

2nd Annual
HOUSTON HOUSING CONFERENCE
**DEVELOPING A
FRAMEWORK
FOR A LOCAL COMPREHENSIVE
HOUSING PLAN**
NOVEMBER 17, 2023



Welcome!



**HOUSTON
PUBLIC WORKS**

BUILDING AFFORDABILITY INTO HOUSTON'S BUILDING CODES

PRESENTATION TO HOUSTON HOUSING CONFERENCE

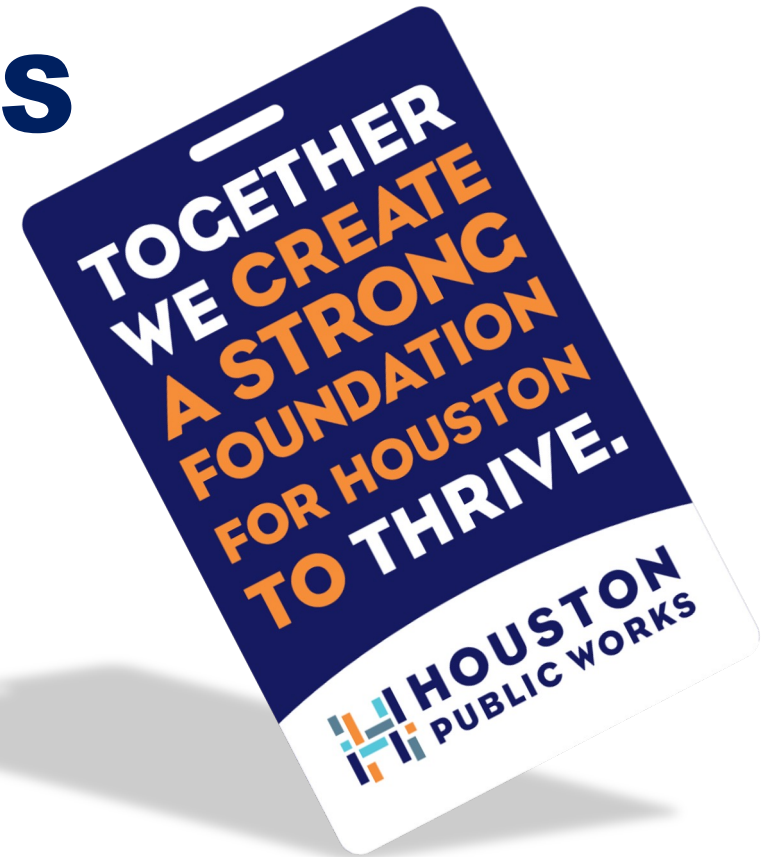
