

Fee Waivers for Affordable Housing

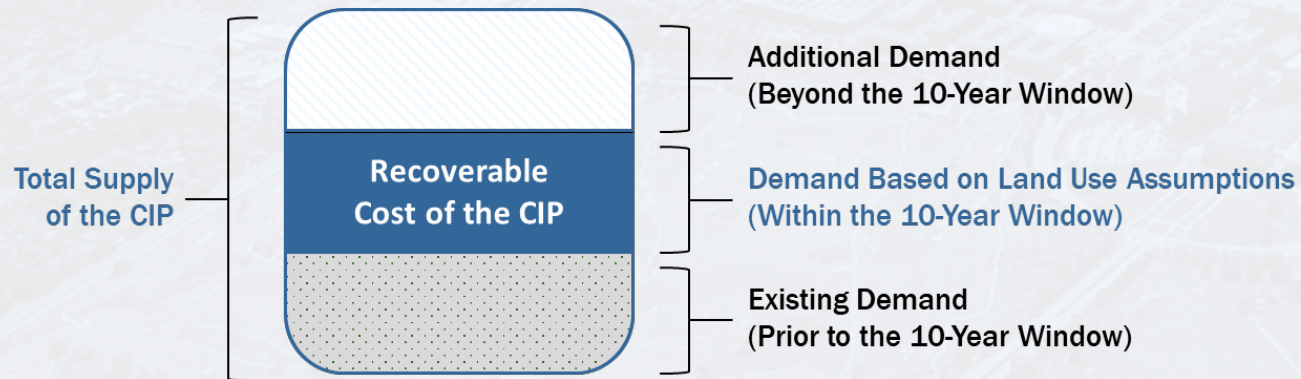
June 12, 2025



- Parkland Fees

- Based on continuing the City's per capita parkland area and development

