


Livable Places Action Committee

Virtual Meeting, September 7, 2021

Suvidha Bandi
Principal Planner


PLANNING &
DEVELOPMENT
DEPARTMENT

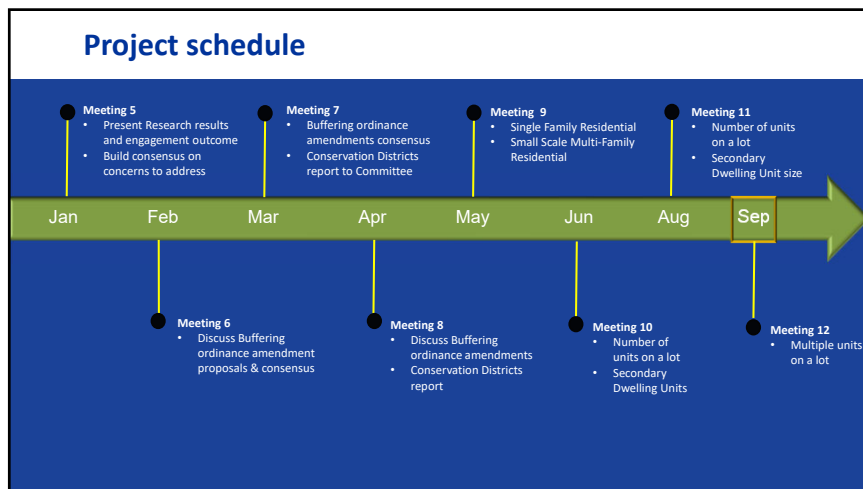
1

Meeting Agenda

- Welcome by Chairs
- Director's report
- Design scenarios for multiple units on a lot**
- Homework activity & Next meeting
- Public comments

2

Project schedule



Month	Meeting	Agenda Items
Jan	Meeting 5	Present Research results and engagement outcome; Build consensus on concerns to address
Feb	Meeting 6	Discuss Buffering ordinance amendment proposals & consensus
Mar	Meeting 7	Buffering ordinance amendments consensus; Conservation Districts report to Committee
Apr	Meeting 8	Discuss Buffering ordinance amendments; Conservation Districts report
May	Meeting 9	Single Family Residential; Small Scale Multi-Family Residential
Jun	Meeting 10	Number of units on a lot; Secondary Dwelling Units
Aug	Meeting 11	Number of units on a lot; Secondary Dwelling Unit size
Sep	Meeting 12	Multiple units on a lot

3


Recap

- Allowing 3-4 units on a lot
- ADU size
- Parking

4

Livable Places Action Committee

Creating Opportunities Within our Development Standards that Encourage Housing Variety and Affordability



www.HoustonPlanning.com

5

Current topic – Multiple units on a lot

Problem Statement
Right size development regulations associated with infill development in neighborhoods not restricted to single family residential use and promote naturally occurring affordable housing.

Goals

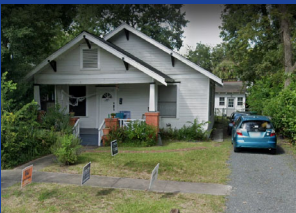
- Variety of home options (Triplex, fourplex etc)
- Increase affordability
- Promote urban infill development
- Incentivize naturally occurring affordable housing
- Encourage other transit modes

6

Single Family Residential lot vs Unrestricted lot


Single Family Residential

- Active SFR restrictions
- 2 units max. allowed
- Attached or detached
- Detached unit \leq 900 sf – ADU*



Unrestricted

- No active SFR deed restrictions
- Multiple units already allowed
- Attached, detached or combination
- No limit on unit size – Not ADU's



