


Livable Places Action Committee

Virtual Meeting

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City of Houston

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PLANNING &
DEVELOPMENT
DEPARTMENT

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SPEAKER RULES

**Mute to Listen;
Unmute to Speak**



(For dialing in, *6 to mute/unmute)

Request to Speak



 Teams Chat window
 Call POD 832-393-6600

**Wait to be
Recognized by Chair**



**State Full Name;
Speak up Clearly**



Public comments in the end

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Meeting Agenda

Welcome by Chairs

Director's report

Identify issues to address related to SFR lots

Discussion on the following topics

- Single-Family Residential
- Small Scale Multi-Family Residential

Homework activity & Next meeting

Public comments

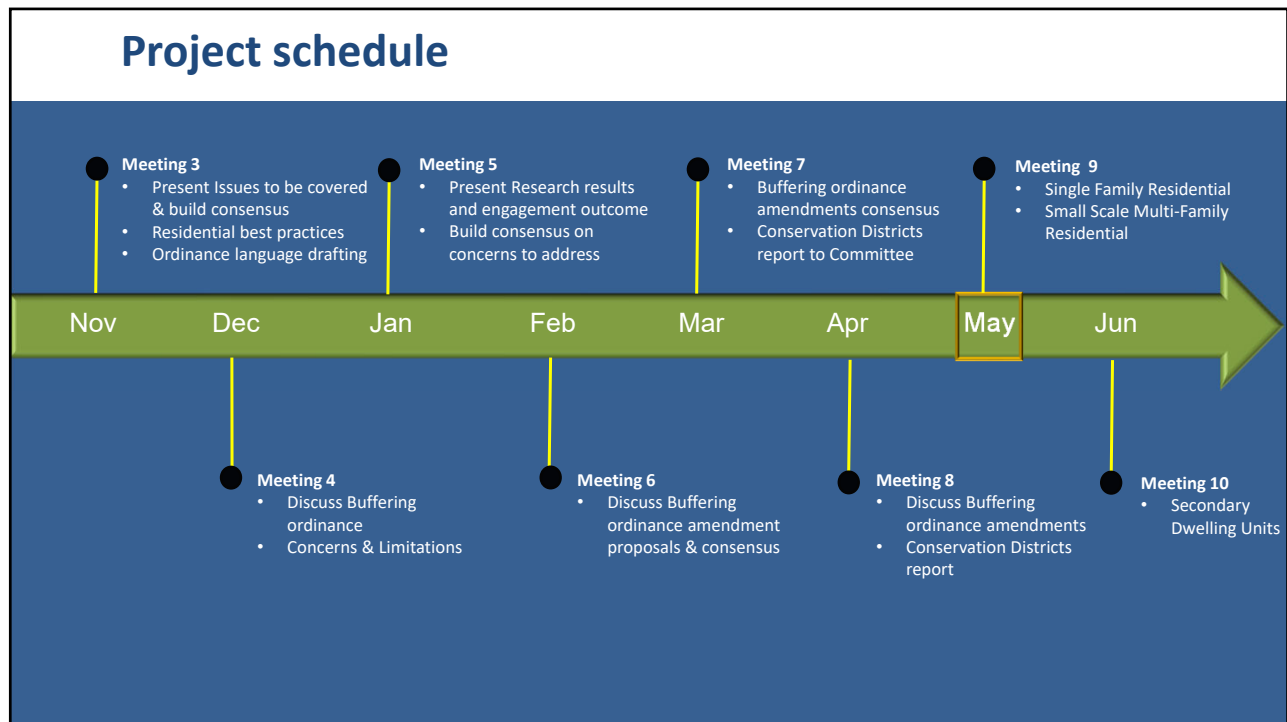
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Steps to address a topic

