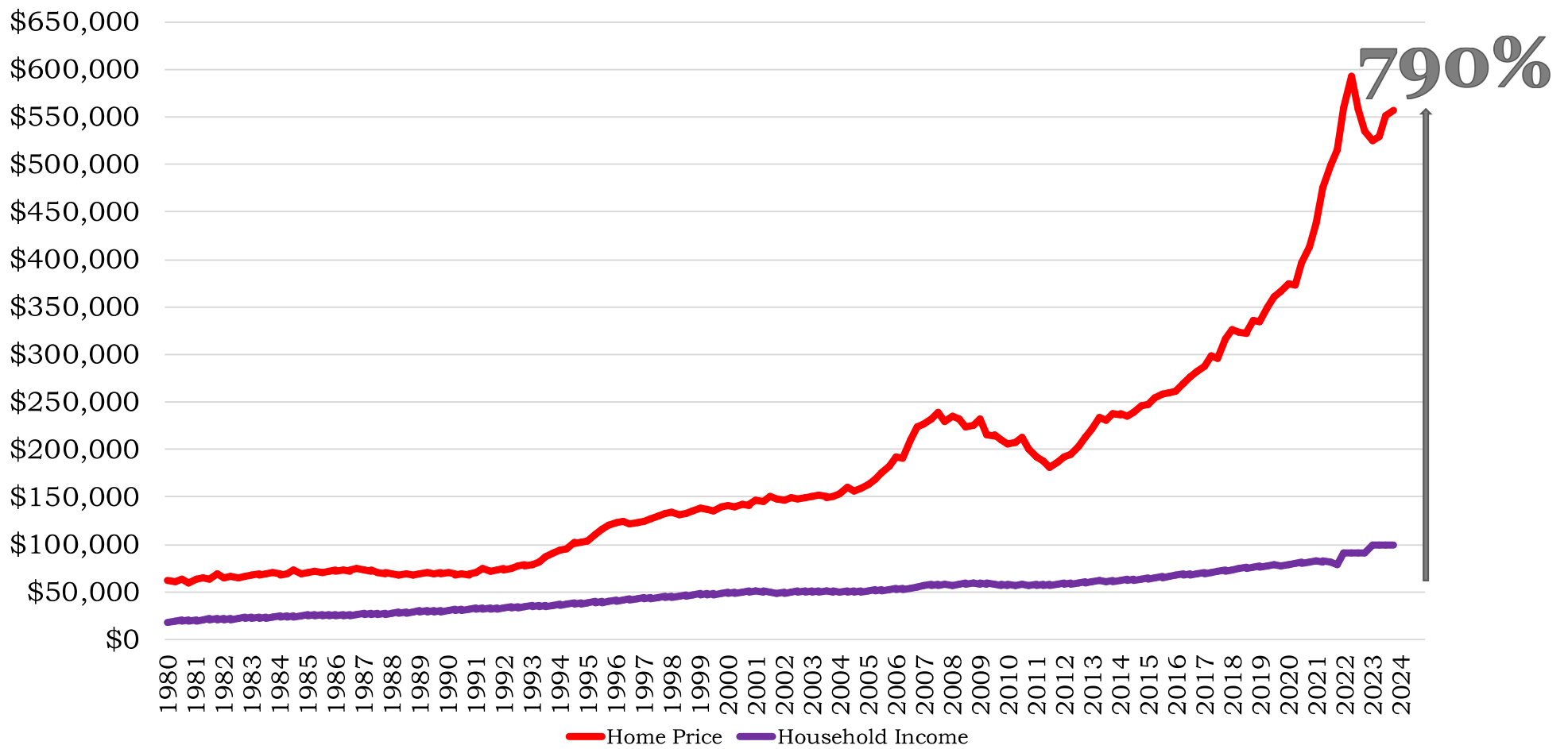
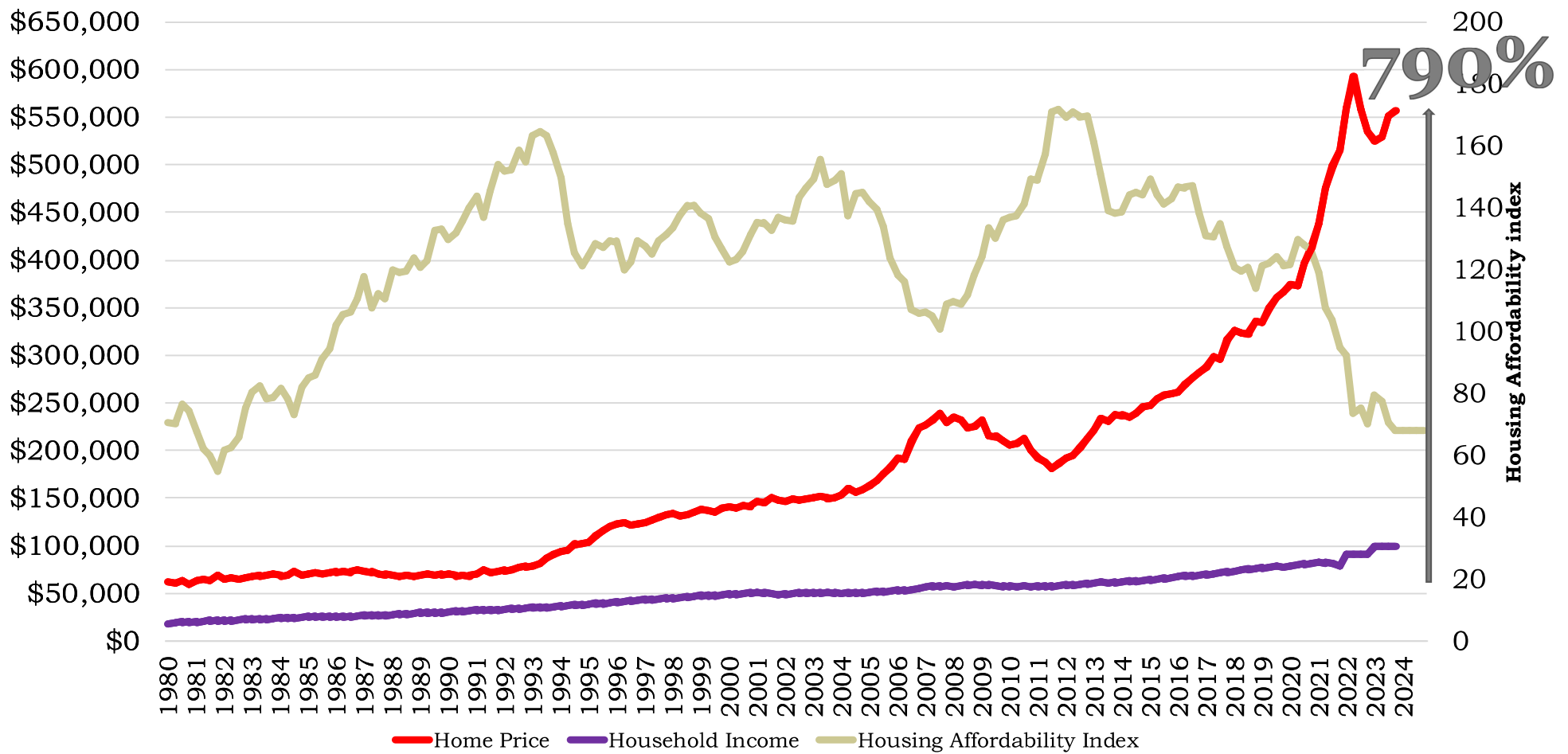