NOVEMBER 17, 2023



HOUSTON PUBLIC WORKS

PURPOSE

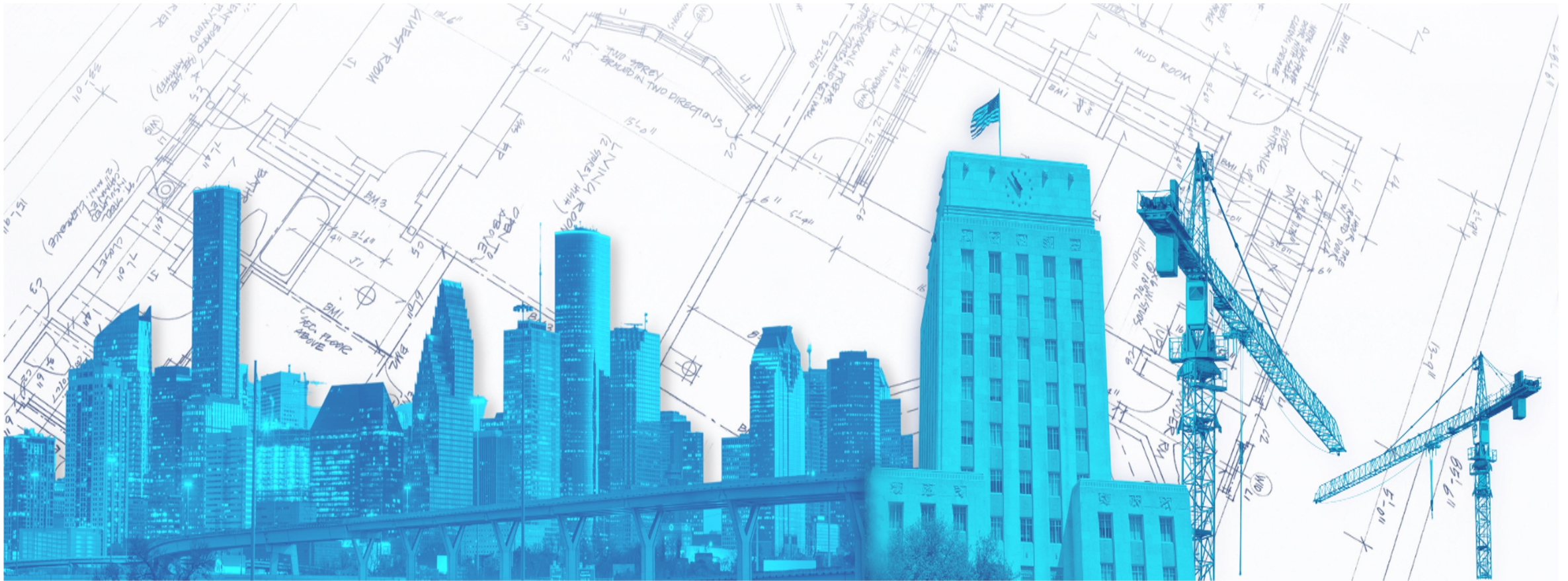
together we create a strong foundation
for Houston to thrive



5 TO THRIVE VALUES

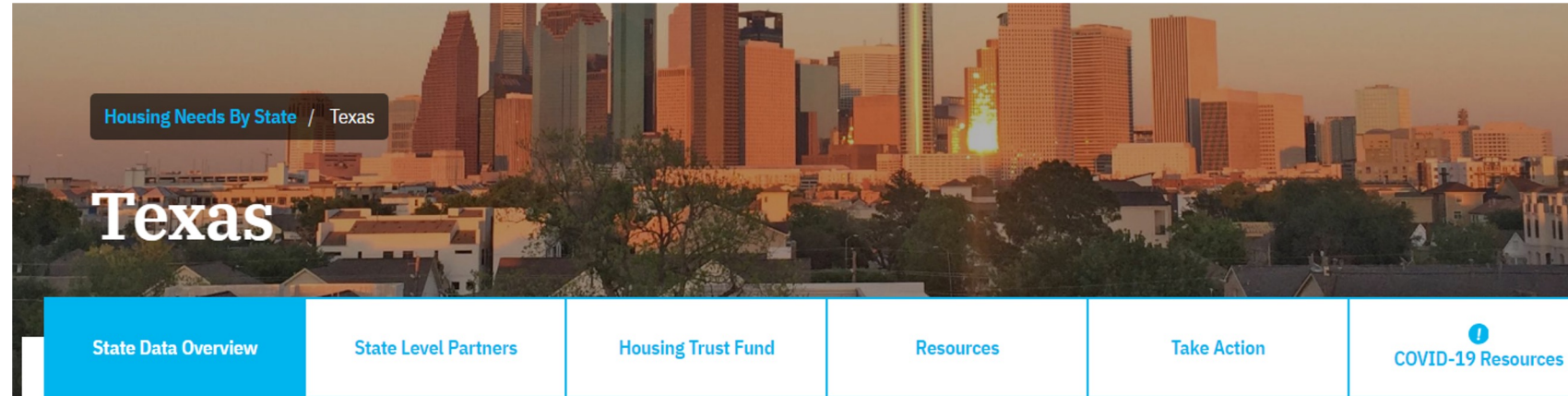
respect | ownership | communication | integrity | teamwork

