

A decorative graphic on the left side of the slide featuring a stylized branch with several leaves in various shades of blue, set against a dark blue background.

# Affordable Housing

City Council/Planning and Zoning  
Commission Joint Meeting

April 22, 2019

# Agenda

## Affordable Housing

- Start with “why”
- Define affordable housing
- Possible options, discussion and direction

# Affordable Housing – Start with “Why”

- Why does the City desire affordable housing construction?
  - Social responsibility/equitability
  - Economic diversity of housing stock
  - Viable alternatives for aging housing stock
  - Market demands
  - Housing to meet the needs of employers
  - Having complete life-cycle housing
- Other items for consideration
  - Do other surrounding cities satisfy the need for affordable housing?
  - Does the city need to have more affordable housing and if yes, what percentage of the housing stock should be considered affordable?

# Information for Consideration

- Affordable Housing\*: *In general, housing for which occupants are paying no more than 30% of their income for gross housing costs, including utilities.*

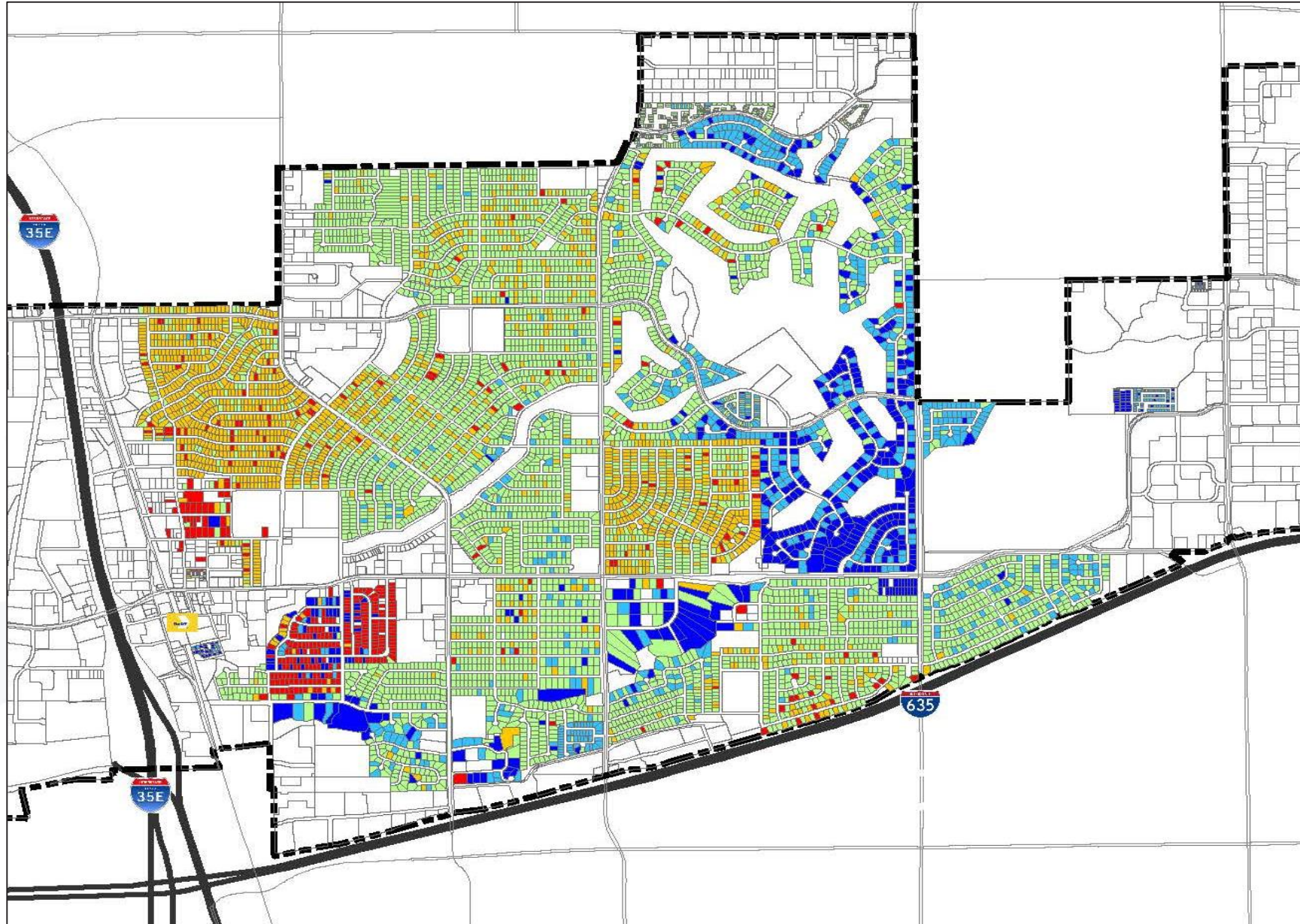
\* Definition was taken from the Housing and Urban Development website.