- Impact Fees

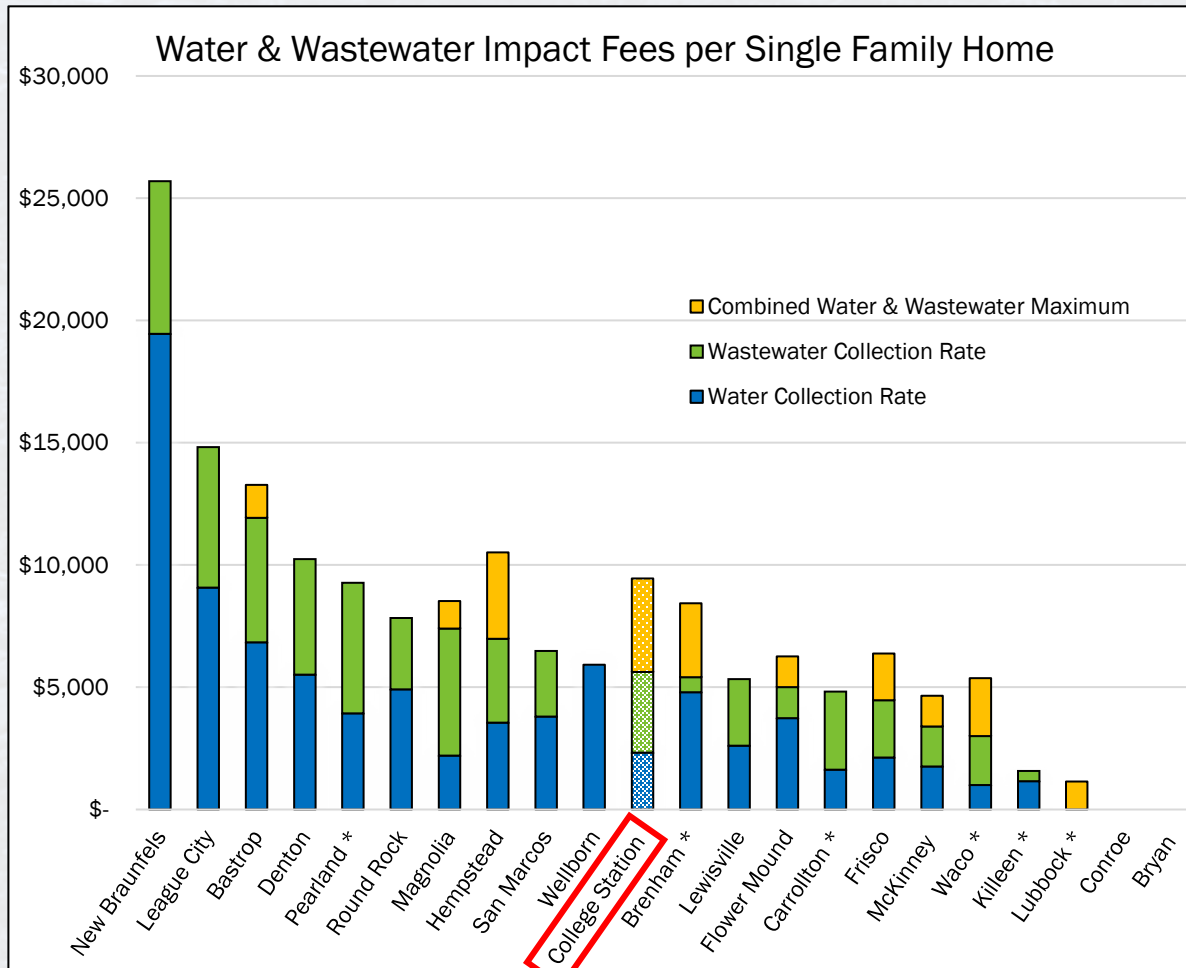


- Building Permit Fees

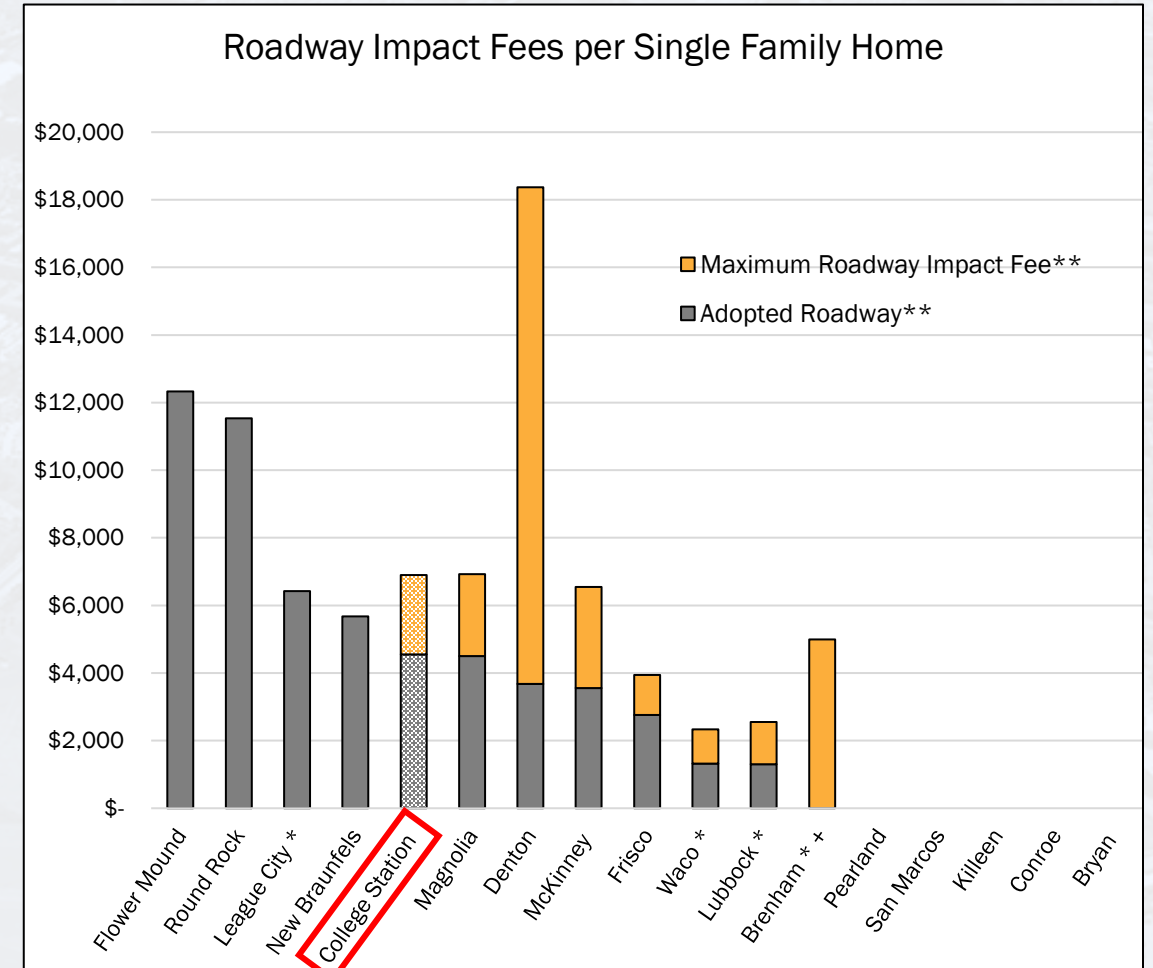
- Covers Review/Inspections, MEP permits, Utility connection fees