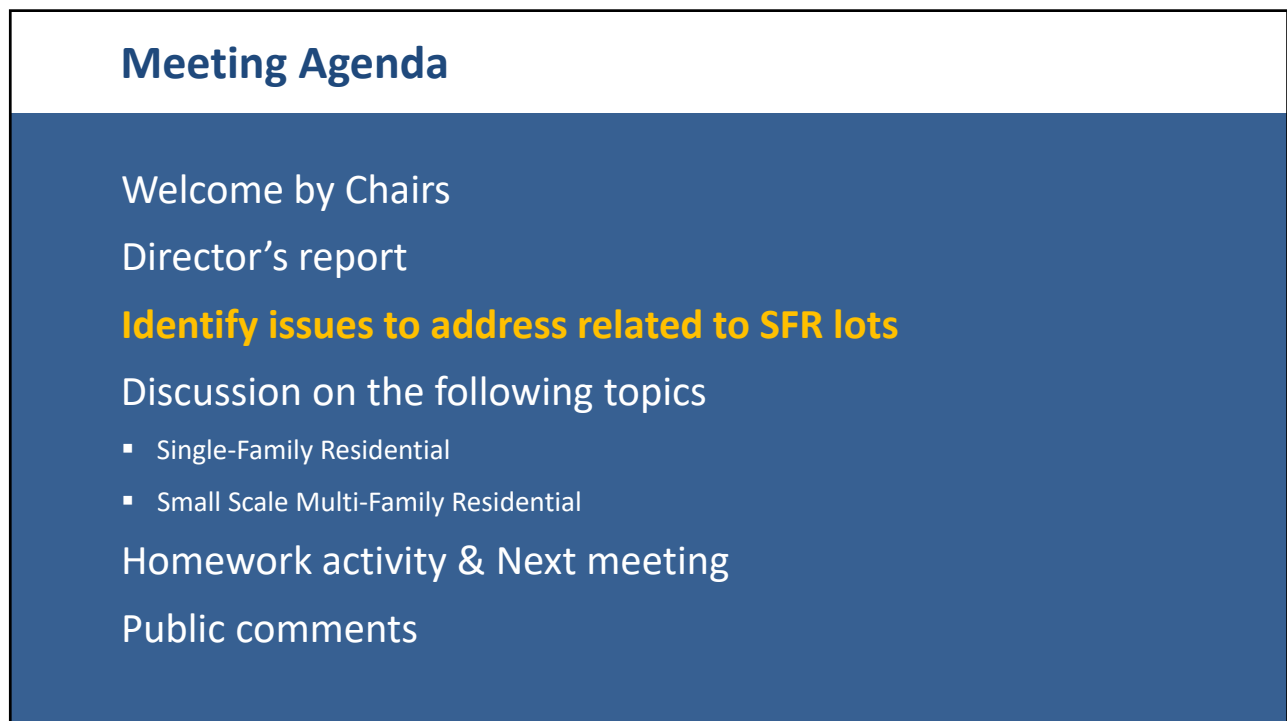
1. Present a concept and get Committee's thoughts
2. Present more definitive recommendations for direction
3. Gather input from TAG (Technical Advisory Group)
4. Present proposed amendment details with TAG input for consensus to move forward to the Planning Commission
5. Code amendment language drafted by legal to move forward to the Planning Commission (will be circulated to the Committee)

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Topics to be covered

Residential Lots

Small scale Multi-Family

Lot size

Standards for reduced lot sizes

Reserve standards

Special min lot size/Special min BL amendments

Lot access to streets

Parking

Building line requirements

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Order of my presentation

- Goal
- Future demand
- Recommendations from Plan Houston and Resilient Houston
- How to achieve – Missing Middle Housing and Accessory Dwelling Units
- Current regulations – Single Family and Multi Family
- Challenges
- National Best Practices Study Recommendations
- Questions to think about

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What is the Goal?

Encourage the development and preservation of variety of housing types at various price points that meet the needs of middle-income households making housing affordable.

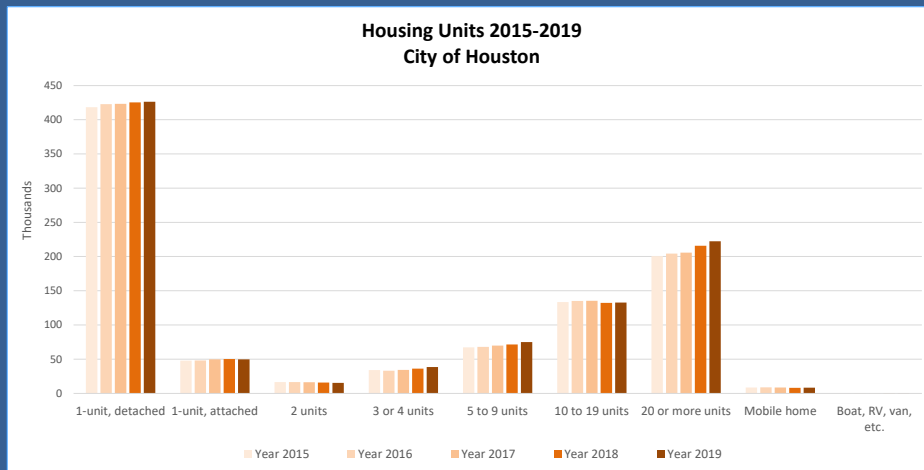
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Future Demand

