



**NEIGHBORHOOD REVITALIZATION INFILL HOUSING  
COMMITTEE**

**AUGUST 28, 2018 CITY COUNCIL WORKSHOP  
MUNICIPAL OFFICE BUILDING  
CITY COUNCIL CHAMBERS  
300 S. TEXAS AVENUE  
BRYAN, TEXAS**

# Neighborhood Revitalization Infill Housing

## Housing Goals for Bryan:

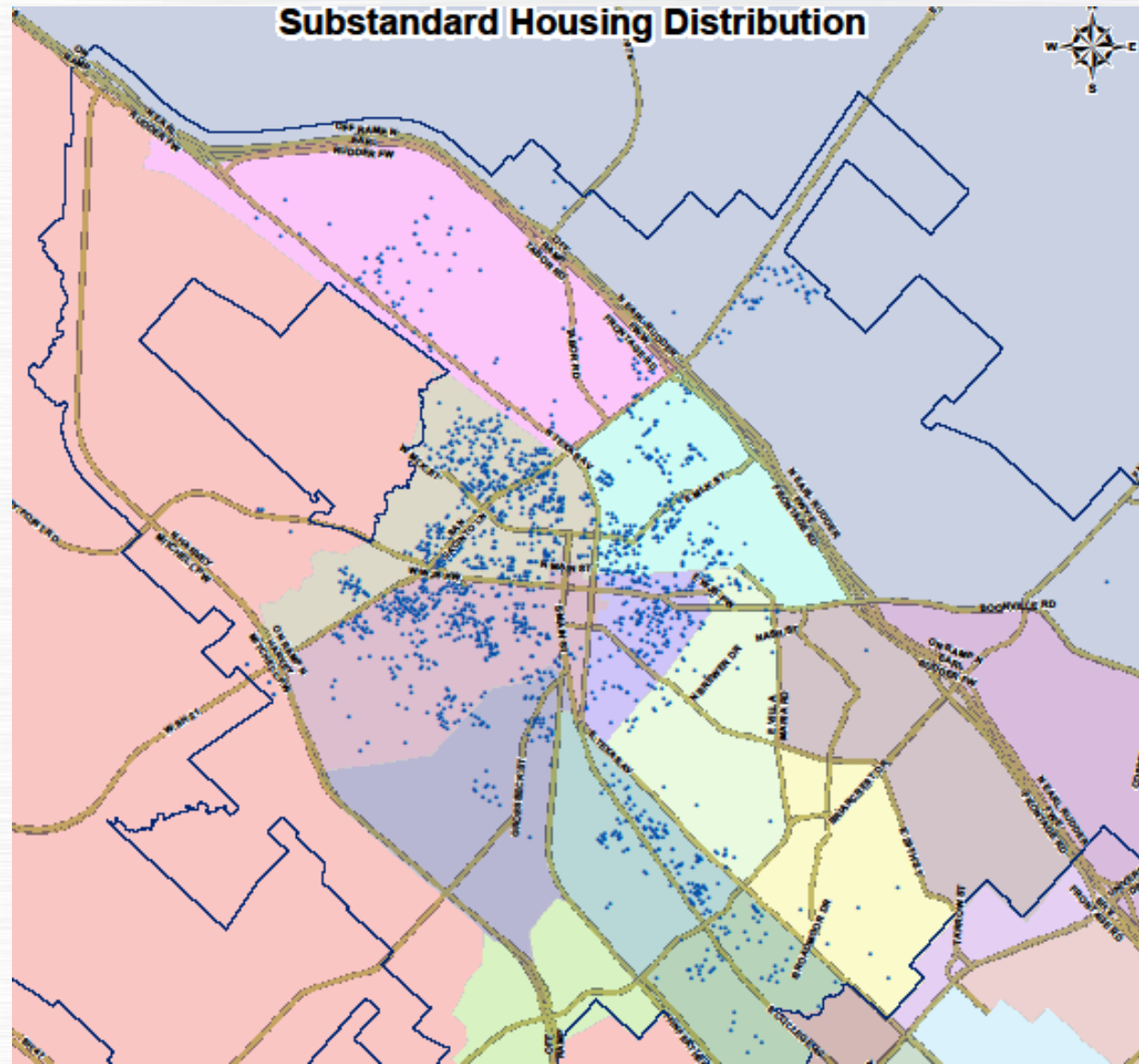
- **Increase**

- Supply of safe workforce housing stock (owner-occupied and rental)
- Economic development in older neighborhoods

