



Facilitating Housing for Livable Centers Toolbox

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What is our regional housing situation today?

#37

Most Affordable Home
Prices

\$178,000

Median Home Price

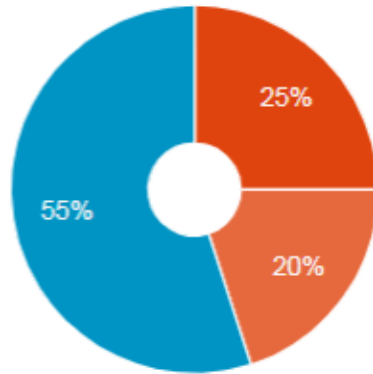
\$1,650

Median Rent

Increasingly, residents are “driving to the right price.”

What is our regional housing situation today?

- Housing
- Transportation
- Remaining Income



\$11,749
Annual Transportation Costs



1.70
Autos Per Household



18,478
Average Household VMT



What is our regional housing situation today?

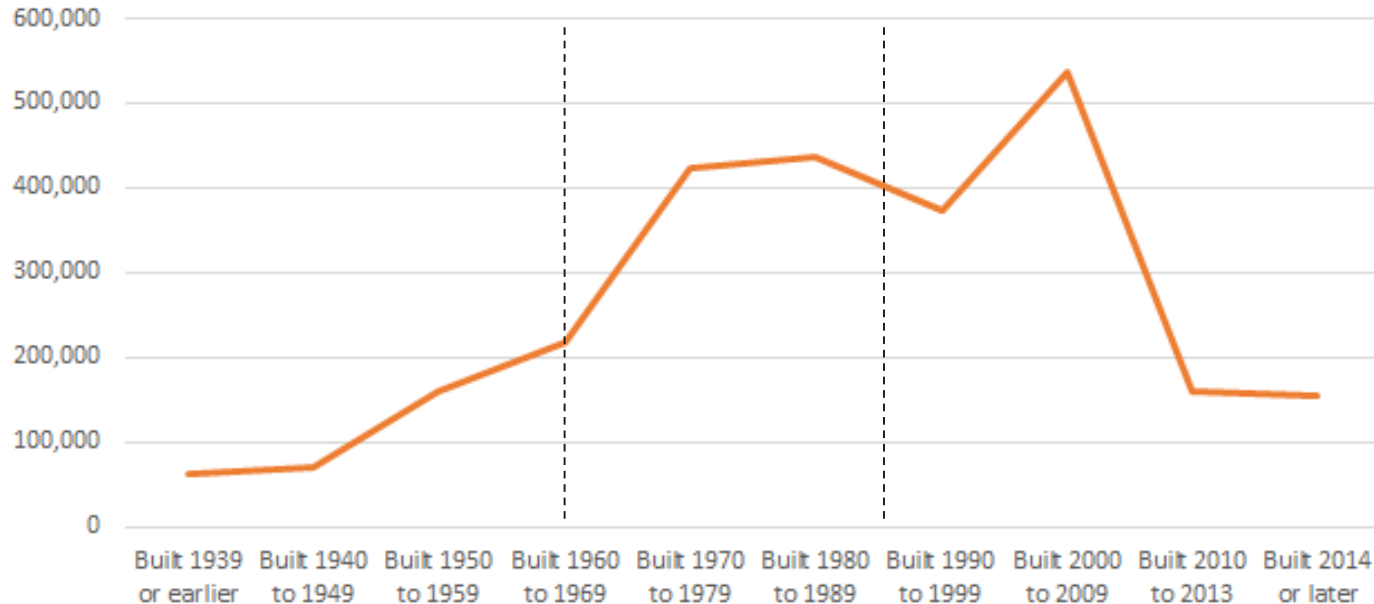
1%

Location Efficient
Neighborhoods

Location-efficient neighborhoods are areas where residents, on average, have to spend less than 8% of their annual income on transportation



What is our regional housing situation today?



Source:
2017 1-
Year ACS



What is our regional housing situation today?

BUSINESS

Houston housing market takes a turn as demand for higher-end homes sags



R.A. Schuetz | May 16, 2019 | Updated: May 16, 2019 10:44

Prices at the lower end, he said, have continued to rise, reflecting strength in the entry-level market, while softening is more evident at the pricier end of the market.

“The new-home market, particularly the entry level, could perform very well,” Vivas said. “The demand is there.”

Source: Houston Chronicle, May 16, 2019



An aside: The word “affordable”

30% Area Median Income	\$25,750	Restaurant Worker Retail Worker
50% Area Median Income	\$36,150	Administrative Assistant Hospitality Worker
80% Area Median Income	\$61,050	Teacher Police Officer (4-5 years ex.)
100% Area Median Income	\$76,300	Manager Early-Career Engineer

Affordable = household spends less than 30% of income on housing.