- Increased demand for housing due to population increase
- Increase in smaller household size (single parent or multigenerational)
- Increase in housing value
- Decrease in homeownership rates for younger families
- Growing demand for rental housing (2-3 bedroom)
- Growing need for small homes

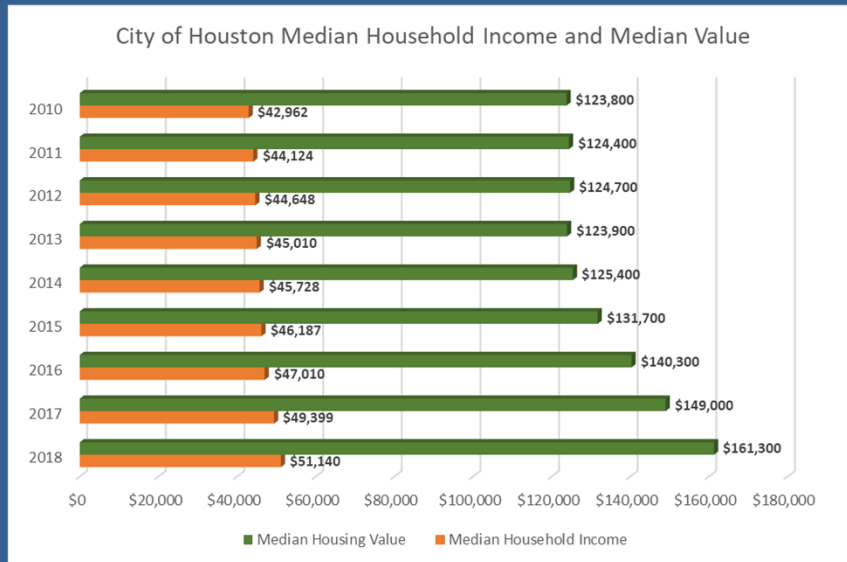
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Housing Units



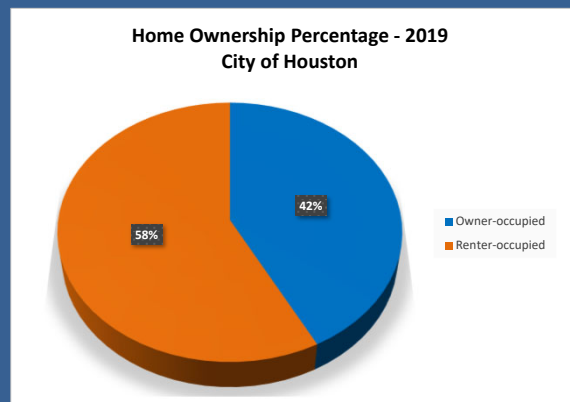
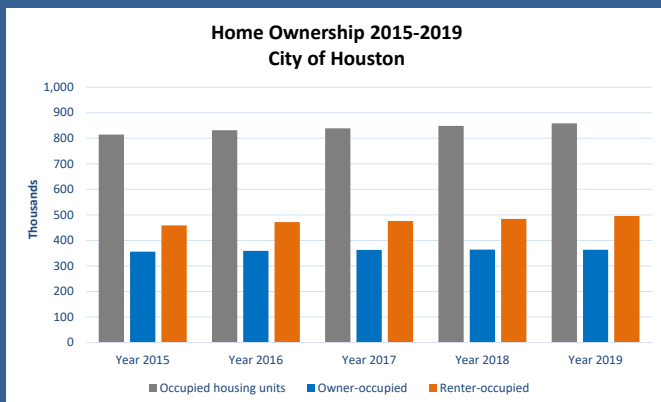
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Household Income & Housing Value