AFFORDABILITY AND SAFETY IN BUILDING CODES

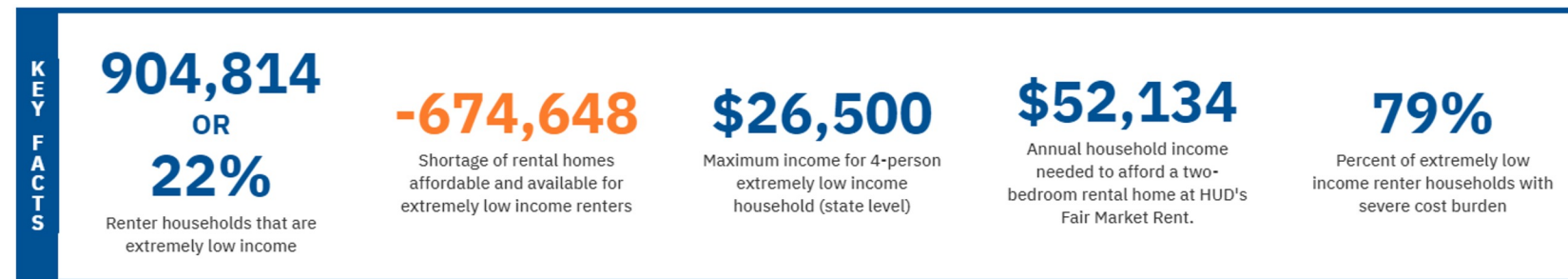


OPPORTUNITIES FOR MUNICIPALITIES TACKLING THE GLOBAL AFFORDABLE HOUSING CRISIS

- Land Use
- Repurposing Vacant Property
- Financing
- Create an Accelerated Fund
- Construction Productivity
- Construction Materials
- Livable Place Houston
- Tiny Homes



Across Texas, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.



[National Low Income Housing Coalition \(nlihc.org\)](http://National Low Income Housing Coalition (nlihc.org))



IRC SCOPE & INTENT

- The scope of the IRC is to provide minimum requirements for the construction, alteration, etc. of one- and two-family structures
- The intent of the IRC is to provide safety to the public through affordability, strength, resilience, energy conservation, etc.

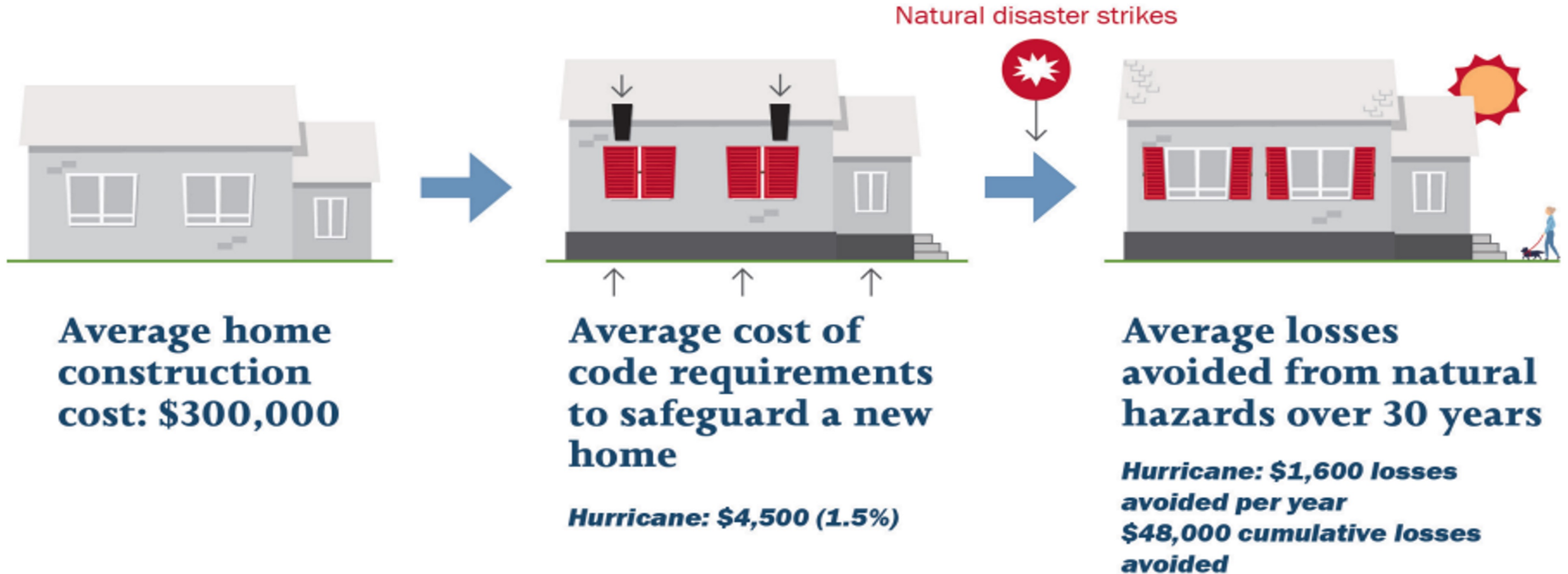
R101.3 Intent. The purpose of this code is to establish minimum requirements to provide a reasonable level of safety, health and general welfare through **affordability**, structural strength, means of egress, stability, sanitation, light and ventilation, **energy conservation and safety** to life and property from fire and other hazards and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