Benchmarks



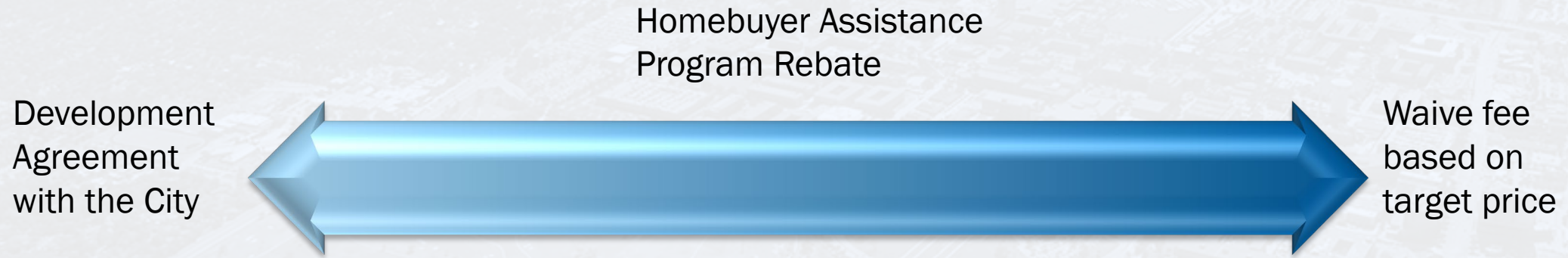
* City utilized 50% credit method.



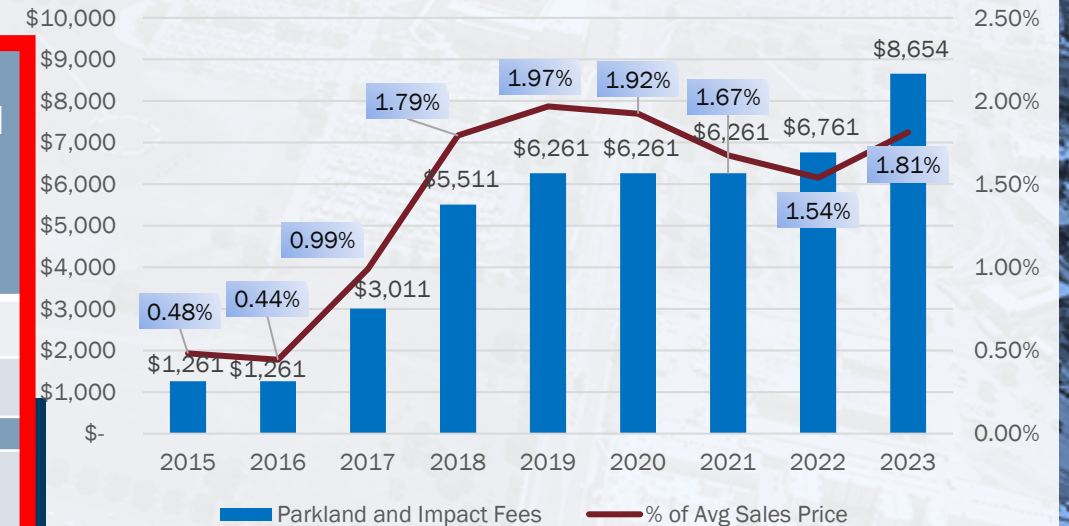
• City utilized 50% credit method. **Amounts represent average of Service Areas
 • * Single Service Area



