AGENDA

CITY OF TAYLOR, TEXAS
SPECIAL CALLED WORKSHOP
Taylor City Council

VIA ZOOM
MAY 5, 2021, 6:00 P.M.

In order to assist in maintaining the health of Council Members, staff and the public, this meeting will be conducted by *video conference*.
You may view this meeting as it's happening through the City's website at
http://www.ci.taylor.tx.us/660/Taylor-Videos

For Citizen Communication, please contact the City Clerk's office at Dianna.barker@taylortx.gov prior to 5:30p.m. Wednesday, May 5th
The agenda packet is available at http://www.ci.taylor.tx.us/calendar

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION
(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

REVIEW and DISCUSSION

1. Conduct Planning for Growth Workshop #4 - Housing types and price points that meet the needs of all income levels and household types.

ADJOURN

THIS WORKSHOP IS FOR DISCUSSION ONLY. NO ACTIONS WILL BE TAKEN BY THE TAYLOR CITY COUNCIL.

Posted By: Dianna Barker Date 4-29-21
Dianna Barker, City Clerk

Planning for Growth

City Council Workshop #4 – May 5, 2021

Background

- Significant new development is being proposed
- Comprehensive Plan update is in process
- New development should advance goals identified in comprehensive plan
- Staff is proposing a series of workshops to review proposals and identify planning priorities

Big Ideas from the Comp. Plan Public Input

- Make smart investments that maximize use of existing infrastructure and provide sufficient revenue for long-term maintenance
- Maintain Taylor’s small-town atmosphere
- Ensure that housing accommodates all household types and income levels
- Ensure that all people benefit from growth
- Support and promote unique, local businesses

4 Workshops to Discuss Growth Topics

✓**Workshop 1** - Fiscal impacts of new development

✓ **Workshop 2** - Neighborhood design that promotes small-town atmosphere

✓ **Workshop 3** - Prioritizing the use of existing infrastructure before expanding outward

Workshop 4- Housing types and price points that meet the needs of all income levels and household types

Workshop 4
Housing Types and Price Points that Meet the Needs of All Income Levels and Household Types

Strong Towns

"Strong and financially resilient communities are comprised of a variety of housing types. Not just single-family detached homes on one end of the spectrum and huge apartment complexes on the other, but a wide range of "middle housing" options in-between: duplexes, triplexes and fourplexes, courtyard cottages, bungalow apartments, and more. Yet these middle housing types—so familiar to our grandparents and great-grandparents—are rarely built today." John Pattison

What Can Taylor Residents Afford to Buy or Rent?

Figure 25: *Income Trends 2000- 2018 in Taylor*

INCOME CATEGORY	2000	2018	PERCENTAGE POINT CHANGE
Less than $25,000	32.5%	21.4%	-11.1%
$25,000-$50,000	29.6%	28.9%	-0.7%
$50,000-$75,000	20.2%	19.7%	-0.5%
$75,000-$100,000	9.3%	14.7%	+5.4%
$100,000+	8.4%	15.4%	+0.7%

Source: Decennial Census, American Community Survey

What Can Taylor Residents Afford to Buy or Rent?

- The rule of thumb to determine housing affordability is that a household should not spend more than 30% of income on housing costs