**Why talk
housing?**

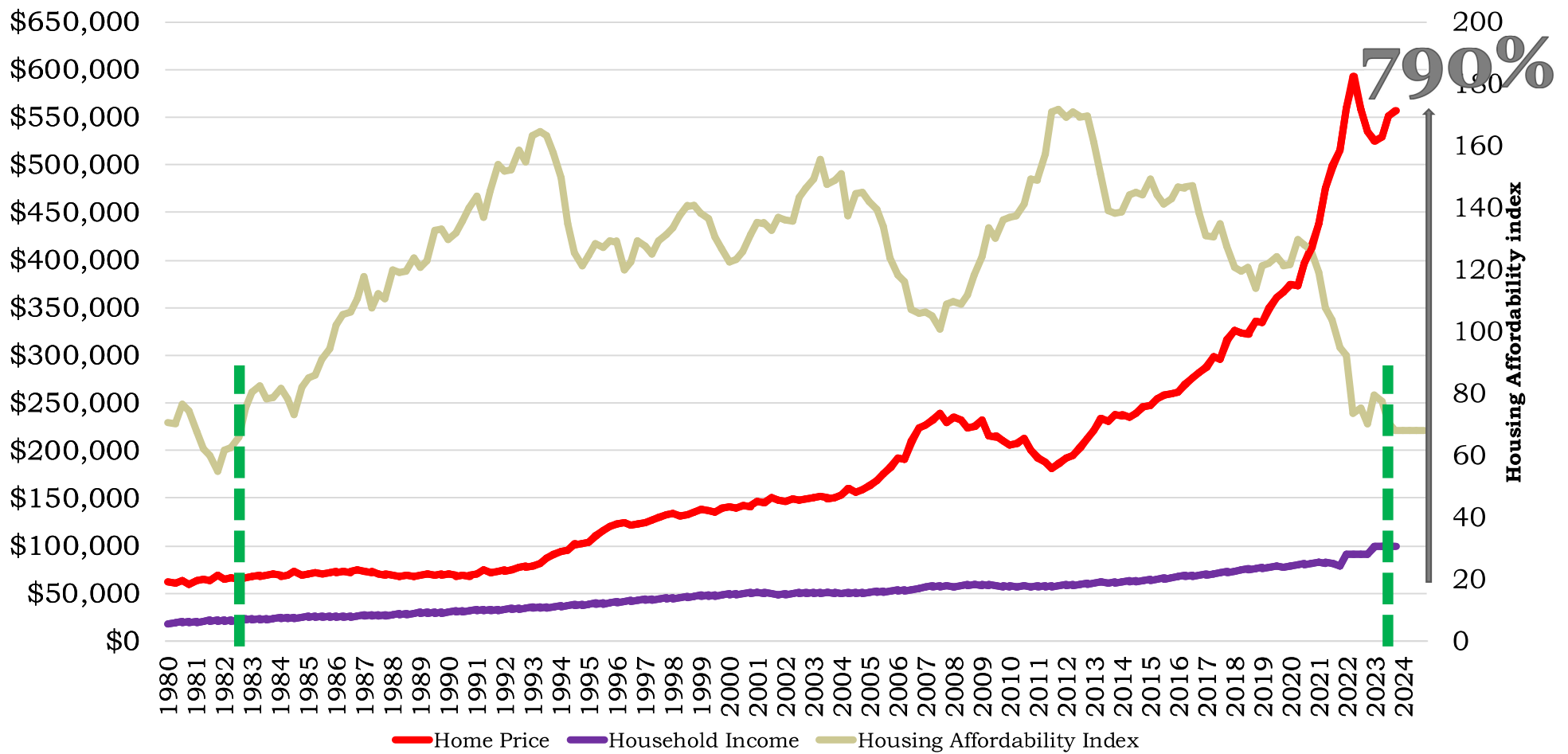






Affordability calculation assumes a 5% down payment at 30-year fixed mortgage rates, and that 30% of the buyer's HH Income is used toward housing.





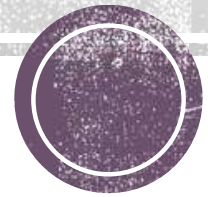
Affordability calculation assumes a 5% down payment at 30-year fixed mortgage rates, and that 30% of the buyer's HH Income is used toward housing.

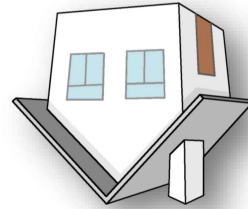


HOZ



Homeownership Overlay Zone

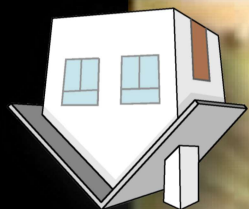




It's time to try something new!

Condition and needs have changed—we need a new way of looking at zoning





Price-focused Zoning



- **It's not THE solution**—it's a temporary strategy until supply reaches equilibrium
- **It's a compromise**
 - Builder don't want to cap the price of homes
 - Cities don't trust what will be built
- **Meets cities where they are today**
 - Percentage of the current home price sales



What's in HOZ?