CODE UPDATES IMPACTING AFFORDABILITY



BUILDING CODES SAVE

Building Codes Generate Big Benefits at a Low Cost



Sources:

FEMA, "Building Codes Save: A Nationwide Study," 2020; (source of cost data).

NIBS, "Natural Hazard Mitigation Saves: 2019 Report," 2019; (source of dollar spent on mitigation).

ENERGY CONSERVATION - HOMEOWNERS SAVE



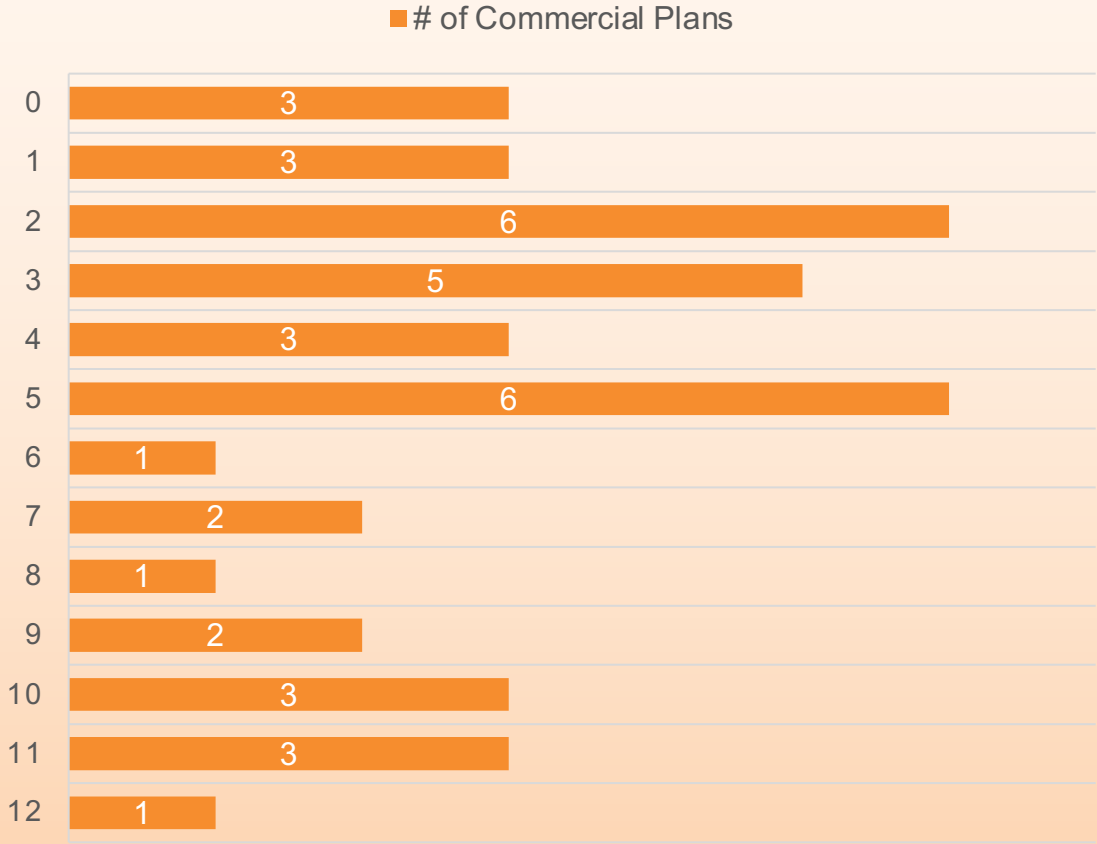
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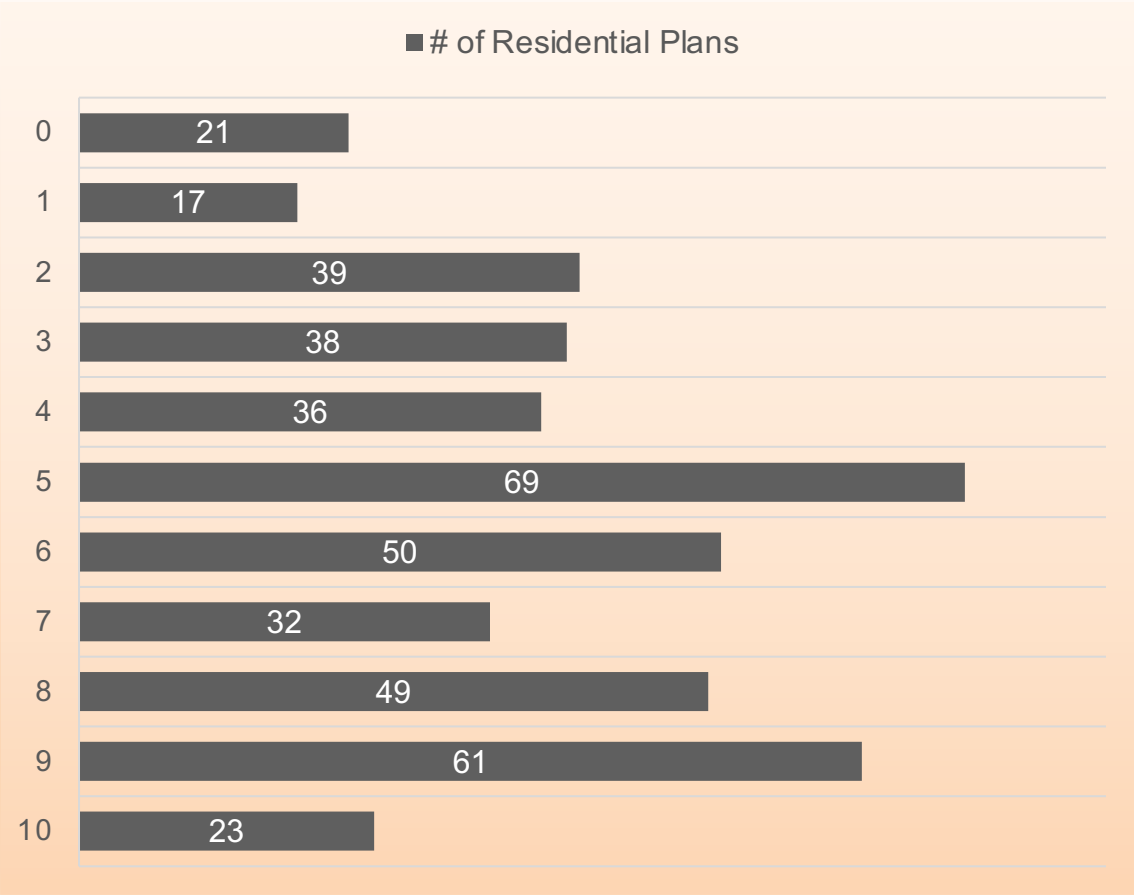
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PLAN REVIEW TIMELINE AND SLA'S