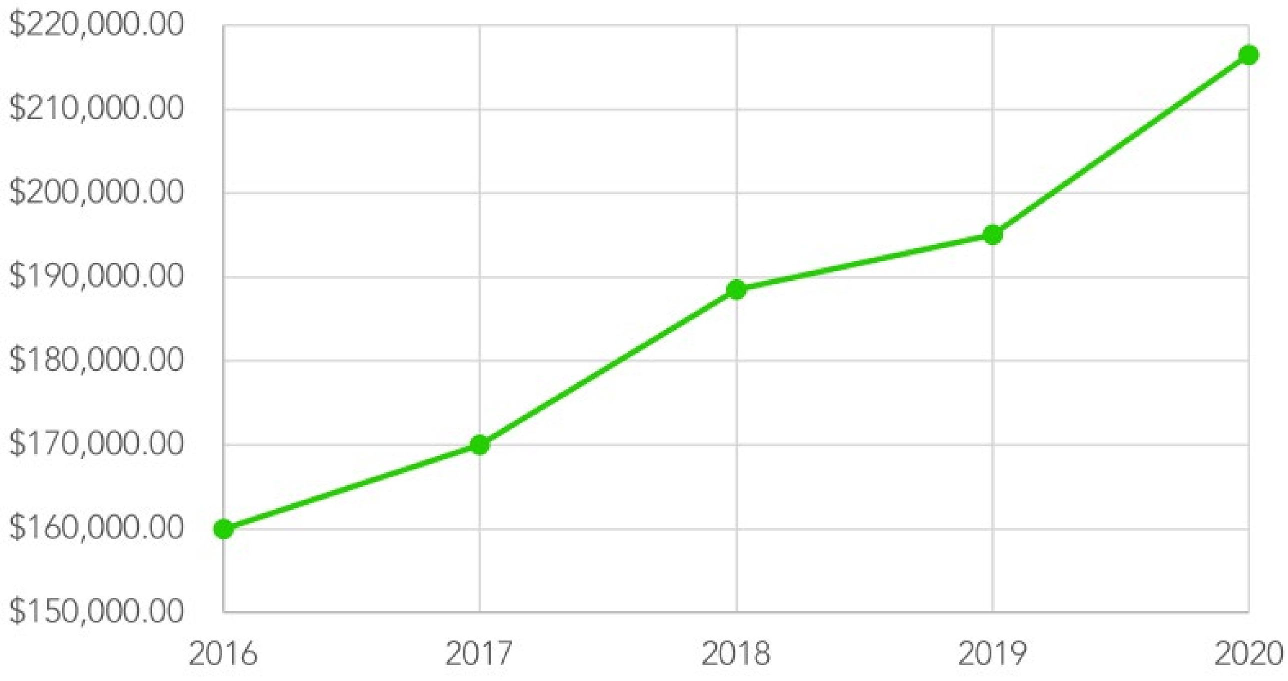
	Maximum Housing Cost	
Income	**Annual**	**Monthly**
Less than $25,000	$7,500	$625
$25,000 - $50,000	$7,500 - $15,000	$625 - $1,250
$50,000 - $75,000	$15,000 - $22,500	$1,250 - $1,875
$75,000 - $100,000	$22,500 - $30,000	$1,875 - $2,500
$100,000+		

What Can Taylor Residents Afford to Buy or Rent?

- The rule of thumb to determine housing affordability is that a household should not spend more than 30% of income on housing costs
  - Example
    - $100,000 mortgage at 3% interest ~ $730/month (principal, interest, taxes, insurance, PITI) - $200,000 ~ $1,360/month - $300,000 ~ $2,000/month
- More than 20% of Taylor residents cannot afford a $100,000 mortgage or rent of more than $625 per month

What Can Taylor Residents Afford to Buy or Rent?