* ADU = Accessory Dwelling unit

7

Current Regulations

```

    graph LR
      A[Lot without SFR restrictions] --> B[3 or more units considered MFR]
      A --> C[1-2 units considered SFR]
      B --> D[Density 30 du/a or more  
Fire review required]
      B --> E[Density less than 30 du/a  
28' private street]
      D --> F[Parking spaces  
Efficiency - 1.25  
1 bedroom - 1.33  
2 bedroom - 1.66  
3 or more bedrooms - 2]
      E --> F
      C --> G[3500 sf or  
Density ≤ 27 du/a]
      G --> H[Parking spaces  
2/unit]
    
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8

Multi-Family Residential

Conversion: Triplex

1 Quadplex

2 Duplexes

4 Bungalows

9

Vehicle ownership trends

Occupied housing	Percent 2010	Percent 2019	Percent change
No vehicle available	10.1%	8.4%	-1.7%
1 vehicle available	43.6%	42.4%	-1.2%
2 vehicles available	34.1%	35.0%	0.8%

Source: ACS 5-year estimates / Housing characteristics

13

Housing and Transportation

1 out of 3 of affordable dwellings is near high-quality, affordable transportation.

The average household spends **25% of income** on housing and **20% on transportation** – right at the **45% threshold of cost-burdened**.

The average moderate-income Houston household spends **31% of income on housing** and **22% on transportation** – putting moderate income households firmly over the **45% threshold of cost-burdened**.

The High-Price of Car Ownership

Personal car ownership includes a variety of obvious and non-obvious costs. We spend money to purchase, fuel and store our cars. We also spend time, arguably our most valuable asset, driving, parking, and maintaining our vehicles.

Ownership Costs: \$5,742
Annual cost of car ownership, including depreciation

Maintenance: \$1,186
Maintenance, repairs and tires (\$200/year)

Fuel: \$1,539