Typical zoning restrictions

Street Width
Accessory Buildings
Exterior Lighting
Lot Size
Building Height
Open Space
Exterior Material
Garage Size
Home Size
HOA Amenities
Zoning Buffer
Land Use
Lot Frontage
Building Occupied
Home Price
Home Type
Parking
Permitted Uses
Detached Homes
Builder Occupied



Home Price

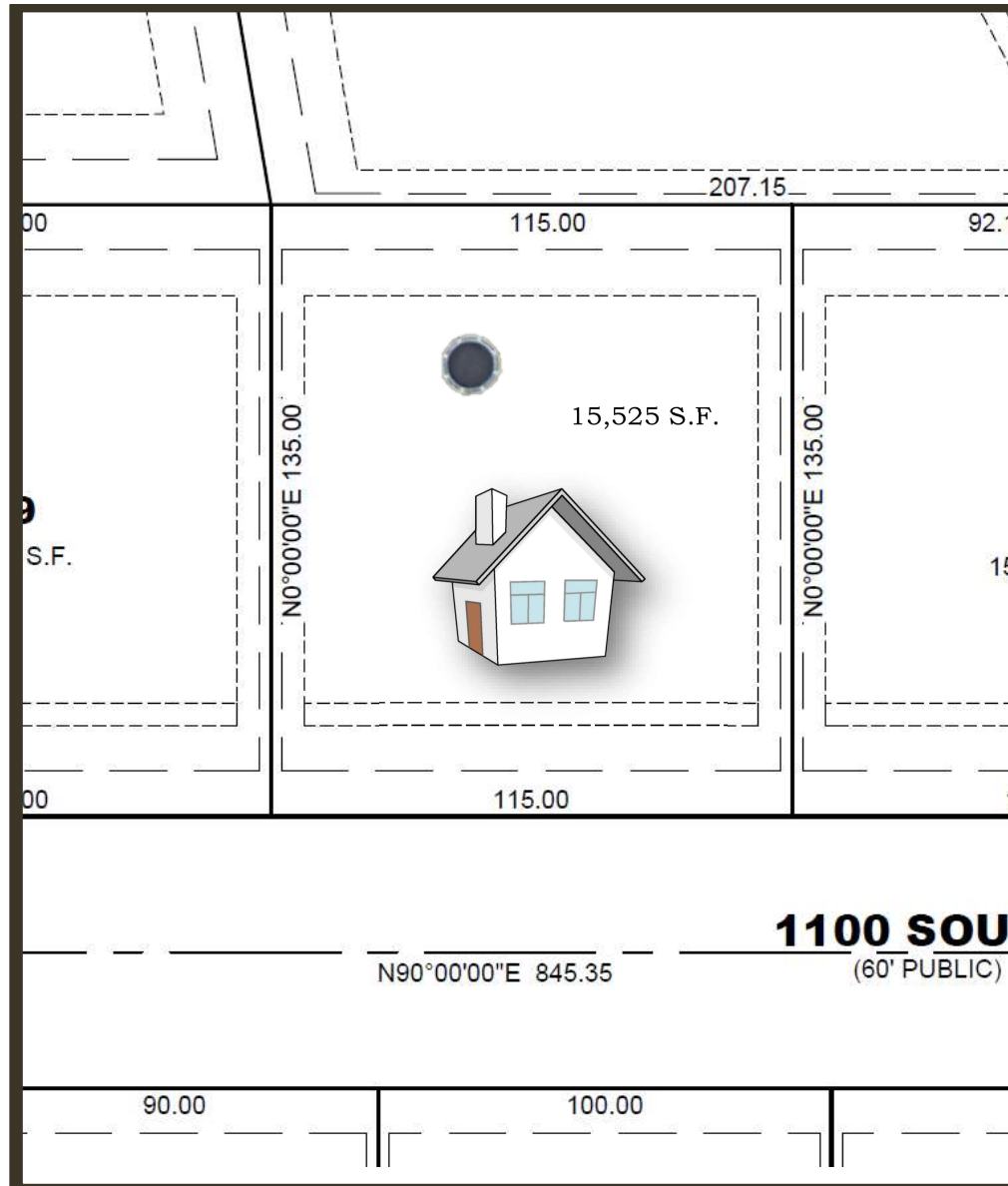
\$



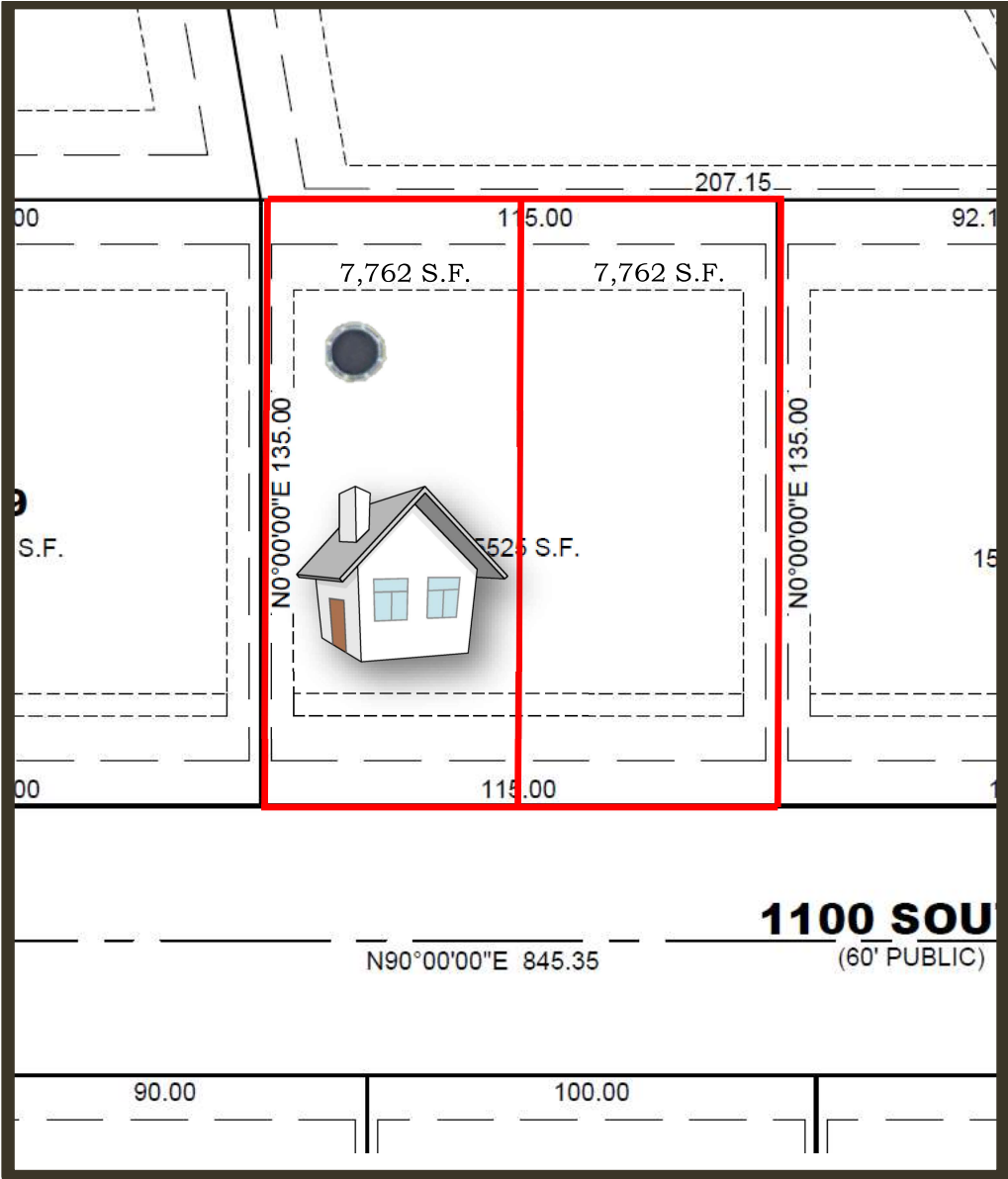
Home Price Reduced



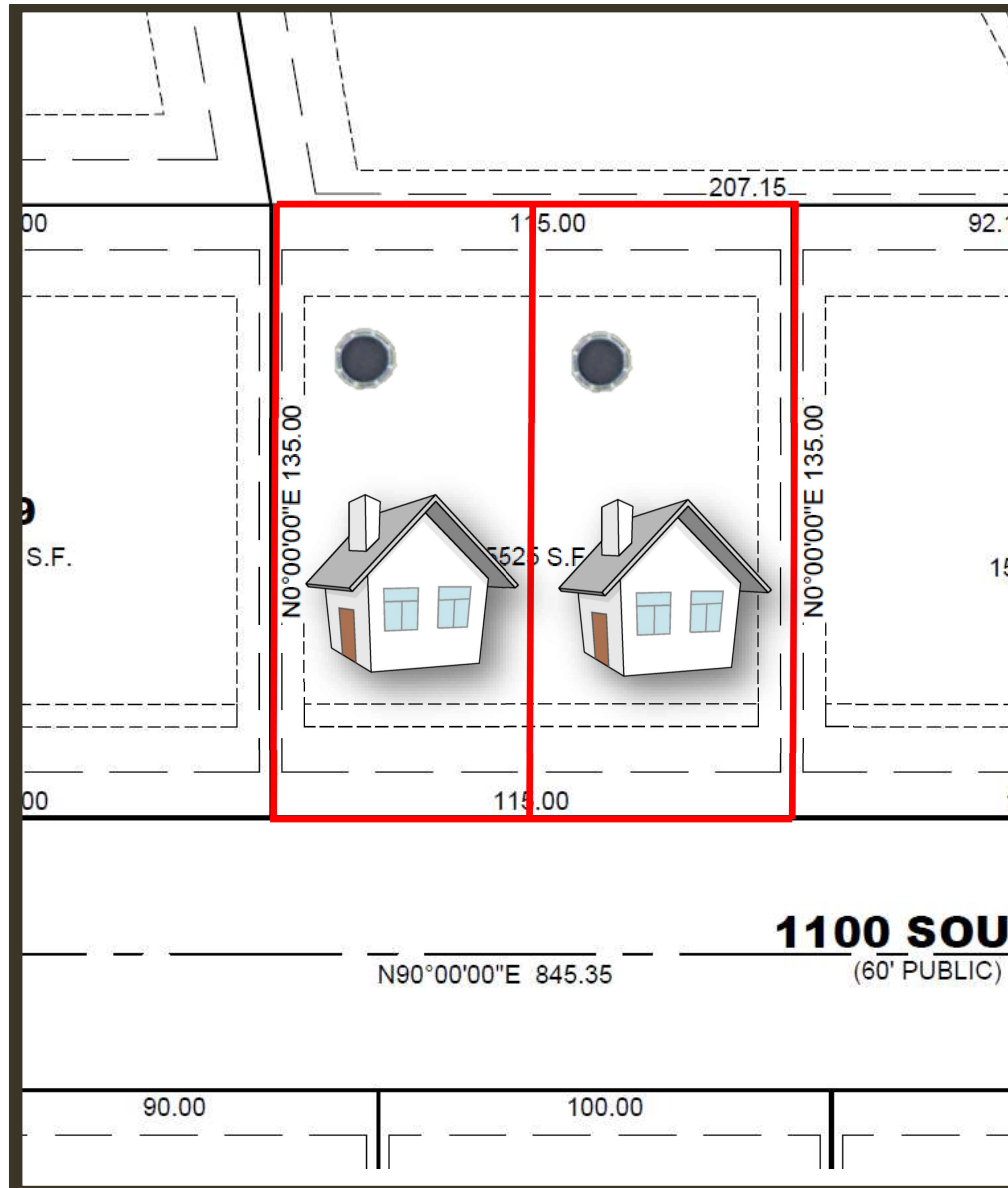