Continuum for Discussion



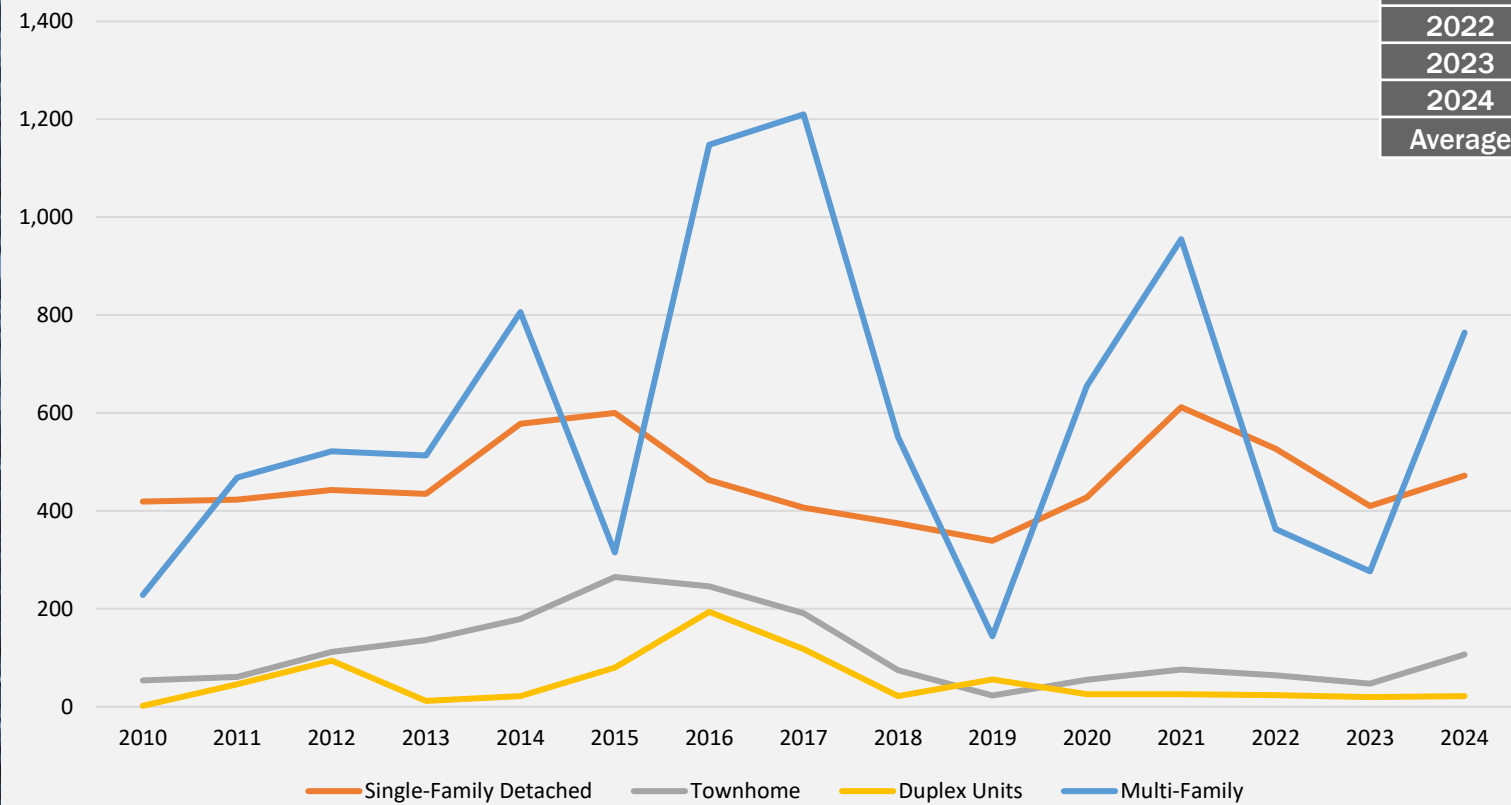
Impact Fee	Total Estimated Capital Costs due to new growth	Recoverable Costs at Collection Rate from new growth (2021 - 2031)	Existing/Proposed Tax/rate-payer Burden
Water	\$67.7M	\$11.8M	\$55.9M
Wastewater	\$189.7M	\$24.2M	\$165.5M
Roadway Totals	\$215.0M	\$23.7M	\$191.3M