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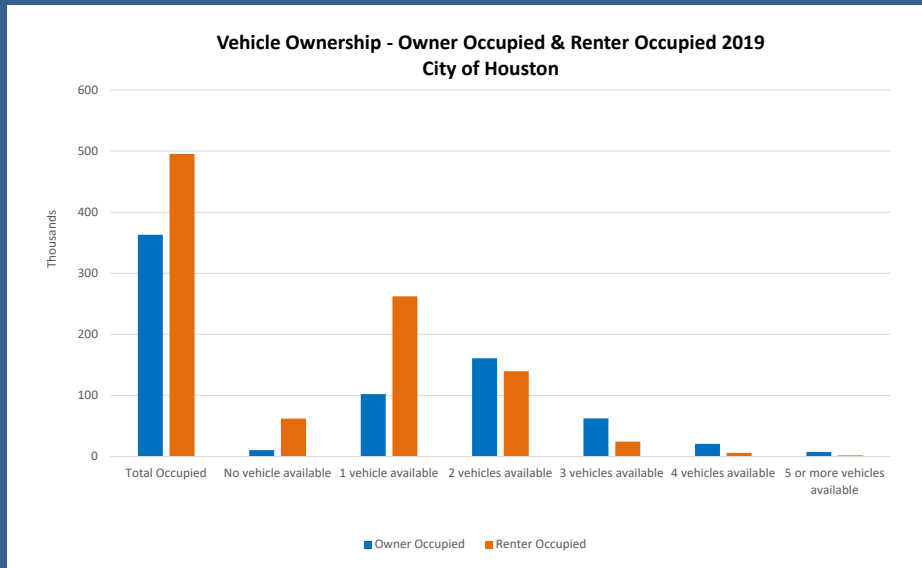
Home Ownership



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Vehicle Ownership



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Plan Houston & Resilient Houston Recommendations

PLAN HOUSTON

Foster an affordable city

- Encourage affordable, workforce and mixed-income housing development and make it more attractive to private investment.
- Provide incentives to replace affordable housing units lost through redevelopment and neglect

RESILIENT HOUSTON

Build up not out - Protect and Strengthen neighborhoods

- Incentivize appropriate denser urban infill by encouraging compact development
- Integrate accessory dwelling units into existing neighborhoods

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How to increase housing options?



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Missing Middle Housing Types



Source: <https://missingmiddlehousing.com/>

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How to increase housing options?

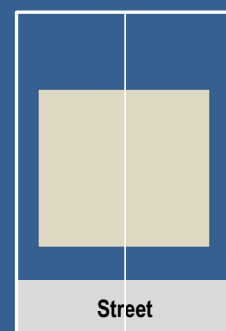
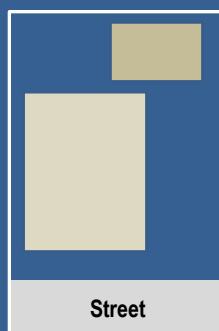
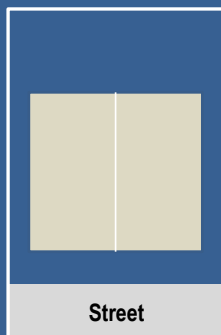


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Single Family Residential Definition

- A lot with one building containing not more than two separate units
- A lot with one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet
- A building containing one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot



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Single Family Residential Definition



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Multi Family

Multi-Family: One or more buildings on a parcel designed for and containing an aggregate of three or more dwelling on a property is considered multi-family



Duplex with garage apartment

Multi family with density less than 30 du/a (garden style)

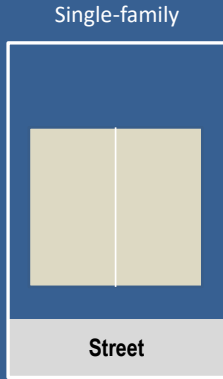
Must provide a 28' private street for fire

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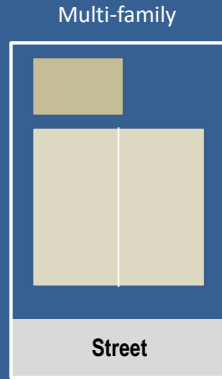
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Single Family vs Multi Family

5000 SQ.FT. lot with 2 units



5000 SQ.FT. lot with 3 units
Must provide a 28' private street for fire if density of is less than 30 du/a



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Example 2



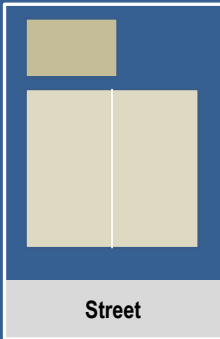
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Result – Subdivision of land