Case Study



Case Study



Case Study





Scenario 1 (Same Home Size)

	Current Density	Double Density
# of Lots	53	106
Average Lot Size	15,000 Sq.Ft.	7,500 Sq.Ft.
Average Home Size	2,600 Sq.Ft.	2,600 Sq.Ft.
Average Home Price	\$833,787	\$663,787
Price per Sq. Ft.	\$320.69	\$255.30
Total Real Estate Value	\$44,190,711	\$70,361,400
Value Per Acre	\$2,209,536	\$3,518,070



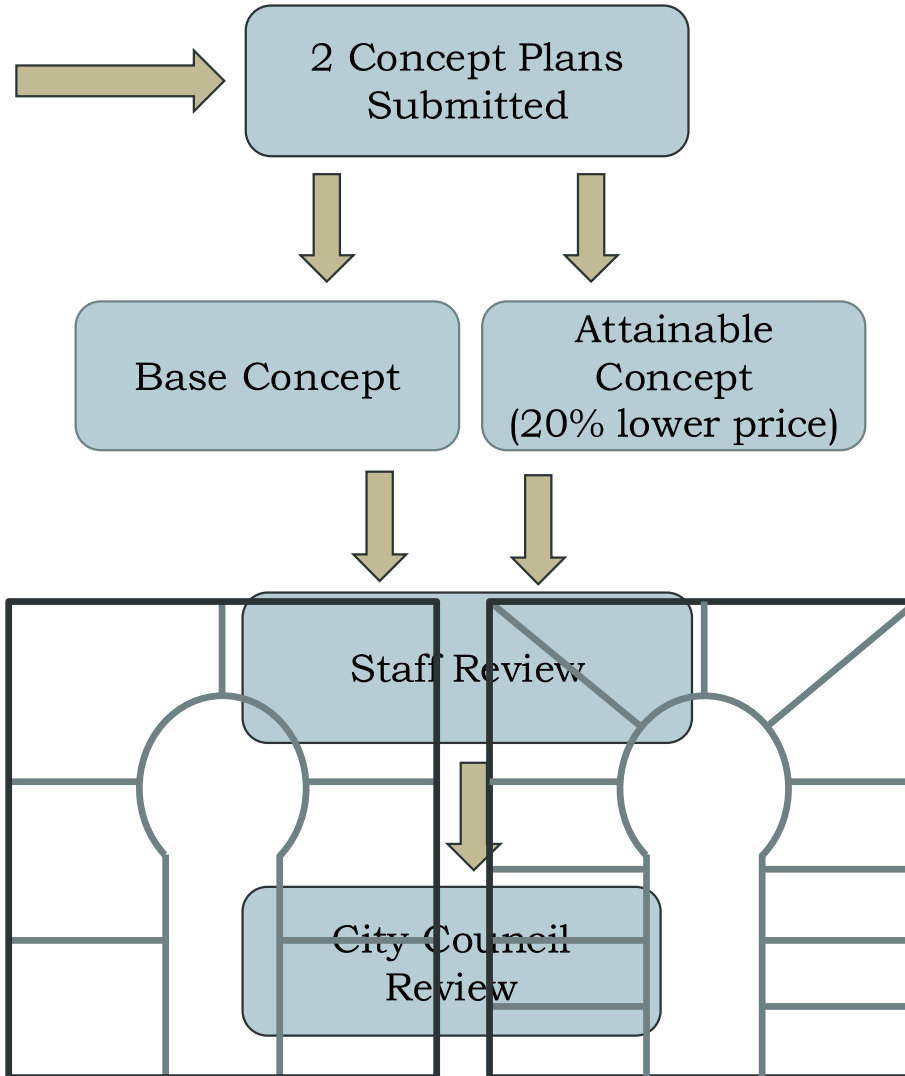
Scenario 1 (Same Home Size)