Figure 51: *Median Sold Price of Single Family Homes since 2016*



Source: MLS Data; American Community Survey

2018 MEDIAN SALE PRICE **$188,500**

—

THE MAX AFFORDABLE HOME PRICE BASED ON THE 2018 MEDIAN INCOME **$149,151**

=

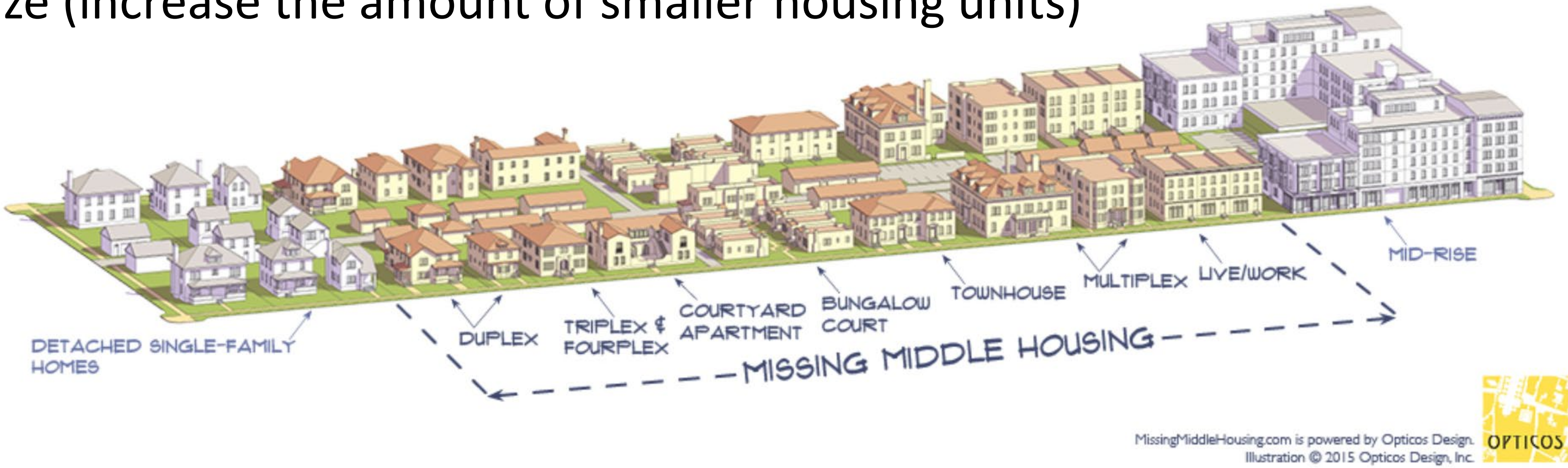
HOUSING GAP **$39,349**

2018 Median Household Income = $49,717
House price = 3 x income

What Can Taylor Residents Afford to Buy or Rent?

How Can We Provide Housing That Is Affordable At All Income Levels?

- More variety in housing products
  - Type (duplex, triplex, townhouse, cottage court, small apartment building)
  - Size (increase the amount of smaller housing units)



What Does Housing Variety Look Like?

- This isn’t new in Taylor, there are a lot of precedents to learn from
- Following are examples of precedents in Taylor of:
  - Small houses
  - Duplexes
  - Small apartment buildings
  - Garage apartments (ADUs)

What Does Housing Variety Look Like?

Smallest house lot = 3,500 sq. ft.
Largest house lot = 1.37 acres

Price range = $56,000 - $500,000
Ratio: 1:9

Accessory dwelling unit

Multi-family

Number of dead-end streets = 2
Typical block length = 300 – 500 ft.

What Does Housing Variety Look Like?

What Does Housing Variety Look Like?

How do We Get More Housing Diversity?

- Establish it as a goal in the comprehensive plan
- Use zoning to require housing type variety in new neighborhoods
- Use zoning and platting to ensure lot size variety
- Provide incentives to existing property owners who add missing housing types

How Can We Measure Housing Diversity?

- Ratio of smallest to largest housing units + diversity of housing types in a neighborhood

Single-family detached	Townhouse	Duplex	Apartment Unit
1,000 sq. ft. – 3,000 sq. ft. (1:3)	900 sq. ft. – 2,500 sq. ft. (1: 2.8)	800 sq. ft. – 1,600 sq. ft. (1:2)	450 sq. ft. – 1,000 sq. ft. (1:2.2)
Overall ratio (1:6.7) 450 sq. ft. – 3,000 sq. ft.			

How Can We Measure Housing Diversity?

Using a housing diversity index: Score = 1 - $\sum (n/N)^2$

Single-family detached	Townhouse	Duplex	Apartment
60 units	15 units	10 units	15 units

Score = $1 - ((60/100)^2 + (15/100)^2 + (10/100)^2 + (15/100)^2)$

Score = .59

Single-family detached	Townhouse	Duplex	Apartment	Accessory Dwelling
50 units	15 units	10 units	15 units	10 units

Score = .69

Questions to consider

- Should new development include a diversity of housing types and sizes?
- Should we establish a housing diversity index score for new neighborhoods?
- Should we develop incentives for adding new housing units in existing neighborhoods?

Discussion