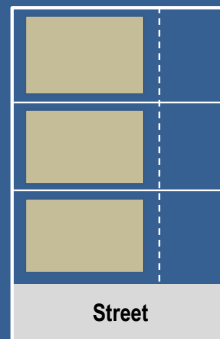
5000 SQ.FT. lot with 3 units
Multi Family Residential
Density is 26.1 du/a

5000 SQ.FT. lot subdivided into 3 lots
Single Family Residential
Density is 26.1 du/a

Multi-family



Single-family



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Example 3



5000 sf with triplex (2400sf) and an additional SF unit (1008sf)
 Density – 35 dwu/a
 Existing Parking – 6 spaces? (3 one-bedroom units and 1 two-bedroom units)
 $3.9 + 1.6 = 5.5$ or 6 spaces.

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Current parking requirements

PARKING FOR SINGLE-FAMILY	
Unit Size	Parking Spaces Required Per Unit
Single family unit	2 (could be tandem)
900 sf detached secondary unit	1

PARKING FOR MUTI-FAMILY	
Unit Size	Parking Spaces Required Per Unit
Efficiency	1.25
One bedroom	1.333
Two bedrooms	1.666
Three or more bedrooms	2 (could be tandem)

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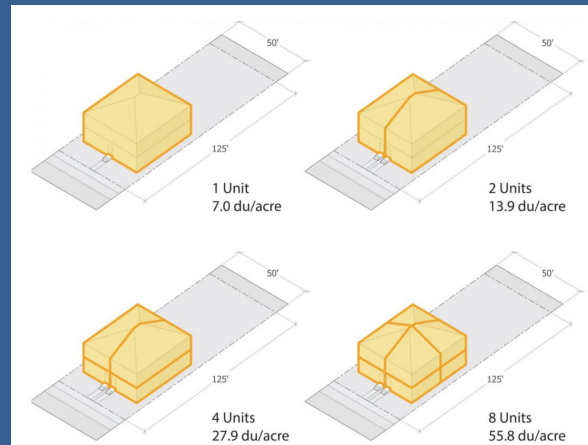
Challenges due to current regulations

- Discourage the development of missing middle housing types (triplex, fourplex, etc.)
- Unnecessary infrastructure required and increased impervious cover
- Parking requirements take up developable land
- Added development cost to subdivide
- Cost of housing increases – new units are not affordable
- Affordable housing option (renter unit) is lost
- Causes displacement
- Added cost to achieve the same result of 3 units
- Original units are demolished – Environmental waste

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National Best Practices Study

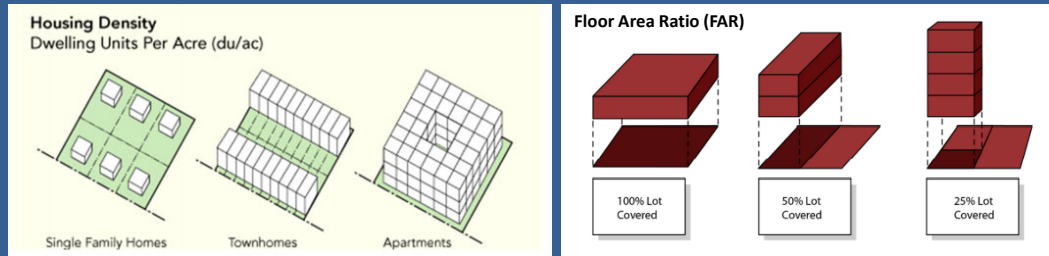
- Allow up to 4 units on Single Family lots
- Focus on building mass and scale over density
- Reduce or eliminate minimum parking requirements in transit served areas
- Single family cottage lot development with no minimum lot size consists of 8-10 attached units facing a common open space
- Allowing and encouraging shared spaces
- Reduce barriers to the construction of ADU's
- Expand allowances for housing on corner lots.



Source: Opticos Design Inc.

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Density vs Floor Area Ratio



Density is the permissible number of dwelling units that are allowed per unit of lot area -- for example, two dwelling units per acre

Density is not the most effective tool for regulating development intensity in an infill setting.

This is based on number of units allowed and therefore promotes building the largest home possible

Source: City of San Pablo handout

The floor area ratio is the relationship of the total usable floor area of a building relative to the total area of the lot on which the building stands.

Floor Area Ratio, maximum building coverage or impervious cover percentage are effective in controlling the mass and scale.

This is based on a building square footage and therefore promotes building a greater number of small units.

