



Tuesday, May 23, 2023

Margaret Brown Wallace, AICP, CNU-A
Director, City of Houston
Planning & Development Department
611 Walker, 6th Floor
Houston, Texas 77002

Subject: Chapter 42 Housing Amendments

Dear Director Wallace Brown,

On behalf of [Houston's Age-Friendly/Livable Community \(AF/LC\) Plan 2019](#), led by AARP Houston, thank you for the opportunity to weigh in on the proposed changes to the Chapter 42. The AF/LC Plan represents over a hundred community partners working across nine (9) different domains. In the Housing Domain, "Recommendation 1, Increase affordable housing options and Recommendation 3, Advocate housing policies to encourage more housing options including changing building codes to allow for more variety of housing, smaller housing, and middle housing" specifically support the proposed changes to Chapter 42. These proposed changes will help to encourage a greater variety of homes, at a greater variety of price-points. The flexibility in the parking requirements will also help create more affordable alternatives for residents of Houston. The incentives offered for small-scale developments, such as garage apartments, four-plexes and courtyard developments, will provide homes for Houstonians while honoring the character of existing neighborhoods.

Summary of proposed changes:

- **Second Dwelling Unit:** Allows this housing type to be larger and parking based on the unit size.
- **Multi-Unit Residential:** Brings back an affordable housing type that is small scale 3–8-unit apartments with a height restriction to be neighborhood scale and right-sized parking rules.
- **Courtyard Style Development:** New housing type where lots are located around a common courtyard, and lots do not require a street frontage. The proposal includes a greens space requirement per lot and height restriction so that homes are at neighborhood scale.
- **Narrow Lot Development:** Housing type that is currently allowed but proposes changes to how the narrow lots take access. The objectives are to reduce the impervious cover in the public ROW, reduce the number of driveway cuts and to preserve on-street parking for the public.
- **Market Based Parking:** For the four residential development types mentioned above, the proposal is to allow market-based parking, when it is in proximity to other transportation options thereby reducing costs to make housing more affordable. What this means is that City

does not have a parking minimum requirement which allows the property owner to provide parking based on market needs.

Once again, Houston's AF/LC Plan supports these changes and appreciates the opportunity to provide input and feedback on the proposed Chapter 42 housing amendments. We have no objections to the proposed changes based on the draft of March 10, 2023.

If you have any questions regarding our position, please do not hesitate to contact Shondra E. Wygal at swygal@arp.org or Jennifer Wandrey at jwandrey@arp.org.

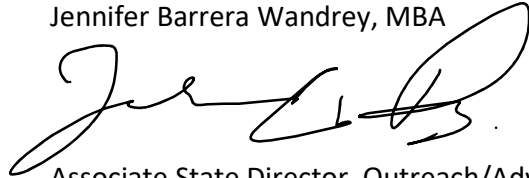
Sincerely,

Shondra E. Wygal, MPA

A small, square, grayscale image of a handwritten signature, likely belonging to Shondra E. Wygal.

Associate State Director, Outreach/Advocacy

Jennifer Barrera Wandrey, MBA

A large, stylized handwritten signature in black ink, likely belonging to Jennifer Barrera Wandrey.

Associate State Director, Outreach/Advocacy