- United States household median income = \$62,175 as of June 2018
- Farmers Branch household median income = \$65,810 as of 2017 (approx. + 6%)
- What does this information translate to?
  - $\$65,810 \times 30\% = \$19,743 / 12 = \$1,645$  per month for housing
- What does this buy?
  - Assuming \$1,645 mortgage payment → \$209,732 sales price\*
  - $\$209,732 / \$150$  per sf in DFW = **approximately 1,400 sf home**

(\*Assuming \$5,484 monthly income, \$713 monthly other expenses, 5% down, 4.5% (30 yr), 2% for property tax/fees and 1% for insurance)



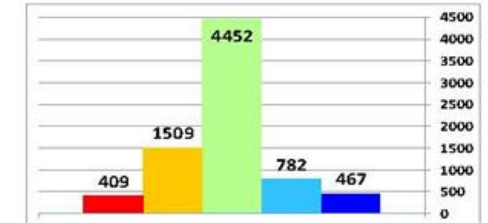
# Single-Family Improvement Values (2018 Tax Year)



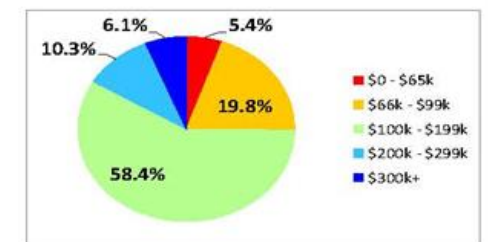
## Values



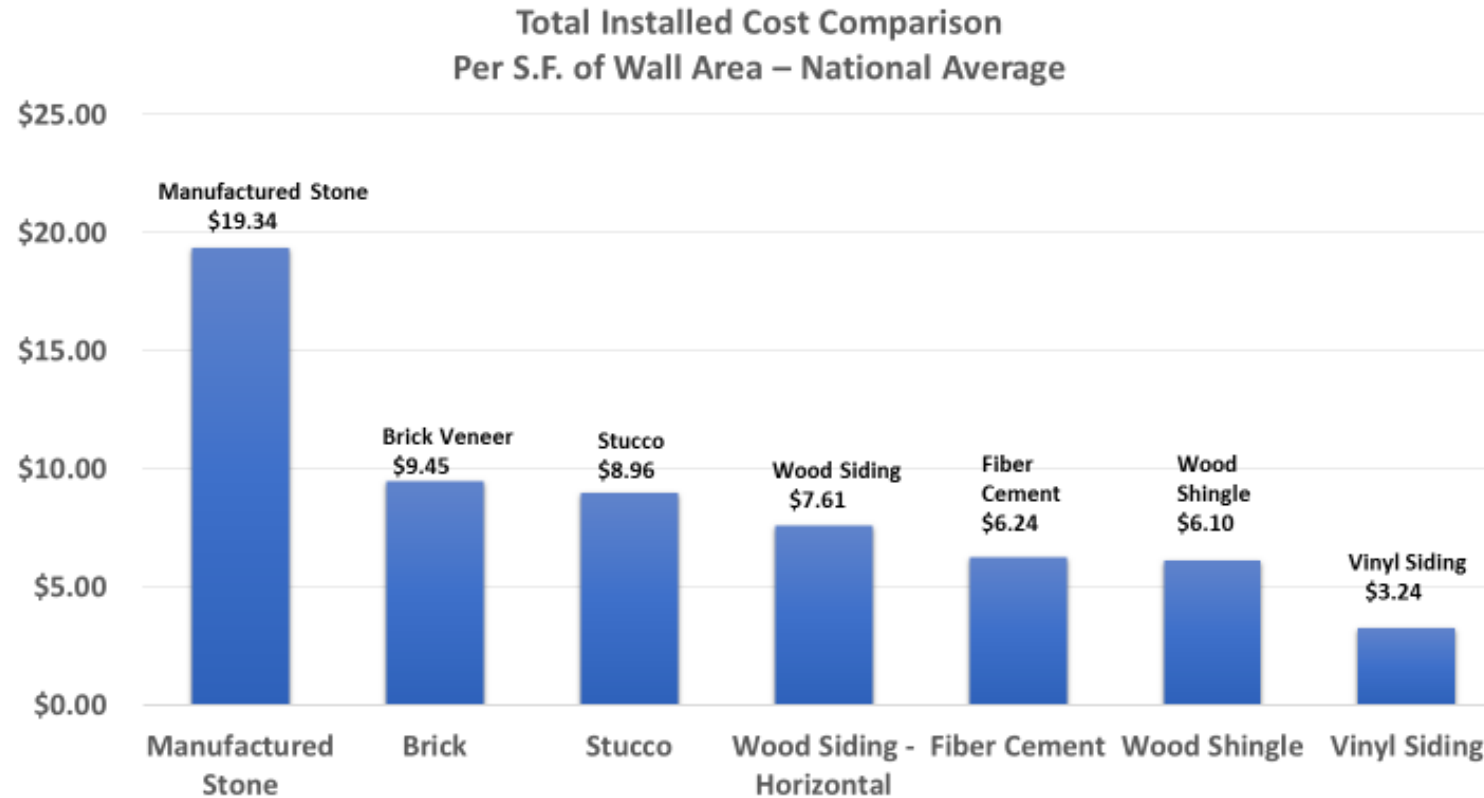
## Counts



## Share



# Residential Materials (cost per SF)



Source: Brick Industry Association October 2017

- Cost of the exterior materials does not significantly increase cost of new single family homes

# Conclusions

- If the city desires financially diverse and more socially responsible housing, then does the city have a role in that effort and what is that role?
  - Purchase single-family lots and contractually set parameters (max. house size & max. cost/per SF)
  - Provide home improvement grants for significant exterior improvements for existing residences
  - Eliminate minimum enclosed parking requirements (i.e. 2 car garages)
  - Allow for other types of housing within existing single-family neighborhoods such as multi-generational housing, single-family attached (townhomes), duplexes, tri-plexes, quad-plexes (i.e. mixed-residential neighborhoods)
  - Allow for accessory dwelling units in other areas of the city
  - Remove minimum lot size requirements in single-family residential zoning districts to facilitate infill housing
  - Require a certain percentage of apartment units designated as affordable (i.e. set-aside)?
  - Geographically target certain areas within the city

A decorative graphic on the left side of the slide featuring a stylized branch with several leaves in various shades of blue, set against a dark blue background.

# Discussion and Direction