

Future Housing



SECTION 20 – FUTURE HOUSING

Introduction

The purpose of the housing section is to provide guidelines for the City to:

1. Enhance and revitalize its neighborhoods.
2. Improve the quality of the existing housing stock.
3. Provide safe and adequate housing for residents of all income levels.
4. Encourage housing development in the downtown urban core.
5. Identify existing or projected housing supply deficits.
6. Develop appropriate plans and programs to accomplish its housing goals.

Goals and Objectives

Goal #1: Preserve, enhance, and revitalize the City's existing neighborhoods.

- Objective 1: Revitalization and stabilization of deteriorating neighborhoods should be supported by reducing residential blight in areas of the City by providing residents with incentives such as home repair classes and free home improvement materials.
- Objective 2: Navasota should coordinate with businesses in the City to sponsor a neighborhood spruce-up weekend. Businesses could offer residents discounts on supplies such as paint and landscaping vegetation in exchange for positive publicity.
- Objective 3: Public notice and site plan approval should be required for all commercial development abutting residential property to ensure that appropriate buffering will be provided and neighborhood quality will not be negatively impacted.
- Objective 4: Setback requirements in the zoning ordinance should be modified to allow an option for residential cluster developments and to locate homes closer together to preserve a common open space for the residents.
- Objective 5: The City should encourage neighborhood

revitalization through infill development in established residential areas.

- Objective 6: Important neighborhood gateways should be identified through the use of signage and landscaping.
- Objective 7: Navasota should support community police and community watch organizations to reduce opportunities for criminal activity by strengthening the social fabric of neighborhoods.
- Objective 8: Developers should be required to install sidewalks in all new residential subdivisions to provide a more pedestrian friendly neighborhood.

Goal #2: Improve housing stock through rehabilitation or demolition and reconstruction.

- Objective 1: The City should encourage the Navasota Housing Authority (NHA) to participate in the HOME program administered by the U.S. Department of Housing and Urban Development (HUD) to rehabilitate City housing.
- Objective 2: The U.S. Department of Agriculture (USDA) Rural Housing Service Housing Preservation Grant Program should be used to assist very low and low income homeowners to repair and rehabilitate their homes.
- Objective 3: The City should encourage support for programs to rehabilitate neighborhood housing such as Habitat for Humanity.
- Objective 4: Dilapidated units should be demolished and rebuilding should be encouraged in their place.
- Objective 5: Housing conditions should be surveyed and monitored to identify unsafe structures that should be demolished.
- Objective 6: Navasota should continue to work with the Brazos Valley Council of Governments (BVCOG) and the Brazos Valley Affordable Housing Corporation (BVAHC) to fund housing rehabilitation programs.

Goal #3: Meet the needs of low and moderate-income households by ensuring opportunities for affordable housing.

- Objective 1: Housing programs should be designed and administered citywide to promote affordable housing.
- Objective 2: The City should adopt developmental policies, such as bonus zoning, that encourage the development of low and moderate-income housing.
- Objective 3: Navasota should coordinate regional affordable housing initiatives with the NHA and the BVAHC.
- Objective 4: The City should encourage developers to partner with non-profit organizations such as the BVAHC and NHA to allow for homeowners to purchase homes through sweat equity.
- Objective 5: Vacant and abandoned lots and property should be acquired to form a land bank used exclusively for the development of affordable homes.
- Objective 6: Navasota should partner with the NHA to provide assistance to renters through the form of Section 8 housing vouchers.
- Objective 7: The City should encourage developers through incentive programs to build multi-family units, particularly for the elderly.
- Objective 8: Navasota should encourage a partnership between financial institutions, developers, and non-profit organizations to assist with housing costs.
- Objective 9: The City should apply for the HUD Community Block Grant Program to invest in affordable housing developments.
- Objective 10: Navasota should participate in the programs sponsored by the Texas Department of Housing and Community Affairs such as weatherization assistance, multi-family housing preservation, and housing trust fund, etc.

Goal #4: Provide private sector incentives to stimulate real estate activity and specifically housing construction in Downtown.

- Objective 1: Navasota should revise the zoning ordinance to allow housing to be included as a mixed-use within Downtown Navasota.

Goal #5: Facilitate the development of projects that will help alleviate current residential housing supply deficits.