Residential Permit Numbers 2010 - 2024

Year	Single-Family Detached	Townhome	Duplex Units	Multi-Family	Total Units
2010	419	54	2	228	703
2011	423	61	4	510	998
2012	443	112	10	606	1,171
2013	435	136	12	513	1,096
2014	578	179	22	806	1,585
2015	600	265	38	357	1,260
2016	430	246	40	1,335	2,051
2017	325	191	46	1,364	1,926
2018	375	75	22	551	1,023
2019	339	23	56	144	562
2020	428	55	26	655	1,164
2021	612	76	26	955	1,669
2022	527	64	24	363	978
2023	410	47	20	277	754
2024	472	107	22	764	1,365
Average	454	113	25	629	1,220

Building Permit Trends by Unit Type



College Station vs. Bryan Building Permits

*College Station full implementation of impact fees latter part of 2016

College Station		Bryan	
Year	Permits	Year	Permits
2010	464	2010	191
2011	466	2011	127
2012	555	2012	170
2013	575	2013	171
2014	753	2014	233
2015	902	2015	271
2016	808	2016	392
2017	659	2017	445
2018	462	2018	466
2019	423	2019	594
2020	428	2020	720
2021	610	2021	955
2022	525	2022	846
2023	410	2023	607
2024 to August	404	2024 thru August	558

Total: 8,444

Total: 6,746

Δ = 1,698 or 25%

Year	Single-Family Detached	Townhome	Duplex Units	Multi-Family	Total Units
2010	419	54	2	228	703
2011	423	61	4	510	998
2012	443	112	10	606	1,171
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2024	472	107	22	764	1,365
Average	454	113	25	629	1,220

Total: 1,691 740

■ College Station Permits ■ Bryan Permits



Bryan Housing Report

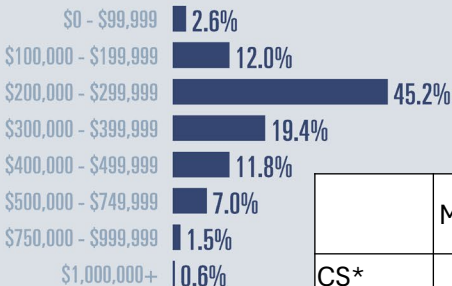


↑ 4.5%

Compared to 2023

2024

Price Distribution



	Median Price	City Property Tax Rate	Property Taxes
CS*	\$ 339,900	0.513	\$ 1,656.50
Bryan	\$ 280,175	0.624	\$ 1,748.29

College Station Housing Report



↑ 4.6%

Compared to 2023

2024

Price Distribution



292 in 2024



886 in 2024



8 days more than 2023



Compared to 2.8 in 2023

About the data used in this report
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