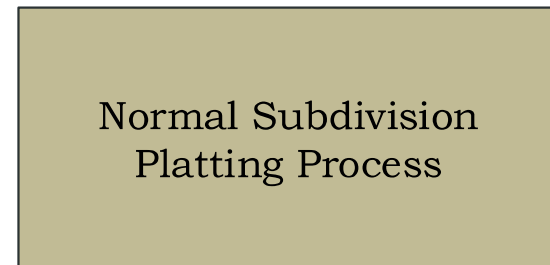
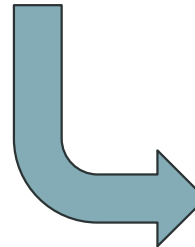
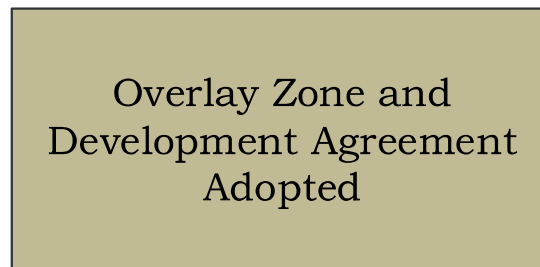
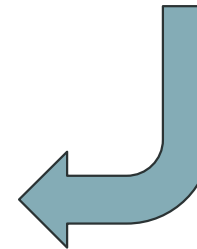
	Current Density	Double Density
# of Lots	53	106
Average Lot Size	15,000 Sq.Ft.	7,500 Sq.Ft.
Average Home Size	2,600 Sq.Ft.	2,600 Sq.Ft.
Average Home Price	\$833,787	\$663,787
Price per Sq. Ft.	\$320.69	\$255.30
Total Real Estate Value	\$44,190,711	\$70,361,400
Value Per Acre	\$2,209,536	\$3,518,070

\$170,000

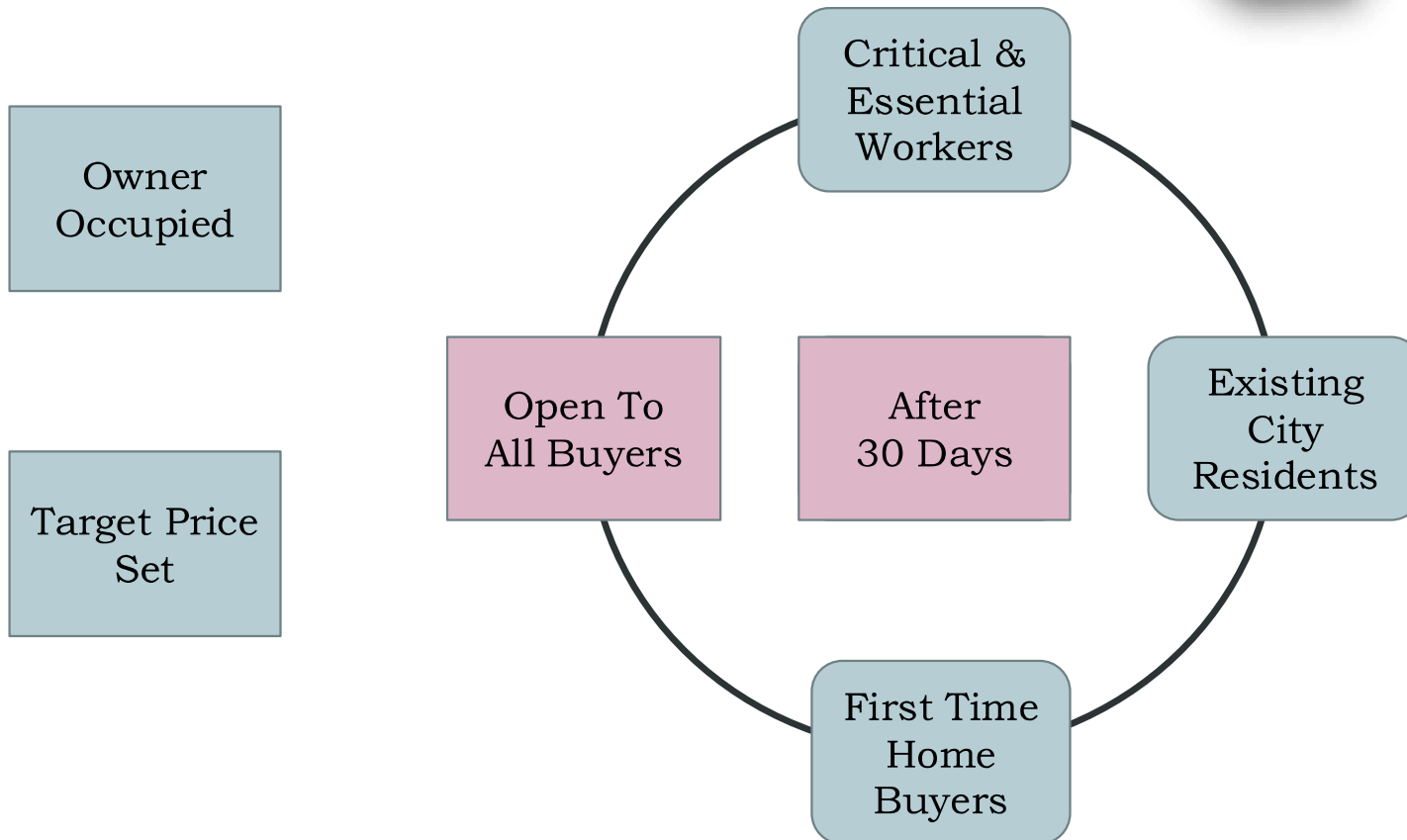


City Council Sets
Target Price:





Home Sale Criteria





Challenges?