- Objective 1: Navasota should encourage the development of additional nursing homes within the City as well as additional housing opportunities for the elderly.
- Objective 2: The City should plan for the development of higher-end, single-family housing to draw in residents from nearby communities.
- Objective 3: Additional multi-family housing opportunities should be developed for higher, middle, and lower income residents.

Goal #7: Encourage the construction of energy efficient residential structures in Navasota.

- Objective 1: Navasota should promote the use of alternative construction methods that utilize energy efficiently.
- Objective 2: The use of alternative construction materials such as straw bale construction, adobe, panelized board, rammed earth, etc. should be encouraged.
- Objective 3: The City should encourage developers and builders to use green building techniques such as those outlined in the Leadership in Energy and Environmental Design (LEED) system.

Future Housing Recommendations

As the City of Navasota’s population increases, the need for additional housing will arise. In order to meet this need and provide adequate housing for Navasota residents, it is recommended that additional housing types and areas be developed. Proposed residential land use is indicated on the Future Land Use Plan (Map 17.1).

For purpose of this document, the residential classifications for the City of Navasota include the following: Neighborhood Density Single-Family Residential, Medium Density Single-Family Residential, Agricultural/Residential, Low Density Multi-Family Residential, Medium Density Multi-Family Residential, and Mixed-Use. These classifications are discussed in the Future Land Use section (Section 17).

Manufactured Homes

While not shown on the Future Land Use Map, it is recognized that areas within the City will be used for manufactured housing. The recommendations contained in this section of the plan are associated with those manufactured home areas. These areas contain land that is located, designed, and operated as a site by manufactured homes. Manufactured home use should be subject to standards that promote a residential environment compatible with adjoining residential neighborhoods.

- All manufactured homes should be located within manufactured home parks or subdivisions with a minimum project site size of 3 acres. Individual manufactured home lots or pads should not be less than 6,000 square feet when served by municipal sanitary sewer systems.
- These parks or subdivisions can be placed in any residential designated area.
- All manufactured home parks or subdivisions should be subject to single-family residential regulations and standards to promote compatibility with the surrounding residential neighborhoods.
- Only manufactured homes should be located within designated manufactured home areas.

Number of Homes Needed

The number of necessary residential dwelling units in Navasota will potentially increase with economic development activity and the projected population growth. Additionally, increases in population due to migration and birth rates will necessitate more homes. The type of dwelling units required will most likely depend upon the type of economic development taking place in the community.

However, based on public participation and community surveys there appears to be a need for more affordable housing units within the City.

If Navasota's growth rate remains consistent with the past, by the year 2020, an additional 265 single-family units, 6 duplex units, 56 multi-family units, 1 group home, 78 manufactured homes, and 13 large lot agricultural-residential units will need to be built (Table 20.1).

Table 20.1: Current and Future Residential Housing Unit Projections

Residential Type	Total Current Housing 2004 (by type)	Total Projected Housing for 2020 (by unit)	Total New Housing Needed (by unit)
Single-Family	2,002	2,267	265
Duplex	42	48	6
Multi-family	424	480	56
Group Quarters	125	142	17
Manufactured Home	586	664	78
Large Lot Ag-Residential	96	109	13
Total Housing Units	3,275	3,708	433

Texas Target Cities Team (This chart excludes current and future loft development in the CBD.)

Cost of Homes Needed

The affordability and cost of homeownership is a problem for some residents of Navasota. The average cost of a single-family dwelling unit is \$58,500, while the median household income level is \$26,990 (US Census). Changing the type of building materials will often lower the cost of a home. Modular homes, manufactured at another location and constructed on site, can also provide affordable housing while still giving the benefits of home ownership and community investment. Additionally, the City could relax density requirements for affordable housing neighborhoods.

Type of Housing Needed

It is recommended that the City work with the Navasota Housing Authority (NHA) or other organizations to assist in the building of affordable homes in Navasota. There is also a need for more multi-family dwelling units such as apartments, duplexes, triplexes, and fourplexes. Finally, additional elderly housing options, such as nursing homes and assisted living facilities, are needed as the number of Navasota residents' age and desire to retire increases.

Manufactured Home Parks and Subdivisions

Manufactured home subdivisions should become a viable housing option for residents of Navasota. All new manufactured homes should be restricted to manufactured home subdivisions to promote a residential environment compatible with surrounding land uses. Existing mobile homes should be permitted to remain on their current site or relocate to a manufactured home subdivision. New manufactured homes should be required to locate in a designated manufactured home subdivision.