374 in 2024



1,428 in 2024



12 days more than 2023



Compared to 2.5 in 2023

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Bryan Housing Report

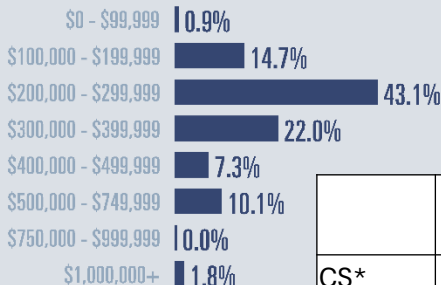
April 2025

Median price
\$289,000

↑ 8%

Compared to April 2024

Price Distribution



2025 YTD Permit Stats	
Median SF	2,112 SF
Median Builder reported Valuation	\$193,380
Median \$/SF	\$88

College Station Housing Report

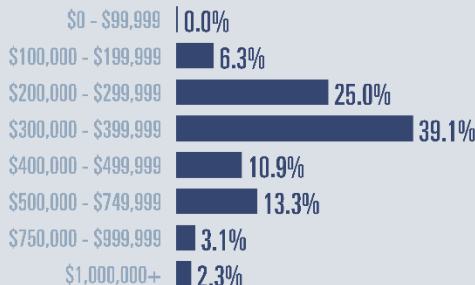
April 2025

Median price
\$333,250

↓ 3.1%

Compared to April 2024

Price Distribution



	Median Price	City Property Tax Rate	Property Taxes
CS*	\$ 333,250	0.513	\$ 1,624.09
Bryan	\$ 289,000	0.624	\$ 1,803.36

Active listings
↑ 42.9%

350 in April 2025

Closed sales
↑ 8.8%

111 in April 2025

Days on market
Days to close
Total

70
32
102

7 days more than April 2024

Months of inventory
4.8

Compared to 3.2 in April 2024

Active listings
↑ 28.5%

474 in April 2025

Closed sales
↑ 6.6%

129 in April 2025

Days on market
Days to close
Total

68
30
98

5 days more than April 2024

Months of inventory
4.0

Compared to 3.4 in April 2024

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Taxing Unit	RESIDENTIAL HOMESTEAD		OVER-65 HOMESTEAD	
	State Required	Optional	State Required	Optional
Brazos County	None	None	None	\$75,000
Bryan ISD	\$100,000	None	\$10,000	None
College Station ISD	\$100,000	None	\$10,000	\$5,000
Bryan City	None	None	None	\$15,000
College Station City	None	\$5,000 or 5%	None	\$30,000
Navasota ISD	\$100,000	None	\$10,000	None

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Texas Real Estate Research Center

College Station: Home Sales and Average Price



Bryan: Home Sales and Average Price



New Construction Cost

Address	Subdivision	Heated SF	Permit Fees	Impact Fees	Parkland Fees*	Builder Valuation	Lot Cost*	Total Cost	Sales Price
914 Coffee Mill	Midtown	1489	\$ 2,318.44	\$ 9,822	\$ -	\$ 118,236	\$ 80,000	\$ 210,376	\$ 298,845
919 Coffee Mill	Midtown	1539	\$ 2,357.44	\$ 5,450	\$ -	\$ 115,640	\$ 80,000	\$ 203,447	\$ 312,195
1165 Canton	Southern Point	1508	\$ 2,333.26	\$ -	\$ -	\$ 115,640	\$ 80,000	\$ 197,973	\$ 306,210

Notes:

- Both Midtown and Southern Point have Parkland Fee credits
- The original phase of Midtown (919 Coffee Mill) has Roadway Impact Fee credits
- Southern Point does not pay impact fees
- Builder Valuation is provided with the application – to reflect the material and labor cost



Home Comparisons

Address	Subdivision	Heated SF	Permit Fees	Sales Price
914 Coffee	Midtown	1489	\$ 12,140.44	\$ 298,845
919 Coffee	Midtown	1539	\$ 7,807.44	\$ 312,195
3307 Fredrick	Edelweiss	1504	\$ -	\$ 299,900

*realtor.com listings search of 1,450-1,550 sf homes– 4 new construction – 19 existing (from 280-315k)

*Fees make up 4% and 2.5% respectively



End User Cost

Home Buying Cost				
Address	Subdivision	Sales Price	Acquisition Expenses	Realtor Fees*
914 Coffee Mill	Midtown	\$ 298,845	\$ 11,953.80	\$ 17,930.70
1165 Canton	Southern Point	\$ 306,210	\$ 12,248.40	\$ 18,372.60
3307 Fredrick	Edelweiss	\$ 299,900	\$ 11,996.00	\$ 17,994.00