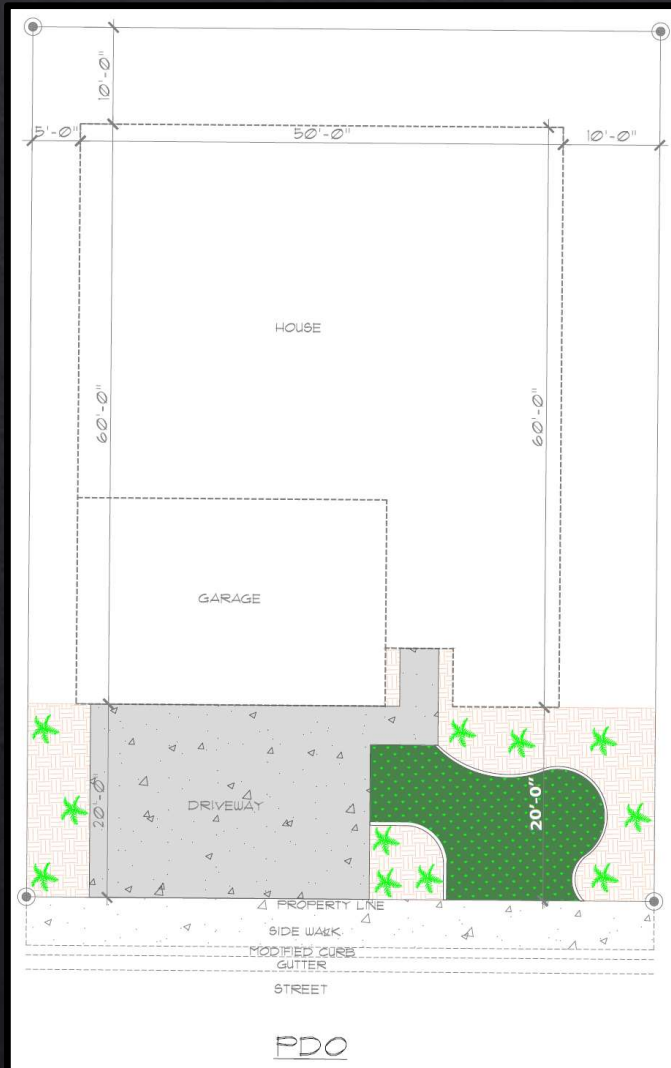
“History is the long and tragic story of the fact that privileged groups seldom give up their privileges voluntarily.”

– Martin Luther King Jr.

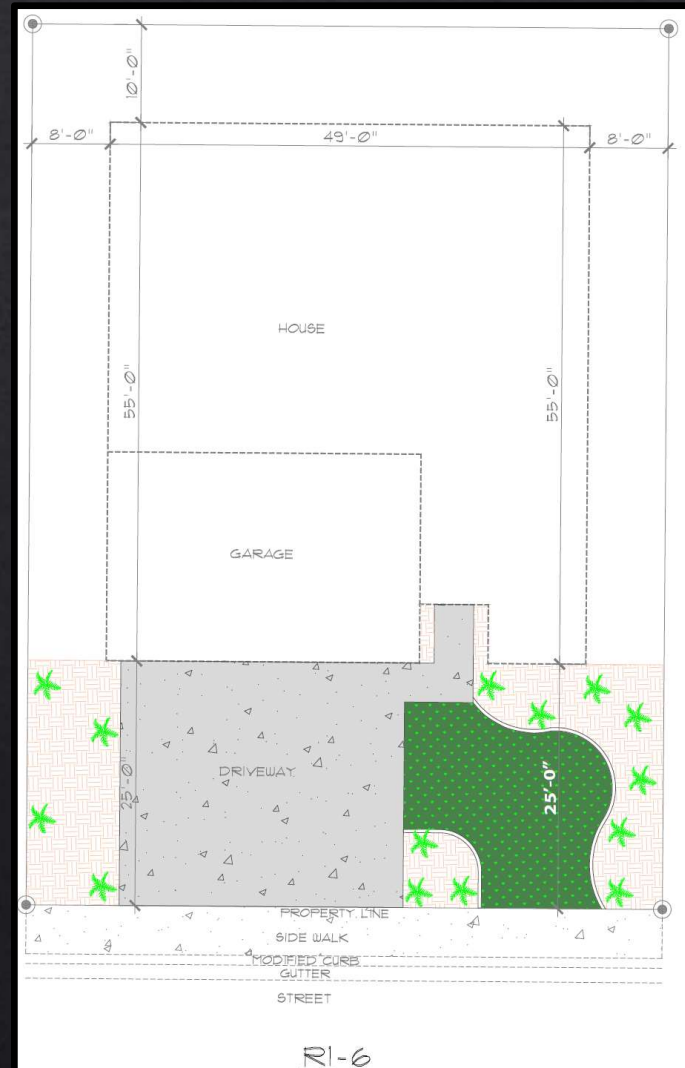




Home with 20' Setback



Home with 25' Setback



Land Utilization & Density

1. Increasing the front setback from 20' to 25' means that each home requires a deeper lot to maintain the same house footprint.
2. This reduces the number of homes that can fit on a given piece of land, decreasing housing density.
3. A decrease in housing density directly raises the cost of each lot, making housing less affordable.
4. Developers must spread fixed costs (like roads, utilities, and stormwater management) over fewer homes, making each one more expensive.

Finished Lot - Construction Costs

1. Increasing the front setback from 20' to 25' requires a deeper lot, meaning I'll need to move to an **R-1-8** lot to fit my house.
2. Utilities (sewer, water, gas, electricity, telecom) still need to run **5 feet farther per home**, adding material and labor costs.
3. Driveways must still be **5 feet longer**, increasing concrete and installation expenses.
4. Landscaping costs go up with 5 extra feet of sod, irrigation, and plantings per home.
5. These added costs apply regardless of whether the house itself is smaller.

