarding outstanding principal, regular mortgages and lump-sum home equity loans are included but not home equity lines of credit or reverse mortgages. For all but the first and second mortgages, the AHS simply asks for the original amount borrowed, and this calculation assumes that 25 percent of each has been paid off. However, these values are not precise but rather are intended to be roughly indicative.

Estimated Debt and Equity for Homeowners by Age

Because only 600,000 homeowners age 85 and over have a mortgage, the sample is too small to accurately estimate the percent with negative equity.

Paying Off and Drawing Down

The changing age of reverse mortgage borrowers comes from Reverse Market Insight. 19 July 2010. "Reverse Mortgage Borrower Age Analysis." *ReverseIQ Newsletter.*

Information on older adults' reason for considering reverse mortgages comes from Stucki, Barbara R. 2012. *Changing Attitudes, Changing Motives: The MetLife Study of How Aging Homeowners Use Reverse Mortgages.* New York: MetLife Mature Market Institute and National Council on Aging.

Page 12

Change in Net Worth by Household Type, 1984 to 2009

Fry, Richard, D'Vera Cohn, Gretchen Livingston, and Paul Taylor. 2011. *The Rising Age Gap in Economic Well-Being.* Washington, DC: Pew Social & Demographic Trends. Figures are those authors' tabulations of Survey of Income and Program Participation data and U.S. Census Bureau P-70, No. 7; Household Wealth and Asset Ownership: 1984: data from the Survey of Income and Program Participation, Table E.

Median Household Net Worth by Race/ Ethnicity of Head of Household

Data are from Kochhar, Rakesh, Richard Fry and Paul Taylor. 2011. *Wealth Gaps Rise to Record Highs Between Whites, Blacks and Hispanics.* Washington, DC: Pew Social & Demographic Trends. Figures are those authors' tabulations of Survey of Income and Program Participation data from the 2008 panel; for 1984 to 2004: various U.S. Census Bureau P-70 Current Population Reports. The authors note that blacks and whites include Hispanics.

Page 13

Median Number of Years in Current Residence

Data come from U.S. Census Bureau. 2011. Current Population Survey, 2011 Annual Social and Economic Supplement.

Most 65+ Households Strongly Desire to "Age in Place"

Information on moving rates by age comes from Center for Housing Policy calculations of data from U.S. Census Bureau. 2011. *Current Population Survey, 2011 Annual Social and Economic Supplement*, Table 1.

Survey results on older adults' reluctance to move can be found in AARP Public Policy Institute. 2006. State of 50+ America: 2006. Washington, DC: AARP.

What Families of Residents of CCRCs Say

Mather LifeWays Institute on Aging, Zeigler, and Brecht Associates, Inc. 2011. *National Survey of Family Members of Residents Living in Continuing Care Retirement Communities.* Evanston, IL: Mather LifeWays Institute on Aging.

Page 14

Most 65+ Households Live in the Suburbs or Smaller Towns

Data on community type are Center for Housing Policy tabulations of the 2009 American Housing Survey national report, tables 3-1 and 4-1. The AHS microdata file does not include a reliable variable indicating whether households live in a metro or non-metro area. Thus, in a departure from the rest of the report, this chart reflects only the 23.1 million households with a household head 65+. The data reported in here (and in the national AHS report) are based on 1990 metro area definitions.

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Demand among Older Renters for Larger Buildings with Services

Data in the text and table are Center for Housing Policy tabulations of the 2009 American Housing Survey national report, table 4-1.

Top States Where Older Adults Live

Data are from U.S. Census Bureau. 2009. Interim Projections: Ranking of Census 2000 and Projected 2030 State Population and Change: 2000 to 2030 (estimated in 2009).

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Percentage of Older Adults Age 65-79 with Poor Transit Access in 2015 by Metro Size Category

Estimates of numbers of older adults with poor access to transit are from Transportation for America. 2011. *Aging in Place, Stuck without Options: Fixing the Mobility Crisis Threatening the Baby Boom Generation.* For the Transportation for America report, the Center for Neighborhood Technology (CNT) was commissioned to analyze the adequacy of public transportation service for 241 metropolitan areas with a population of 65,000 or more.

Data on transit access and use come from Center for Housing Policy tabulations of 2009 American Housing Survey.

Page 16

Only About 23 Percent of Renters of All Ages with Housing Needs Are Being Assisted