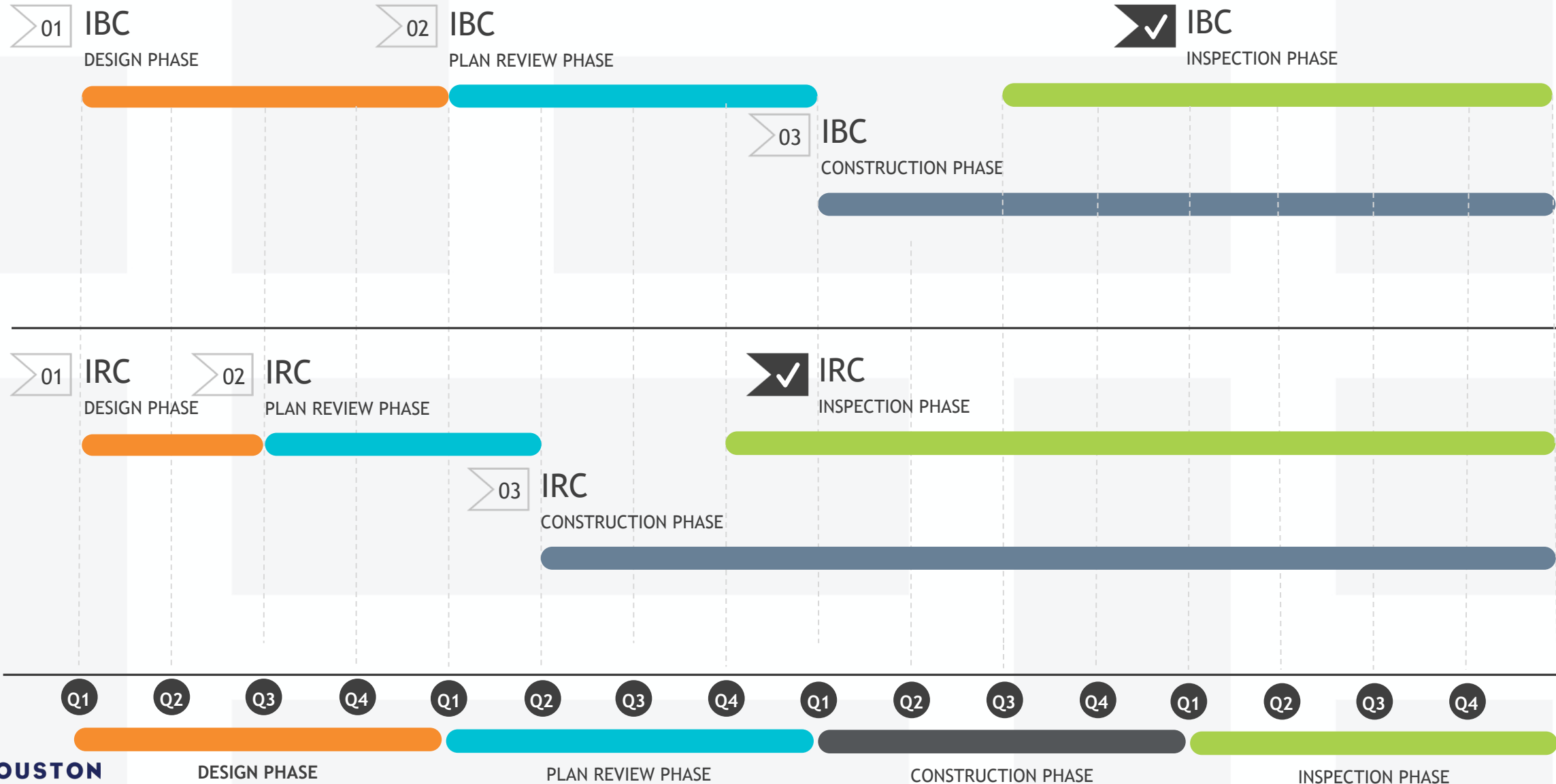
Current Commercial Plans in System



Current Residential Plans in System



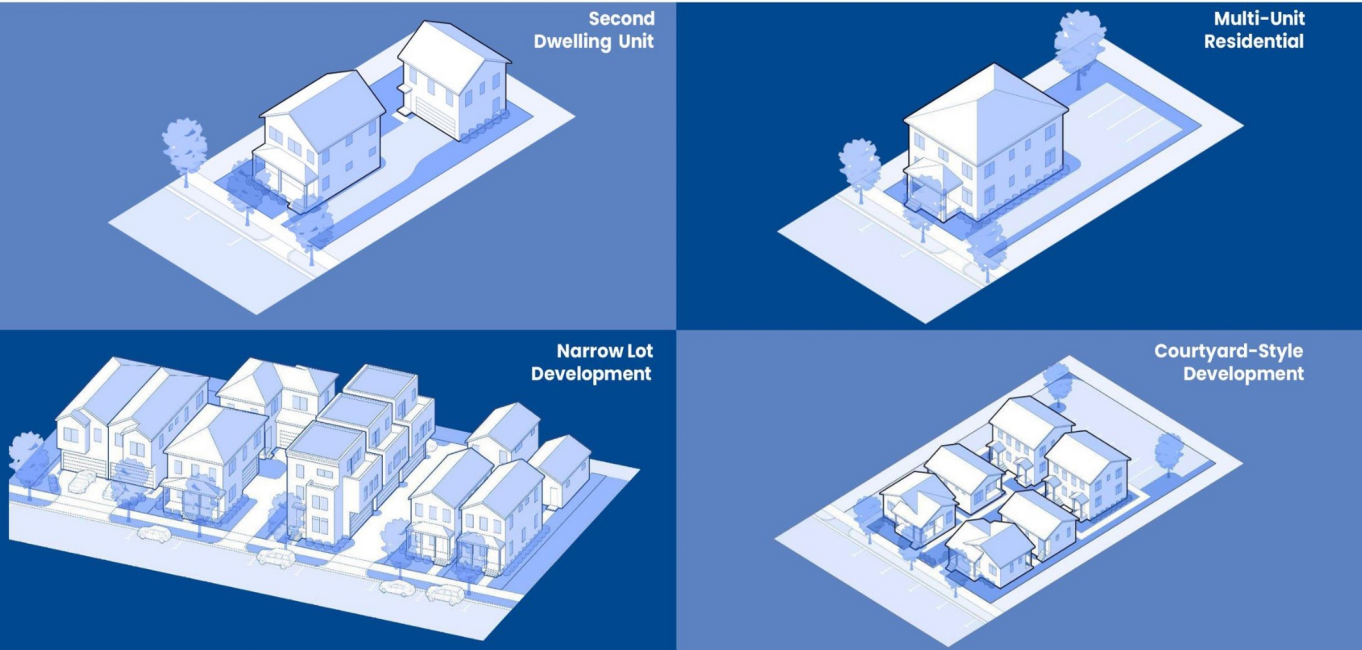
TIMELINE BETWEEN COMMERCIAL AND RESIDENTIAL CODES





PLANNING DEPT. & LIVABLE PLACES

Livable Places Encourages these Housing Types



- Allows for second dwelling unit to be larger and parking based on unit size
- Brings back small-scale multi-unit residential housing
- Promotes courtyard style development with no street frontage requirements
- Incentivizes narrow lot development where lots take rear or shared access

DESIGNING NEW AFFORDABLE SOLUTIONS

Courtyard Style
allows clustering



Accessory Dwelling Units
include garage apartments or stand
alone in backyards

[Welcome to the Livable Places initiative | Let's Talk Houston \(letstalkhouston.org\)](https://www.letstalkhouston.org)



TINY HOME APPENDIX

- The “tiny home” appendix was introduced in the 2018 IRC
- The “tiny home” appendix was included in the 2015 Houston Residential Code
- The 2021 Houston Residential Code continues adoption of the tiny home appendix

TINY HOMES – POPPING UP



In neighborhoods all across Houston—from the Heights to Houston’s historic Menil neighborhood.



AFFORDABLE HOUSING BENEFITS IN PERMITTING

- 50% discount on building permit for homes 1,800 sq/ft or less
- Applicable to all new one- and two-family dwellings and townhomes
- Provides savings of around \$543 for each building permit

CUSTOMER SERVICE AND CODE DEVELOPMENT



- For general information email us at:
- HPC-RA@houstontx.gov
- For Updates on Building Codes:
- www.houstonpermittingcenter.org

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THANK YOU!