Living Expenses				
Address	Subdivision	Monthly Payment	Monthly Utilities*	Required DAP Income
914 Coffee Mill	Midtown	\$ 2,624	\$ 300	\$ 89,955
1165 Canton	Southern Point	\$ 2,656	\$ 328	\$ 91,066
3307 Fredrick	Edelweiss	\$ 2,471	\$ 300	\$ 84,717



City Collections and Cost

Address	Subdivision	City Yearly Revenue		
		Property Taxes	Water	Sewer
914 Coffee	Midtown	\$ 1,456.67	\$ 345.24	\$ 324.96
1165 Canton	Southern Point	\$ -	\$ 517.86	\$ 487.44
3307 Fredrick	Edelweiss	\$ 1,461.81	\$ 345.24	\$ 324.96

Impact Fee	Total Estimated Capital Costs due to new growth	Recoverable Costs at Collection Rate from new growth (2021 - 2031)	Existing/Proposed Tax/rate-payer Burden
Water	\$67.7M	\$11.8M	\$55.9M
Wastewater	\$189.7M	\$24.2M	\$165.5M
Roadway Totals	\$215.0M	\$23.7M	\$191.3M

Potential Rate Increase	Potential Rate Increase
Roadway	0.4 cents
Water	2.5%
Wastewater	10%



Housing Affordability

What is housing affordability?

Workforce or affordable housing is not a specific type of housing. Rather it is housing within the financial reach of community members across the full spectrum of incomes and budgets. Housing is generally considered affordable if a household spends no more than 30% of their income to live there. For renters this would include rent and utilities, for homeowners this includes mortgage payments, insurance, taxes, utilities, and HOA fees.



Housing is considered "affordable" if a household spends no more than 30% of their income to live there.

Source: <https://www.housingdata.org/toolbox/municipal-impacts>



Affordable Housing Programs

- \$1.3 million in Down Payment Assistance Program (41 homes)
- 52 Rental Units with LURAs (EA, BVCAP, TCM)
- 460 units of Low-Income Housing Tax Credit Properties
- 250 federally supported housing units (SV and LULAC)
- 451 Housing Choice Vouchers



Persons in Family

Column1	1	2	3	4	5	6
50% AMI	\$31,000	\$35,400	\$39,850	\$44,250	\$47,800	\$51,350
80% AMI	\$49,600	\$56,650	\$63,750	\$70,800	\$76,500	\$82,150
100% AMI	\$62,000	\$70,813	\$79,688	\$88,500	\$95,625	\$102,688
120% AMI	\$74,400	\$84,975	\$95,625	\$106,200	\$114,750	\$123,225

Conventional Loan - Assuming 10% down, a 7% interest rate, 4% fees, .5 PMI, and .5% Insurance, low debt

(Paying 30% of gross monthly income on PITI payment. Includes homestead exemptions)

Column1	1	2	3	4	5	6
50% AMI	\$104,000	\$116,000	\$129,000	\$145,000	\$152,000	\$162,000
80% AMI	\$157,000	\$177,000	\$198,000	\$218,000	\$235,000	\$251,000
100% AMI	\$193,000	\$218,000	\$244,000	\$270,000	\$290,000	\$311,000
120% AMI	\$229,000	\$259,000	\$290,000	\$321,000	\$346,000	\$370,000

FHA Loan - Assuming 3.5% Down, 7.12% interest rate, 6% fees, .55% PMI, and .5% insurance, low debt

(Paying 30% of gross monthly income on PITI payment. Includes homestead exemptions)

Column1	1	2	3	4	5	6
50% AMI	\$96,000	\$108,000	\$119,000	\$131,000	\$141,000	\$151,000
80% AMI	\$146,000	\$165,000	\$184,000	\$203,000	\$219,000	\$234,000
100% AMI	\$179,000	\$203,000	\$227,000	\$251,000	\$270,000	\$289,000
120% AMI	\$213,000	\$241,000	\$270,000	\$299,000	\$322,000	\$345,000

Using City DAP (30% of sales price capped at \$50,000) - Buyer contributes 1.5%, 7% interest rate, no PMI, 5% fee estimate, .5% insurance and low debt.

