



Subject: Chapter 42 Housing amendments

Dear Director Wallace Brown,

On behalf of the Agape Homes CDC, thank you for the opportunity to weigh in on proposed Chapter 42 changes. Agape Homes CDC is a non-profit affordable home builder focused on the OST/ South Union area of Houston. We took a thorough look at the proposed recommendations and think that these will expand the variety of housing options at varied price-points. The flexibility in parking requirements will create important affordable alternatives for residents of Houston. The incentives 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:** Allow this housing type to be larger and parking based on the unit size.
- **Multi-Unit Residential:** Bringing back this affordable housing type which 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.
- **Market Based Parking:** For the four residential development types mentioned above, the proposal is to allow market-based parking in proximity where other transportation options exist and make housing affordable. What this means is that City does not have a minimum requirement, and the property owner can provide parking based on market needs.

Agape Homes CDC appreciates the opportunity to provide input and feedback on the proposed Chapter 42 housing amendments. Agape Homes CDC has no objections to the proposed changes in the bullet points above, based on the draft of March 10, 2023.

If you have any questions regarding the Agape Homes CDC position, please do not hesitate to contact me at Peter@AgapeDevelopment.org.

All the Best,

Peter Freedman
Director of Housing

Peter Freedman 05/10/2023