Actions Needed to Arrest Residential Blight

To prevent residential blight, the City needs to work at preserving, enhancing, and revitalizing existing neighborhoods through the establishment of self-help programs, neighborhood cleanups, and by providing residents with incentives to fix up their property.

Blight can also be addressed through the revitalization of neighborhoods by rehabilitation or demolition where deemed appropriate along with proper infill development. There are many programs, which can provide revitalization assistance.

Finally, encouraging the formation of neighborhood or homeowner associations can be a method to prevent residential blight while increasing neighborhood pride and community involvement.

Public and Private Support Program

The state and federal governments as well as nonprofit and private organizations provide monies to communities to assist in residential activities. A list of available programs aimed at improving housing opportunities and conditions follows:

Programs sponsored by the Texas Department of Housing and Community Affairs include the following:

- “Bootstrap” Homebuilder Loan Program
- Community Services Block Grant Program (CSBG)
- Comprehensive Energy Assistance Program (CEAP)
- Down Payment Assistance Program (DPAP)
- HOME Investment Partnerships (HOME) Program
- Housing Tax Credit Program
- Housing Trust Fund Program
- Multifamily Housing Preservation Initiatives
- Multifamily Mortgage Revenue Bond Program
- Texas First-Time Homebuyer Program
- Weatherization Assistance Program (WAP)

The following are programs sponsored by the United States Department of Housing and Urban Development:

- State Administered Community Development Block Grant (CDBG)
- Rural Housing and Economic Development (RHED)
- Self-help Homeownership Opportunity Program (SHOP)
- Homeownership Zones (HOZ)
- Rural Housing Guaranteed Loan
- Rural Housing Direct Loan
- Housing Repair & Rehabilitation Loan
- Housing Repair & Rehabilitation Grant
- Self-Help Technical Assistance Grant
- Mutual Self-Help Loans
- Rural Housing Site Loan
- Housing Application Packaging Grants
- Rural Rental Housing
- Housing Preservation Grant
- Guaranteed Rental Housing

The following 10 year action agenda is suggested for implementation of this section of the Comprehensive Plan.

Action Agenda

Year 1:

- Begin applying for Federal and State housing grants and funds outlined in the Future Housing Section.
- Enact an exterior housing maintenance code requiring the general upkeep of residential structures within the city.
- Examine residential loft development in Downtown to determine if regulations need to be adapted to make Downtown residences a success.

Year 2:

- Hire an additional building inspector and/or community development employee.
- Revise the zoning ordinance to allow the residential land uses proposed in the Comprehensive Plan.
- Provide incentives to developers such as tax abatements or density bonuses to encourage them to invest in residential construction within the City.

Year 3:

- Revitalize neighborhoods by encouraging city clubs and organization's to work together on renewal projects.
- Coordinate with the Navasota Housing Authority, Brazos Valley Council of Governments, and the Brazos Valley Affordable Housing Corporation to fund housing rehabilitation programs.

Year 4:

- Review city regulatory systems to encourage the development of energy efficient and low cost housing.
- Encourage developers to utilize the voluntarily Leadership in Energy and Environmental Design (LEED) system in residential construction.

Year 5:

- Encourage the development of more nursing homes and assisted living facilities in Navasota.

Year 6:

- Conduct a Housing Conditions Survey, to be performed every 5 years.

Year 7:

- Identify and begin to condemn dilapidated housing structures found in the 2010 Housing Conditions Survey.

Year 8:

- Continue applying for and researching new sources of housing funds.
- Keep encouraging citizen participation in housing upkeep and development in Navasota.

Year 9 & 10:

- Identify and analyze the recurring problems in the City's housing patterns.
- Conduct the Housing Condition Survey.
- Identify infilling opportunities for current and future housing demands.
- Initiate the annexation process if housing demand necessitates it.

Sources:

City of Navasota, TX Staff
City of Bryan, TX Staff
Texas Department of Housing and Community Affairs
<http://www.tdhca.state.tx.us/overview.htm>
United States Department of Housing and Urban Development
<http://www.hud.gov>
<http://www.tdhca.state.tx.us/overview.htm>
http://www.usgbc.org/leed/leed_main.asp