(Paying 30% of gross monthly income on PITI. Includes homestead exemptions)

Column1	1	2	3	4	5	6
50% AMI	\$130,000	\$146,000	\$162,000	\$175,000	\$185,000	\$195,000
80% AMI	\$190,000	\$210,000	\$230,000	\$250,000	\$267,000	\$283,000

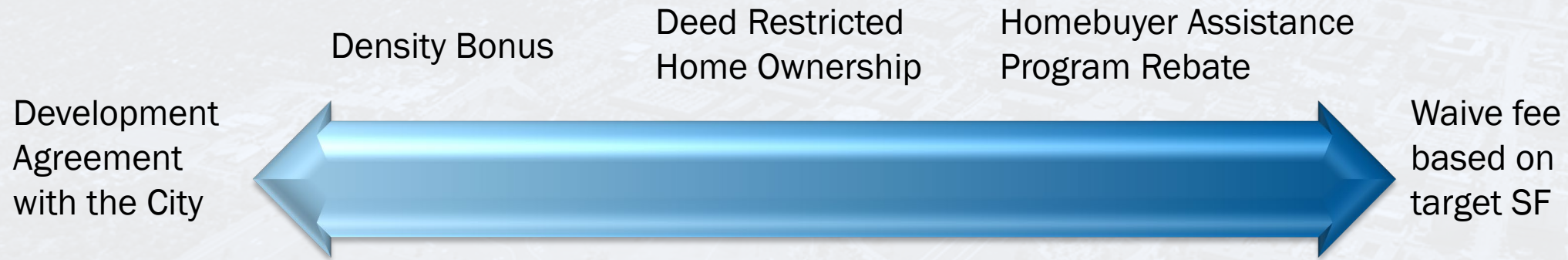
Using City DAP (30% of sales price capped at \$80,000) - Buyer contributes 1.5%, 7% interest rate, no PMI, 5% fee estimate, .5% insurance and low debt.

(Paying 30% of gross monthly income on PITI. Includes homestead exemptions)

Column1	1	2	3	4	5	6
50% AMI	\$130,000	\$146,000	\$162,000	\$178,000	\$191,000	\$204,000
80% AMI	\$198,000	\$222,000	\$249,000	\$273,000	\$289,000	\$305,000



Continuum for Discussion



Target audience - SF, Price, Lot size/type, Income Restricted?

Housing Plan Advisory Committee Action Ranking 5/28/2025

Action	Description	Total Score	Rank
G1.S1.A1	Amend the UDO to allow for greater density and housing variety	35	1
G1.S1.A3	Create process for expedited permitting and reduce or waived fees for affordable housing	34	2
G2.S5.A1	Acquire and rehabilitate existing housing stock that is at risk of losing affordability	30	3
G2.S4.A1	Create a density bonus system for new development meeting increased density goals	29	4
G2.S4.A2	Create a Local Housing Finance Corporation	28	5
G1.S1.A2	Rezone to allow more density and housing variety	26	6
G2.S2.A1	Create a deed-restricted homeownership program.	23	7
G2.S3.A2	Form partnerships to construct affordable homeownership opportunities	17	8
G2.S7.A2	Create comprehensive homebuyer education training program	17	8
G2.S4.A3	Partner with developers through Housing Public Facility Corporations	16	9
G2.S7.A3	Create a tenant education and training program	13	10

Things to Consider:

- Home price is set by the market
- Remaining Capital Expenditures would be from Utility Rates or Property Taxes
- Impact Fees proportionate to cost to provide infrastructure capacity to each unit of new development.
- One time charge on new construction
- Can only be paid on Impact Fee Projects
- No significant increase or decrease in Single Family Building Permit Averages prior to Impact Fees
- Impact Fee projects are not the only capital projects that need funding
- Who/what would qualify? (Developer, Homebuyer, Homebuilder)
- Who benefits/sees the fee reduction?
- How long is the reduction effective?
- What is the mechanism?
- What property classification would qualify?