Average cost of \$1.02/gallon/gallon

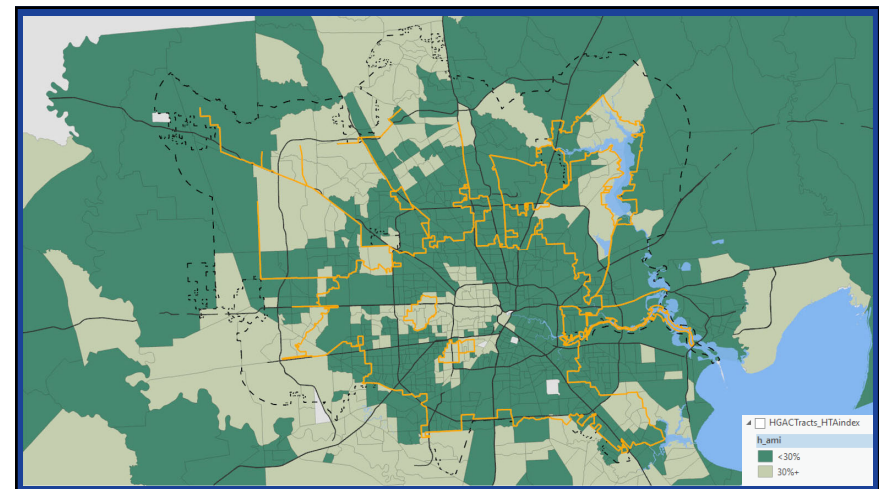
Parking: \$1,440
\$200/year average, based on "no parking"

Lost Productivity: \$6,260
Time spent driving and parking (\$10/hour)

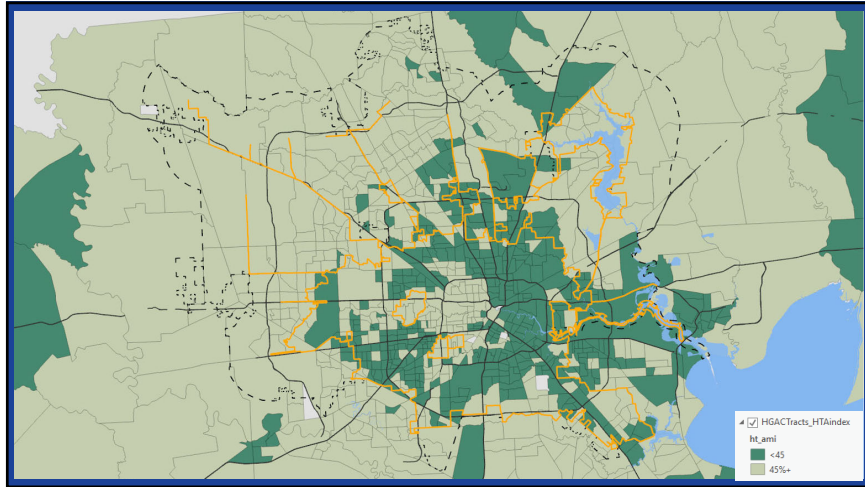
Annual Total: \$16,667
Total annual cost of car ownership

Source: <https://linkhouston.org>

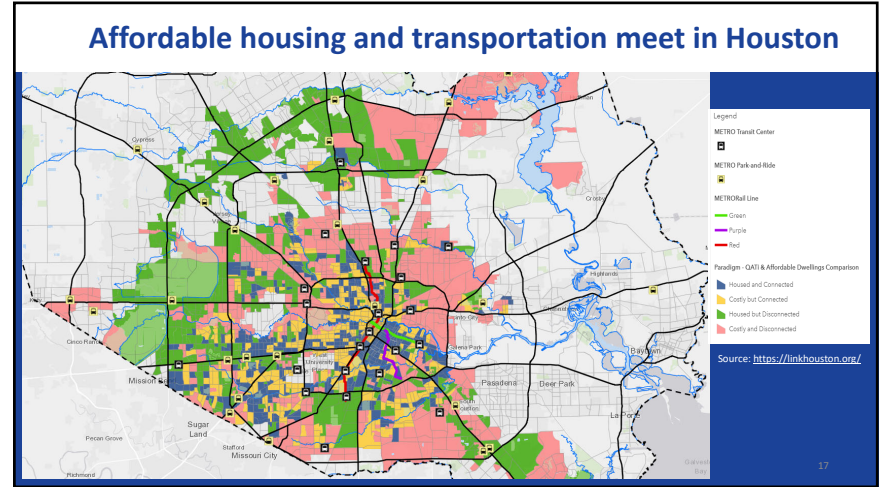
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15




16



17

Multi-Family Residential Prototypes

COLIN SCARFF



EDUCATION
 Master of Community & Regional Planning
 University of Texas at Austin

Bachelor of Arts
 Urban & Regional Analysis
 University of Texas at Austin

CODE STUDIO

18

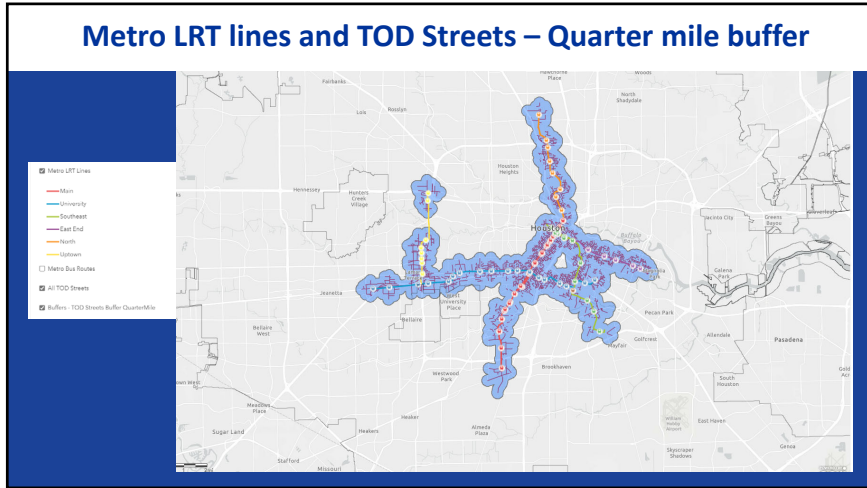
18

Questions to think about

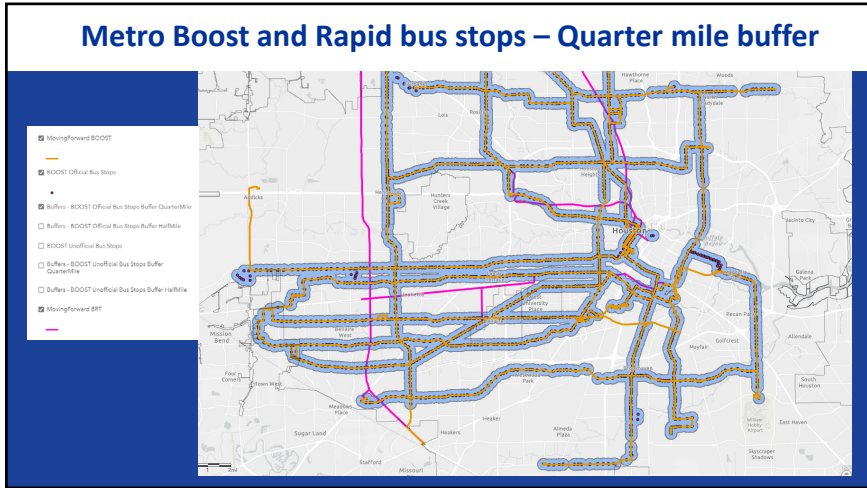
- Trigger for Multi-family review
- 28' private street
- One size fits all parking
- Drainage requirements
- Driveway width

