



Housing Workshop #3

Presentation and Discussion



Council Presentation
July 15, 2014



Policy Framework

Council Workshops:

- ✓ 1. Federal and Local Resources for Housing
 - ✓ 2. Affordable Housing – Where are we?
Finance, Demographics, etc.
 - **3. Discussion about Housing Policy and Use
of Federal and Local Funds**
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Council Action:

- 4. Adoption of Policy
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Workshop #3 Agenda

1. Brief Recap of Previous Workshops
2. City Tools
3. Policy Options to Influence Housing
4. Council Discussion
5. Next Steps



1. Recap of Previous Workshops

≈ 123,000 Total Housing Units

≈ 89% Occupied

12% with values of \$0 - \$50,000

≈ 11% Vacant

13,000 vacant units (11% of total)

14,700 substandard units (12% of total)

Source: US Census, American Community Survey



1. Recap of Previous Workshops

Findings:

- Current shortage in Housing Supply at \$150,000 or less (1.5 months supply)
 - Multi Family property occupancies > 95%
 - Demand for housing of all types continues to increase, due to several factors
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1. Recap of Previous Workshops

Focus Areas based on Council Discussion:

- Vacant
 - Substandard
 - Infill/Revitalization of existing, older neighborhoods
 - Downtown
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1. Recap of Previous Workshops

Affordable Housing vs. Workforce Housing

Affordable Housing (as provided by Housing Authority):

- Low and very low income
- Primary population <30% area median income
- Residents pay 30% of their income as rent
- HUD provides a subsidy
- CCHA/HUD own the housing

Source: CCHA Council presentation, May 20, 2014



1. Recap of Previous Workshops

Affordable Housing vs. Workforce Housing

Workforce Housing:

- Income Target 60% to 120% of median income
- Scattered sites / Rental housing
- No federal programs or resources
- Utilize abandoned property
- Once established, properties completely self-sufficient
- Help fill housing needs
- Revitalize existing neighborhoods

Source: CCHA Council presentation, May 20, 2014



2. City Tools to Influence Housing

City Tools

- ✓ Incentives - Fee Waivers, Tax Increment Financing (TIFs)
 - ✓ Regulations - Overlay Districts, PUDs
 - ✓ Land - City owned or tax foreclosures
 - ✓ Funding - Type A, HUD, Other funding not tied to HUD definitions
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2. City Tools: Current Uses of Federal and Type A Funds

- Minor Home Repair Program
- Single Family Rehabilitation Program
Homebuyer Assistance Program
- Multifamily Rental Programs – via Housing Tax
Credit Program
- Builders New Construction Program
- Existing Inventory Program



2. City Tools: Potential New Uses of Federal and Type A Funds

- Acquisition of Real Property (CDBG)
- Rental Housing Programs (new construction, demolition, rehabilitation) (CDBG)
- Type A - All of the above (must follow Federal guidelines)



2. City Tools: Waiving Fees – What's the Cost?

➤ Single Family New Development (Zoning, Platting, Building Permit Fees)

➤ **Total fees per home: \$2,186**

Based on new construction, 98 homes on 15-acre site (excludes public infrastructure)

➤ Single Family Infill/Redevelopment (Building Permit Fees, Plan review, and taps)

➤ **Total fees per home \$1,240**

Based on 2,000 sq. ft. home infill area at \$150,000 value (excludes public infrastructure, excludes plat or change in zoning if needed)



2. City Tools: Waiving Fees – What's the Cost?

- Multi-Family New Development (Zoning, Platting, Building Permits)

- **Total fees \$78,300**

- *Includes appraisal land and improvement values

- **For new construction, the fees could include additional utility infrastructure costs

Based on a city block, 4.53 acres, 1 multifamily apartment complex

- Multi-Family Infill Remodel/Rehab (Building, Plumbing, Mechanical, Electrical Permits)

- **Total fees \$448**

Based on a \$20,000 commercial remodel/rehab



3. Policy Options to Influence Housing

Short Term:

- Adopt a City Housing Policy
 - Identify target area(s)
 - Develop incentive and fee waiver program
 - Identify and market any City-owned lots
 - Refocus Type A Funds to redevelop City-owned lots with community partners
 - Identify “seed money” not tied to Federal definitions to incentivize workforce housing
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3. Policy Options to Influence Housing

Longer Term:

- Partner with Housing Authority to rehab and/or build affordable housing, workforce housing and reasonably priced rental units
 - Housing Authority to own and manage
- Improve Public Infrastructure in target areas
 - Align Capital Improvement Program



3. Policy Options to Influence Housing

Area Specific Example: San Antonio ICRIP program (Inner City Reinvestment Infill Policy)

Goals:

1. Increase new development (housing and commercial) on vacant lots
2. Increase redevelopment of underused building and sites
3. Increase rehabilitation, upgrade, adaptive reuse of existing buildings
4. Improve maintenance of existing buildings and sites
5. Increase business recruitment and assistance

Source: City of San Antonio



3. Policy Options to Influence Housing

Area Specific or City Wide Example: CC Housing Authority Proposal for Workforce Housing

- Income Target 60% to 120% of median income
- Scattered sites / Rental housing
- No federal programs or resources
- Utilize abandoned property
- Once established, properties completely self-sufficient
- Help fill housing needs
- Revitalize existing neighborhoods

Source: CCHA Council presentation, May 20, 2014



4. Council Discussion and Feedback

Short Term:

- Adopt a City Housing Policy
- Identify City-owned land; vacant lots
- Refocus Type A, CDBG or other funds to incentivize redeveloping substandard/vacant lots in existing neighborhoods

Longer Term:

- Partner with Housing Authority to build workforce housing & reasonably priced rental units
 - Identify and dedicate City or other funds not tied to Federal guidelines to incentivize workforce housing and reasonably priced housing units
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5. Next Steps

Council Workshops:

- ✓ 1. Federal and Local Resources for Housing
- ✓ 2. Affordable Housing – Where are we?
Finance, Demographics, etc.
- ✓ 3. Discussion about Housing Policy and Use of Federal and Local Funds
 - Housing data analysis to be completed soon

Council Action:

- 4. Adoption of Policy
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Housing Workshop #3

Thank You

July 15, 2014