**So...where do we go from
here?**



What housing solutions work in the Houston-Galveston region?

The #1 answer is "IT DEPENDS"...



What housing solutions work in the Houston-Galveston region?

The #1 answer is "IT DEPENDS"...

...on the housing issues your community has.



Any of these sound familiar?

- Aging population that needs to age in place?



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- **New housing types needed to attract the next generation?**



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- **Need for “infill”, walkable housing?**



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- New housing types needed to attract the next generation?
- Need for “infill”, walkable housing?
- Displacement due to rising costs of living?
- **Housing stock that was largely built at the same time and now needs reinvestment?**



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- **New “transit-oriented” housing options to help cut down on traffic?**



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- Aging population that needs to age in place?
- New housing types needed to attract the next generation?
- Need for “infill”, walkable housing?
- Displacement due to rising costs of living?
- Housing stock that was built at the same time and now needs reinvestment?
- New “transit-oriented” housing options to help cut down on traffic?
- **Need for balance to preserve community: ensure that a renter can buy, an empty nester can rent, a senior can find assisted living?**



Other housing issues...you tell us what you want to hear about!



Finally (!)... The Toolbox.

Search H-GAC

Search



Facilitating Housing Toolbox

Housing recommendations from past Livable Centers studies were evaluated and summarized into a single toolbox for ease of review and cross collaboration between past study partners and the region. Provided tools are being deployed daily, and this toolbox serves as a template to be matured as additional scenarios are identified through the Livable Centers Program. For more information on how to become a Livable Centers partners and gain access to tool development for your community, please contact LivableCenters@h-gac.com.

Livable Center empower local partners to better plan, promote and attract positive investment within their communities. Associated housing tools identified through associated studies include: Enhance Local Policies, Increased Capacity, and Incentivize Housing Investment.

Policy Tools

Incentives Tools

Capacity Increase Tools



The power of the Toolbox is that it gives you options - it's not a one-size-fits-all.

- Three categories: Policy Tools, Incentive Tools, Capacity Building.
- These ideas have been used elsewhere in the region or the state. We know they work.
- Often, you can use more than one idea to tackle a single issue.
- Not every solution will work for every place or every problem.



The Toolbox: Policy Tools

Zoning Changes

Density Bonuses

Accessory Dwelling Units

Parking Reductions

Building Line / Lot Size
Modifications

Streamline Process

Public Property Sales

Master Planned Redevelopment of
Public Property

Adaptive Reuse Promotion



Policy Tools Example: Aging In Place

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Policy Tools Example: Aging In Place



“Part of the idea is that, by charging rent to folks living in an accessory dwelling unit, Port Aransans might find it easier to pay property taxes even as property values continue to rise. The units also provide more options for people looking to rent in Port Aransas.”

-- Port Aransas South Jetty,
March 15, 2012



The Toolbox: Incentive Tools

TIRZ

Historic Tax Credits

Neighborhood Empowerment
Zone (NEZ)

Low-Income Housing Tax Credit
(LIHTC)

Local Housing Trust Fund

Block Grants: CDBG / HOME

380/381 Agreement

Section 202 / Section 811 (Special
Needs for Seniors & Disabled)

Tax Abatements



Incentive Tools Example: Walkable Housing

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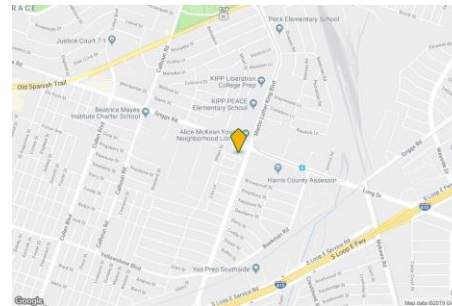
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Incentive Tools Example: Walkable Housing



Village at Palm Center:
CDBG-DR
LIHTC
Mixed-Income
Mixed-Use
Next to light rail,
across the street
from library

Image Source: Village at Palm Center



The Toolbox: Capacity Increase Tools (Partners!)

Management Districts

Community Land Trust

4B Economic Development
Corporation (EDC)

Community Development
Corporation (CDC)

Land Banking

Community Development Financial
Institution (CDFI)



Capacity Increase Example: “Infill” Housing

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You can find the Toolbox at H-GAC's Livable Centers website:

<http://h-gac.com/livable-centers/facilitating-housing-toolbox/default.aspx>

Questions?

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