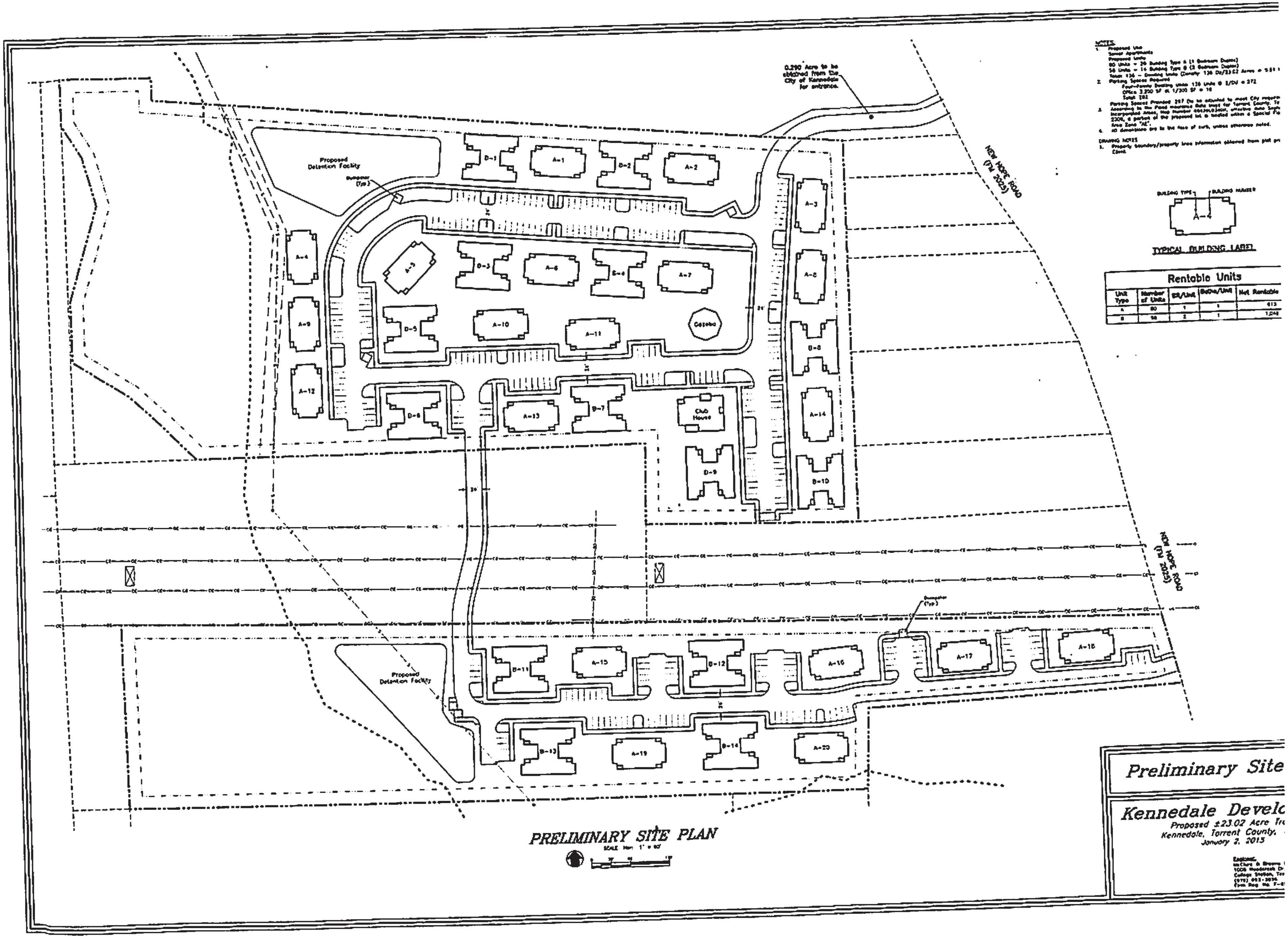
Data are from U.S. Department of Housing and Urban Development, Office of Policy Development and Research. 2011. Worst Case Housing Needs 2009: Report to Congress. Tables A-1A and A-1B. Washington, DC: U.S. Department of Housing and Urban Development.

Page 17

State and Local Policy Responses

These recommendations are echoed in many venues, forums, and publications. See publications referenced elsewhere in this report. For a community perspective see, *Building for the Boom: Creating Communities that Work for All Generations*, San Mateo County, CA, Spring 2009. Available at: http://www.co.sanmateo.ca.us/Attachments/housingdepartment/PDFS/building_for_the_boom.pdf

For a state and local policy perspective, visit the HousingPolicy.org Toolkit on *Meeting the Housing Needs of Older Adults*, created by the Center for Housing Policy in partnership with AARP. The information in the online toolkit is also featured in a series of factsheets available at http://www.nhc.org/AARP-factsheets.html.



Rentable Units				
Unit Type	Number of Units	BR/Unit	Baths/Unit	Net Rentable
A	80	1	1	613
B	56	2	1	1,048

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Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: REGULAR ITEMS - E.