Land Cost: \$30,000

Concrete: \$1000

Landscaping: \$1,100

Total Cost: \$32,100



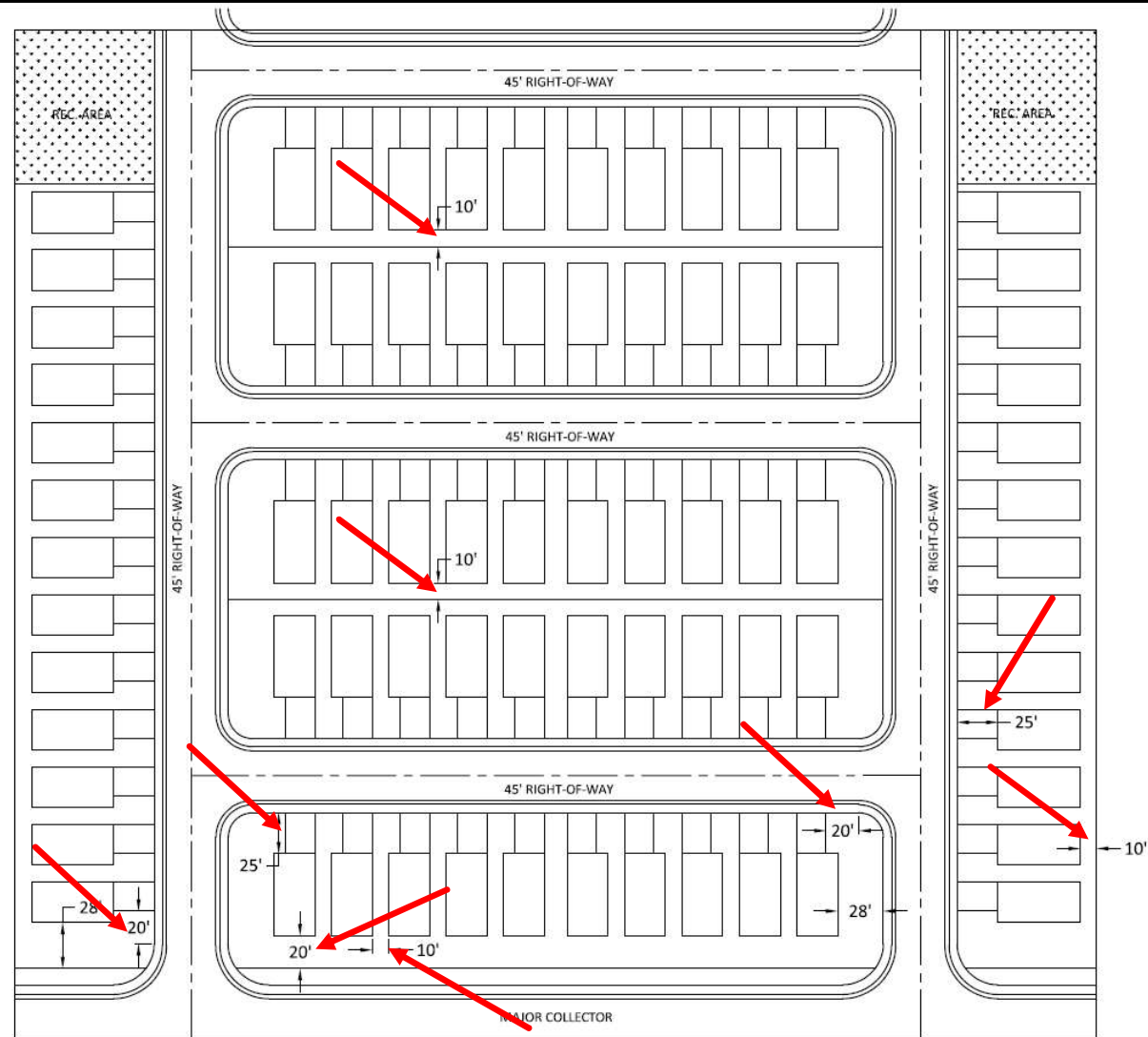
Current Regulations (PD) – 10 Acre Parcel

Front Yard Setbacks: 25'

Rear Yard Setbacks: 10'

Double Fronting Lots on Major Collector: 20'
(CR) or Driveway Setback on Corner Lots: 20'

Side Yard Setbacks: 10'



CURRENT REGULATION LAYOUT - 76 UNITS

Modified Layout

Front Yard Setbacks: ~~25'~~ 20'

Rear Yard Setbacks: ~~10'~~ 17' & 13'

Double Fronting Lots on Major Collector: ~~20'~~ 17'
(CR) or Driveway Setback on Corner Lots: ~~20'~~ 7'

Side Yard Setbacks: 10'

Benefits

- Larger Backyards because of the reduced Front Yard Setback.
- Yields an additional 5 Units

