

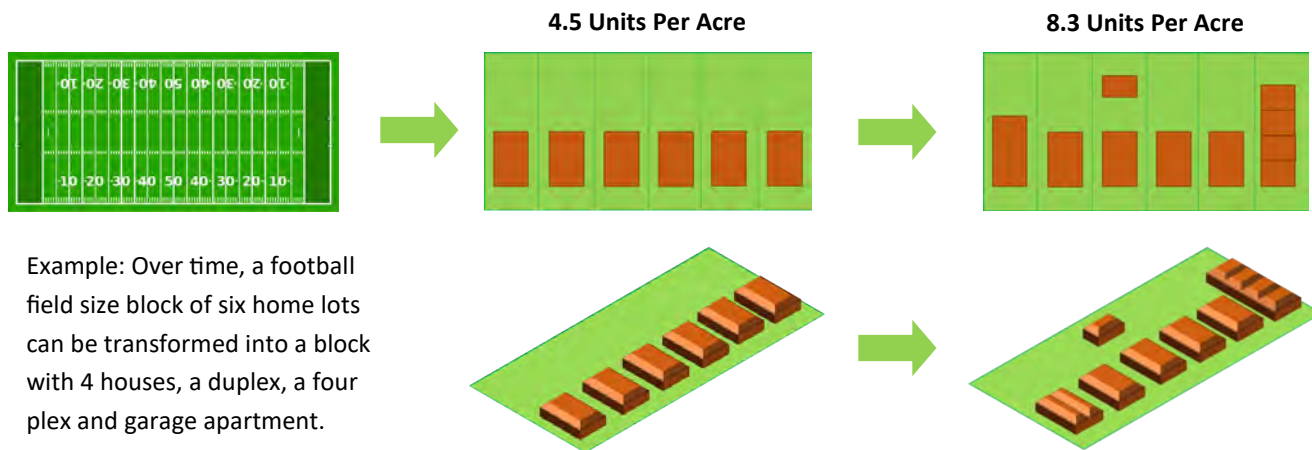
Bonham Housing Action Plan

TRADITIONAL NEIGHBORHOOD DEVELOPMENT



Traditional Neighborhood Development (TND) recreate the types of neighborhoods found in American cities and small towns in the years before WWII. These historic neighborhoods were built to accommodate people in all stages of their life cycle and included a variety of housing types. Most housing was single-family detached homes. Other common housing types included: duplexes, small row-house developments and small apartment buildings (often with ten or fewer units.) These neighborhoods support nearby small business centers with markets, cafes and coffee shops, personal services like barbers, repair shops and stores. These neighborhoods are very much in demand, especially by young households who want to take advantage of local restaurants and services. Many newer cities are investing large sums in trying to create these traditional neighborhood forms.

Bonham has a head start because it was built as a traditional neighborhood. It has maintained its historic courthouse square commercial district. It also has a mix of housing types in the neighborhoods surrounding the square. By nurturing its existing format, Bonham can strengthen its housing market and create a virtuous cycle of residential investment. This growth increases business for downtown shops and the growing downtown business core increases the desirability of nearby neighborhoods. Creating a TND overlay will encourage the creation of a variety of housing types on this vacant land.



Housing Unit Goal = 70 New Units

Pros	Cons
<ol style="list-style-type: none"> 1. Housing variety for singles, young couples, families with children, empty nesters. 2. Maximize existing streets and utilities. 3. Preserve historic buildings. 4. Increase the market for retail, restaurants. 5. Increase opportunities to walk and bicycle. 6. Reduce car trips and vehicle miles traveled. 	<ol style="list-style-type: none"> 1. Code may need to change. 2. Infrastructure upgrades: sidewalks, street lights, drainage and landscape 3. Homeowner concerns about density 4. Finding the right developers.