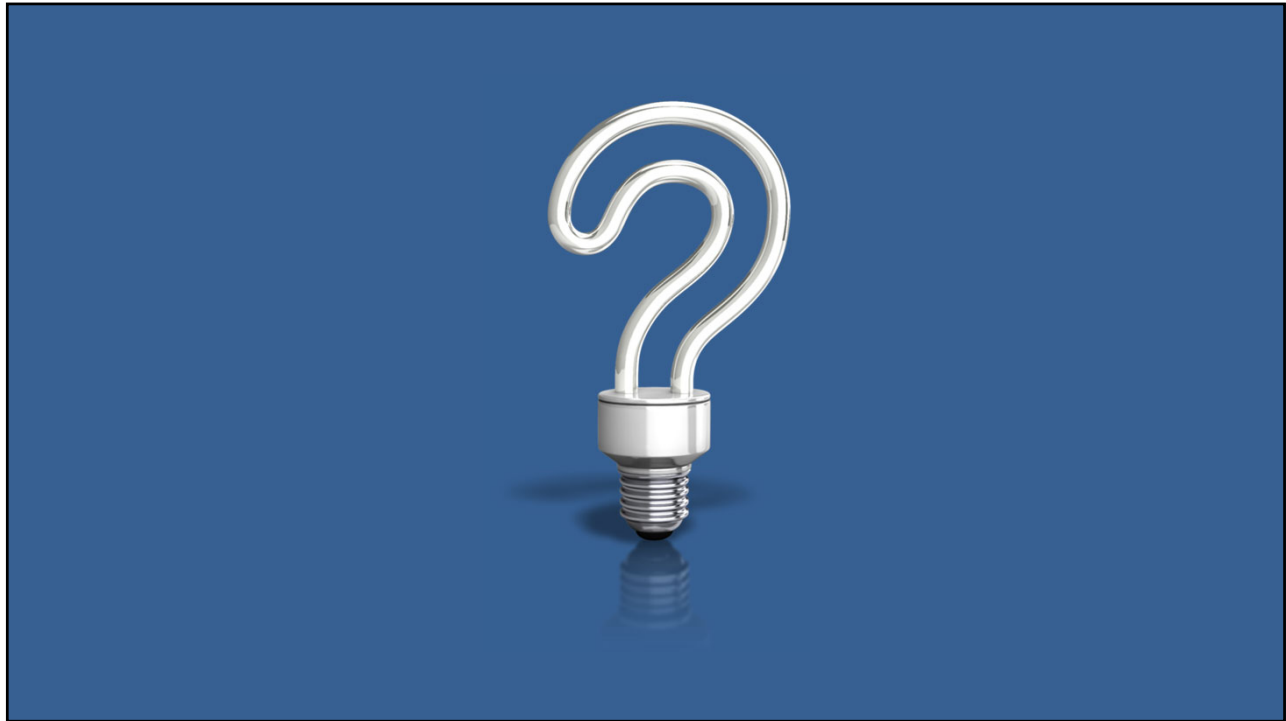
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Questions to think about

- How many units can be on a single-family lot? (3-4?)
- When does a development become multi-family?
- Do all multi-family developments need 28' private street?
- Do we need parking for every unit?
- Density or Floor Area Ratio? How much? (1.5, 2, 2.4?)
- How to incentivize? Repurpose the existing structure?
- Consideration in development cost, permit cost & impact fee?

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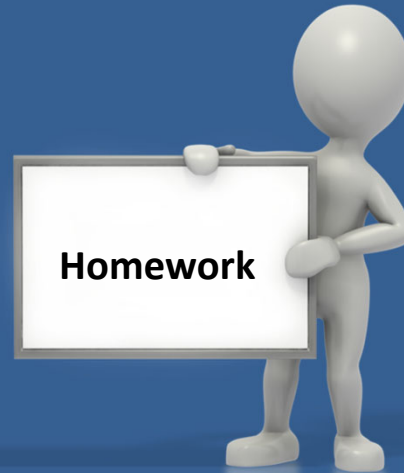
Public comments

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Homework Activities

www.LetsTalkHouston.org

- Read best practices study report
- Watch videos
- Read Article



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Contacts and Resources

Livable Places

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www.HoustonPlanning.com

www.LetsTalkHouston.org



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Instructions for Public Comments

2 minutes per speaker

Press *6 if connected on phone

Click on the microphone button

State your full name & spell your last name