I. Subject:
Consider approval of Resolution 446 authorizing participation in the Solar Ready II project and adoption of Solar Energy Best Management Practices

II. Originated by:

III. Summary:
Based on the increasing level of citizen interest in solar energy, the North Central Texas Council of Governments (NCTCOG) Executive Board endorsed the goal of the Solar Ready II initiative to achieve measurable improvements in market conditions for solar photovoltaic across the North Texas region and also endorsed NCTCOG's participation in the Solar Read II initiative. NCTCOG recommends local governments in the North Texs region adopt a resolution to participate in the NCTCOG Solar Ready initiative and implement solar energy best management practices developed through community participation. The regional initiative is expected to achieve workable solutions to improve reliability of the electrical grid and support efforts to attain the region's ozone standard. Staff recommends adoption of the the attached resolution.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Resolution 446	Resolution 446.doc

RESOLUTION NO. 446

A RESOLUTION OF THE CITY OF KENNEDALE, TEXAS, AUTHORIZING THE PARTICIPATION IN THE SOLAR READY II PROJECT AND ADOPTION OF SOLAR ENERGY BEST MANAGEMENT PRACTICES

WHEREAS, the United States Environmental Protection Agency has designated the ten-county area of Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, Tarrant, and Wise Counties as a moderate nonattainment area under the 2008 8-hour ozone National Ambient Air Quality Standards, and is expected to propose a more stringent 8-hour ozone standard by December 2014 that may require additional significant emissions reductions; and

WHEREAS, emissions inventories from the Texas Commission on Environmental Quality indicate that in 2018, approximately five percent of ozone-forming nitrogen oxides emissions in the Dallas-Fort Worth (DFW) ozone nonattainment area are expected to be attributable to Electric Utility Point sources; and

WHEREAS, increases in the amount of electricity generated by low-emitting, renewable energy sources, such as solar energy, have the potential to help reduce emissions that lead to ozone formation, improve the reliability of the Texas electrical grid, and facilitate more sound local energy reliability in cases of natural disaster or preparedness planning; and

WHEREAS, the North Central Texas Council of Governments (NCTCOG), in partnership with the National Association of Regional Councils, the Mid-America Regional Council, Meister Consultants Group, The Council of State Governments, and other regional planning agencies, is administering the Solar Ready II project in the DFW area; and

WHEREAS, the goal of the Solar Ready II project is to achieve measurable improvements in market conditions for solar photovoltaic (PV) across the region by providing local government representatives with information and best management practices (BMPs) that will enable local governments policies and processes to be updated in a way that accommodates growth of new, innovative technologies, such as solar energy; and

WHEREAS, the City of Kennedale wishes to participate in regional efforts to achieve workable solutions that conserve resources, improve reliability of the electrical grid, and support efforts to attain the ozone standard.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

Section 1. The City of Kennedale endorses the goal of the Solar Ready II initiative and will participate in the preparation of policy and market changes associated with growth in solar PV deployment.

Section 2. The City of Kennedale will join ongoing discussions with other partners regarding implementation of solar BMPs in the DFW region.

Section 3. The City of Kennedale will review current permitting and planning processes and consider revising and adopting solar BMPs, including regional products developed in the Solar Ready II project or other solar initiatives, as appropriate.

Section 4. The City of Kennedale will strive to notify the NCTCOG of changes made with regard to solar permitting and planning processes to help inform further regional coordination.

Section 5. This resolution shall be in effect immediately upon its adoption.

PASSED AND APPROVED this 16th day of February, 2015.

APPROVED:

____
Mayor, Brian Johnson

ATTEST: APPROVED AS TO FORM AND LEGALITY:

____
Leslie Galloway, City Secretary

____
Wayne K. Olson, City Attorney

KENNEDALE
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Staff Report to the Honorable Mayor and City Council

Date: February 16, 2015

Agenda Item No: REGULAR ITEMS - F.

I. Subject:
Consider authorizing the emergency sewer line repairs near Briar Court and along Village Creek

II. Originated by:

III. Summary:
The staff has identified two locations where we are in danger of a major sewer line break. The first is in the creek adjacent to Briar Court. A partial collapse and break in the line occurred approximately 10 days ago. Temporary repairs were made until a contractor could be hired to replace this segment of sewer line. Tejas Contractor, a Kennedale company, was hired to replace the line. The replacement is underway with an estimated cost of $45,000. (Four photos to follow)

The second line is an aerial crossing of Village Creek tributary near the I-20 access road. The support structure holding the line is about to fall. We have contacted a structural geo-technical engineer about how best to replace the line segment. We should have an idea on how to best replace the structures within two weeks. Staff is requesting emergency authorization to engage a contractor to replace the sewer line segment and support structures. The estimated cost range is $150,000 to $200,000. The repair needs to be done before any spring rains that could cause the line to break and cause a significant sewer spill. (Five photos attached)

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Photo - Emergency Repair 1	Emergency Repair 1.jpg
2.	Photo - Emergency Repair 2	Emergency Repair 2.jpg
3.	Photo - Emergency Repair 3	Emergency Repair 3.jpg
4.	Photo - Emergency Repair 4	Emergency Repair 4.jpg
5.	Photo - Full Aerial Crossing	Picture of full aerial crossing.jpg
6.	Photo - Fallen Aerial Support	Fallen Aerial Support.jpg
7.	Photo - Cracked Slope Support	Cracked slope support.jpg

8.	Photo - Broken Strap to Support	Broken strap to support.jpg
9.	Photo - Missing Strap to Support	Missing strap to support.jpg


SUPPORT FOR AERIAL CROSSING HAS FALLEN OVER.


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