- **Decrease**

- Number of abandoned dilapidated structures
- Preserve existing workforce housing

# Housing Conditions Update: Substandard Housing Distribution



# Infill Housing – Issues and Concerns

## • Housing Availability

- Workforce housing
  - Lack of available/affordable
  - Competition for rentals
- Land/Property Concerns
  - High cost of land
  - Property title issues
  - Boundary disputes

## • Housing Maintenance

- Deteriorating aging housing stock
  - Enhanced Maintenance Program Needed
- Neighborhood Integrity Reduced by Substandard & Dilapidated Houses

# Infill Housing – Availability & Affordability Stats

## • New Homes

- **2** Home Available < \$175,000
- Median Home Price           \$329,900
- Average Home Price       \$312,659  
(39 listings)
- Sold Avg. New Home Price  
Under 1,400 sq. ft.       \$181,082  
(24 sales, \$140.83/sq. ft.)

## • Existing Homes

- **34** Homes Available < \$175,000  
(all livable)
- Median Home Price           \$237,000
- Average Home Price       \$337,000  
(163 Listings)
- Sold Avg. Existing Home Price
  - Under 1,400 sq. ft.   \$138,050  
(202 sales, \$113.76/sq. ft.)

## • Home Buyers Program (FY '18)

- Applications in process: 23
- Applications approved: 9



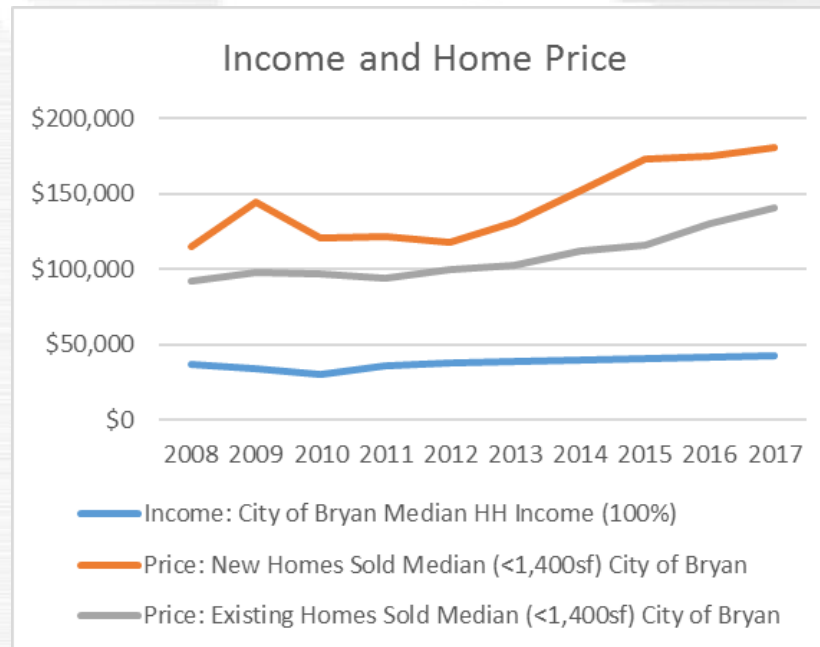
# Infill Housing –Affordability and Ownership Rate