19

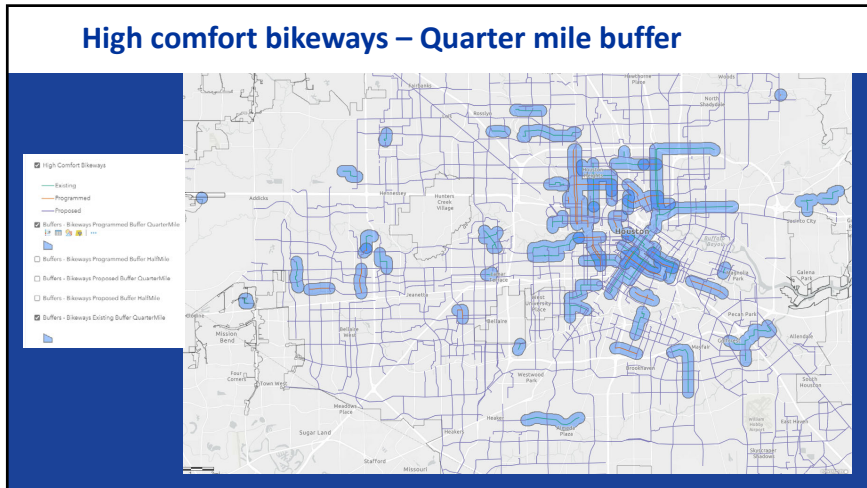
19



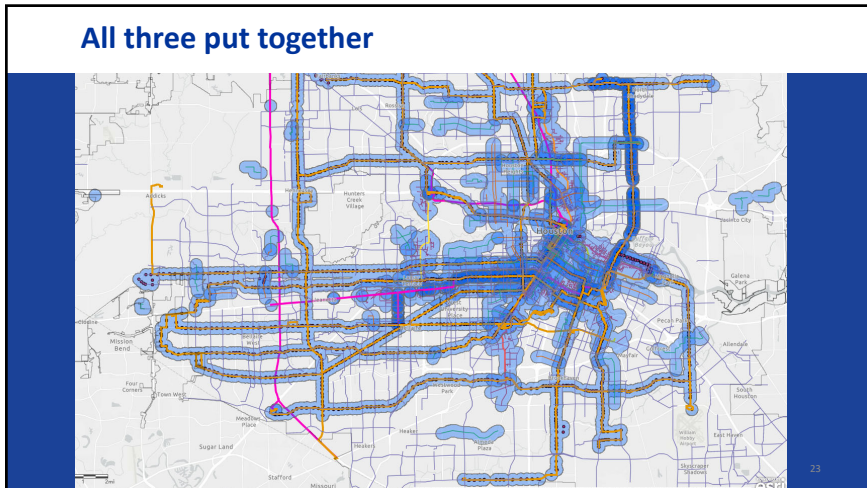
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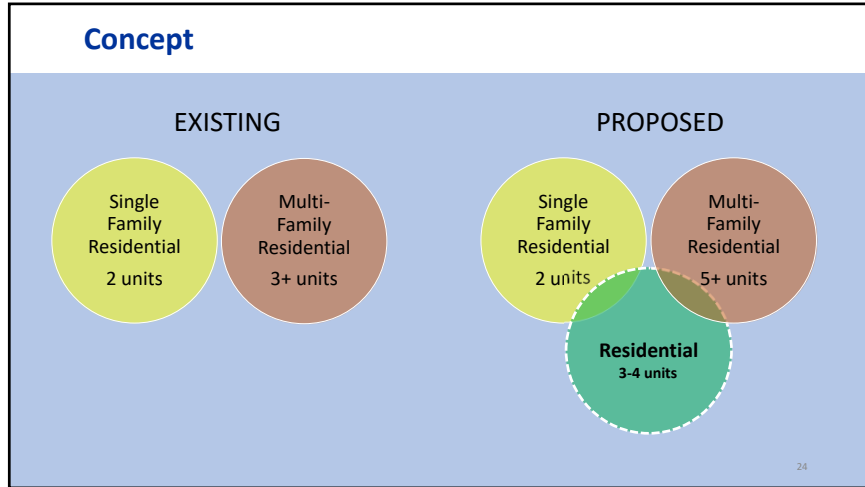
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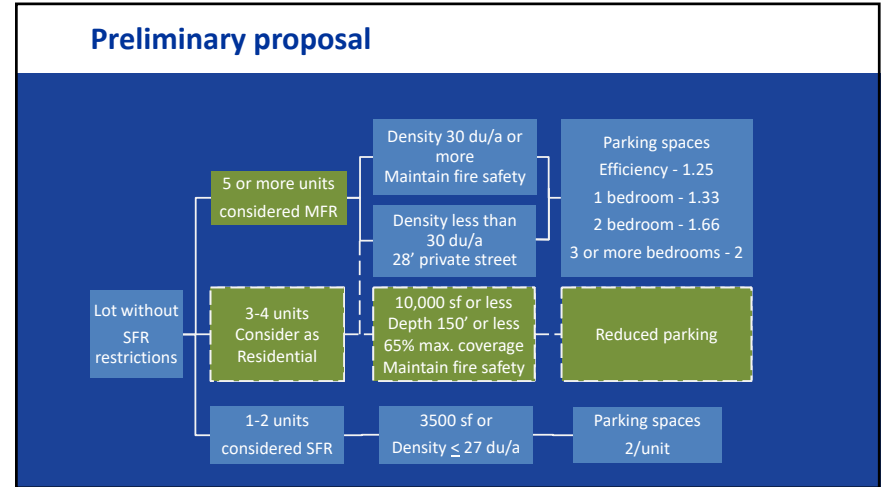
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23



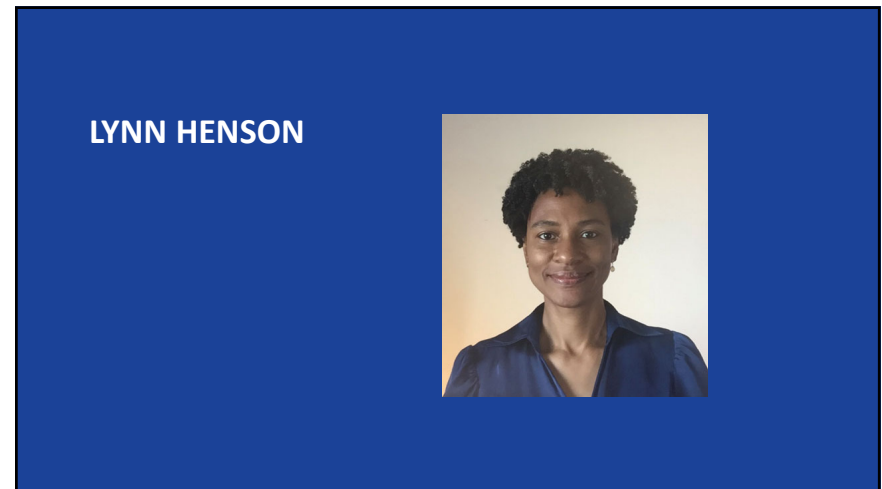
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25



26



30

Let's Talk Houston!



www.LetsTalkHouston.org/Livable-Places



- Read the article
- Look forward for a survey
- Survey responses


31

Contacts and Resources

Livable Places
LivablePlaces@houstontx.gov
 832.393.6600

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Jennifer Ostlind
Lynn Henson

www.HoustonPlanning.com
www.LetsTalkHouston.org



32



Next meeting
October 5th
3-5pm

33

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

34