

Item No. 8.2
**Possible Incentives for Increasing
Housing Density**



Unit Makeups

B25024 | Units in Structure

American Community Survey

Universe: Housing units

2024: ACS 1-Year Estimates Detailed Tables

Note

View important guidance for comparing ACS data over time or to other sources [here](#).

Label	College Station city, Texas	
	Estimate	Margin of Error
▼ Total:	55,151	±1,858
1, detached	24,271	±2,002
1, attached	4,421	±1,214
2	2,684	±1,055
3 or 4	6,238	±1,567
5 to 9	6,420	±1,814
10 to 19	3,396	±1,086
20 to 49	1,777	±753
50 or more	5,598	±1,088
Mobile home	151	±174
Boat, RV, van, etc.	195	±312

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
2025	531	245	56	1,150	1,982
Average	466	121	51	629	1,300



Background and Purpose

- Attached single family focused density incentives
- Council requested workshop
- Alignment with Housing Action Plan



What We Can Do: Incentive Tools

- Fee-Based Tools
 - Building permit fee waivers or reductions
 - Can explore other fee strategies
- Regulatory Tools
 - UDO amendments
 - Targeted Proactive Rezoning



What We Can Do: Incentive Tools

- Economic Development Tools
 - Chapter 380 participation agreements
- Process Incentives
 - Priority review



Direction & Next Steps

- Key Considerations
 - Incentive calibration economic development study
 - Fiscal impacts of fee waivers / credits
- Next Steps
 - What tools to explore
 - Geography
 - Type of changes desired (pilot vs. system-wide changes)