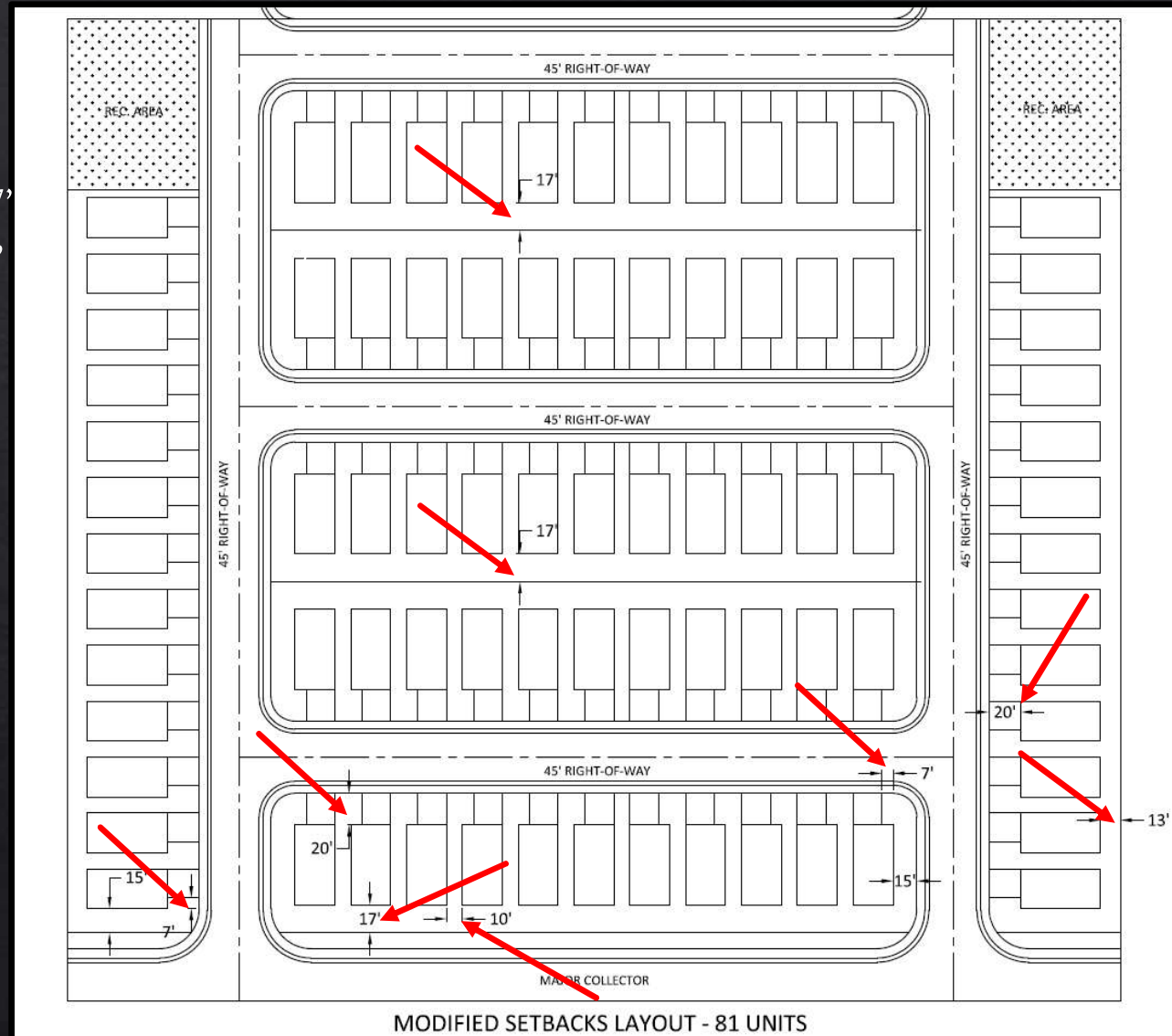
Land Cost: \$2,500

Concrete: \$1,000

Landscaping: \$1,100

Homeowner Savings: \approx \$4,600 Per Home

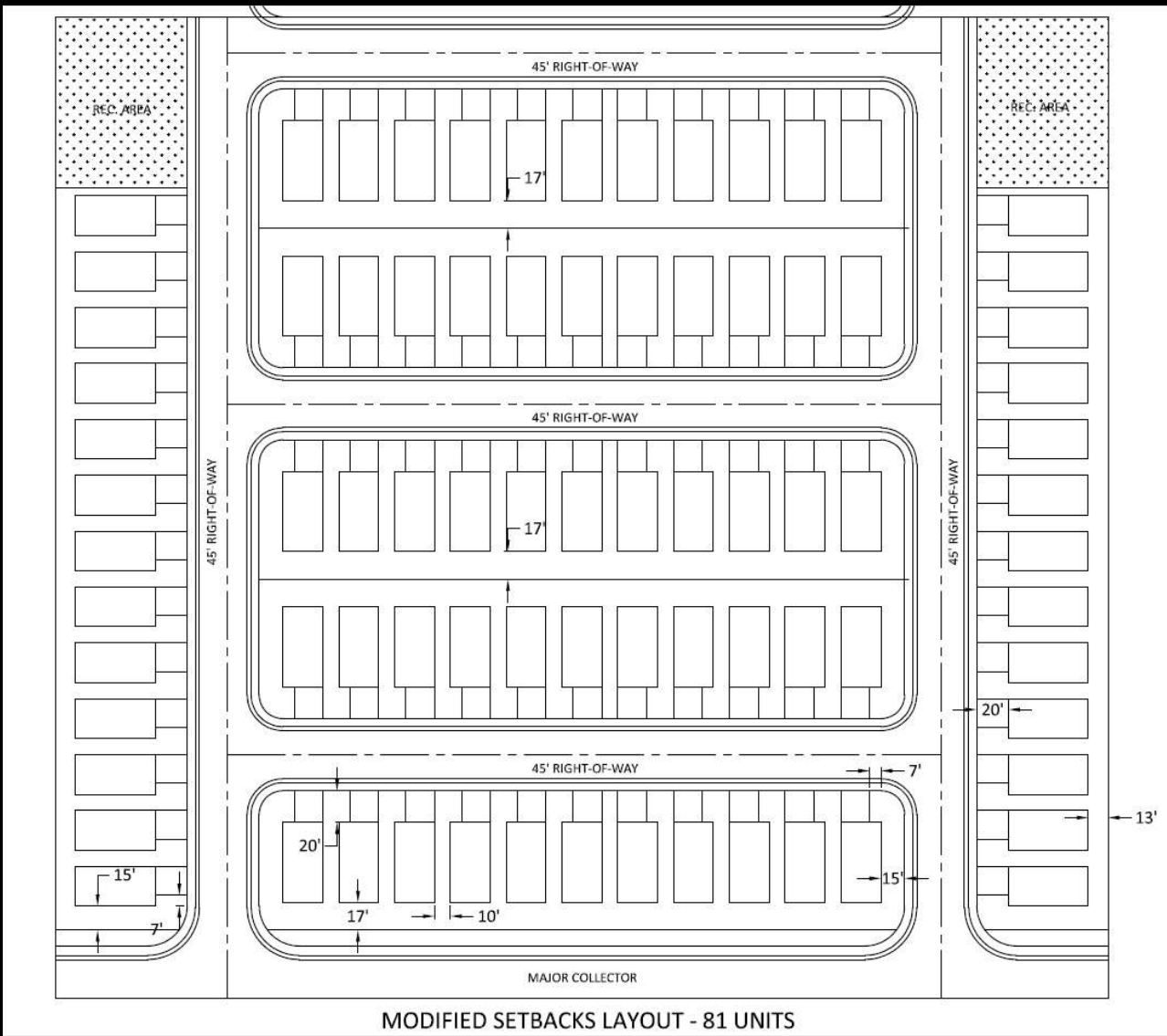
Project Homeowner Savings: \approx \$372,600



20 Acre Parcel - Modified Standards

Land Cost: \$5,500
Concrete: \$1,000
Landscaping: \$1,100

Homeowner Savings: ≈ \$7,600 Per Home



Optimal Lot Sizes for Affordability

3,000 – 4,000 sq ft lots —————→ 1,000 – 2,000 sq ft homes

6,000 sq ft lots —————→ 1,500 – 3,000 sq ft homes

Optimal Setbacks for Affordability

Front Yard Setbacks: 20'

Rear Yard Setbacks: 10'

Side Yard Setbacks: 5'

Your Turn...

- What can we improve in the HOZ ordinance?
 - We don't need to hear about the issues – we know it exists
- Have a concern - What is your solution?
 - Be thinking about:
- How can we be influencers rather than naysayers?
 - How do we avoid the natural reaction to overregulate?
- What solutions do you have that can be implemented in the next 6-12 months?
 - Time is of the essence
 - How do we act fast?
 - How do we unwind bad policy?
 - Doing nothing (or very little) is not an option