Household Median Income And Home Price	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	% Change Since 2008	AVG % Increase/Yr Since 2008	AVG \$ Increase/Yr Since 2008
Income: City of Bryan Median HH Income (100%)	\$37,171	\$33,863	\$30,493	\$35,881	\$37,763	\$38,356	\$39,231	\$40,312	\$41,587	\$42,901	11.88%	1.32%	\$636.68
Price: New Homes Sold Median (<1,400sf) City of Bryan	\$114,569	\$144,900	\$121,000	\$121,168	\$117,350	\$131,500	\$152,110	\$172,950	\$175,290	\$180,625	53.00%	5.89%	\$7,339.56
Price: Existing Homes Sold Median (<1,400sf) City of Bryan	\$92,000	\$97,500	\$97,000	\$93,950	\$99,800	\$102,700	\$112,000	\$115,950	\$129,900	\$141,000	41.20%	4.58%	\$5,444.44

Median Home Price Ratio Home Price <1,400s.f. / Median Income)	(Median	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	% Change Since 2008
New Home Affordability Ratio: City of Bryan		3.08	4.28	3.97	3.38	3.11	3.43	3.88	4.29	4.22	4.21	36.60%
Existing Home Affordability Ratio: City of Bryan		2.48	2.88	3.18	2.62	2.64	2.68	2.85	2.88	3.12	3.29	32.79%

= 2017 Income Data Not Yet Available. Estimated (3.16% increase, based on prior year change)

- Home prices greater than 3 times household income are less affordable



Home Ownership Rate	2010	2013	2015	2016	% Change
City of Bryan	48.20%	48.10%	46.30%	46.20%	-4.15%
State of Texas	63.70%	63.30%	62.20%	61.90%	-2.83%
United States	65.10%	64.90%	63.90%	63.60%	-2.30%
City of College Station	33.20%	34.80%	35.10%	35.90%	8.13%

(Source: US Census American Community Survey)

# Housing Gap Availability Estimate

Occupied Housing Units: 30,599  
Owner Units: 13,998  
Renter Units: 16,601  
Rental Units w/HH income  
<80% AMI\*: 9,410



# LMI\*\* Rental households that can afford a livable home \$100,000 - \$161,000: 4,730  
#LMI Credit-Worthy Renters: 2,270  
# livable/affordable homes available in Bryan: 36

LMI Housing Units Gap:  
**2,234** Affordable Homes Potential GAP

- AMI-Area Median Income;; \*\* LMI-Low/Moderate Income as defined by HUD using MSA
- Sources: 2015 American Community Survey (ACS), 2014 Comprehensive Housing Affordability Strategy(CHAS), Urban Institute Study

# Proposed Action Plan

## 1. New Housing Supply-Priority Workforce Housing & Mixed Income

- Hope Crossing
- Infill acquisition
  - Coordinate and develop system w/Legal feasible infill lots to obtain-future legal/real estate council discussion
  - Identify priority areas for infill
  - Provide for process for bundling lots
  - Market efforts to target populations for home ownership
  - Continue efforts with city internal Housing Committee



# Proposed Action Plan

## 2. Existing Housing Supply-Maintenance and Repair Program

- Preliminary Development
  - Community Forum – focus on workforce housing issues
    - Availability and Affordability
    - Invite public, related city boards, potential stakeholders
  - Develop Partnerships through MOU's
  - City Housing Committee – continue internal efforts
  - Periodically update City Council on progress

# Proposed Action Plan

## **Owner Occupied Homes**

- Work w/Brazos County Home Repair Coalition, Charity Tracker and others identified for minor repairs
- Consider general fund minor repair (supplement current CD program)

## **Rental Property**

- Develop grant program to incentivize landlords to repair or renovate substandard/dilapidated housing (similar to other existing incentive programs, the Downtown Incentive program or Texas Avenue grant program)
- Consider general fund minor repair (supplement current CD program)

## **Additional Housing Programs Future Council Consideration for Program Guidelines & Policies**



# Housing Programs and Partnerships





# City of Bryan

**NEIGHBORHOOD REVITALIZATION INFILL HOUSING**

**CITY OF BRYAN**

**QUESTIONS**