

Housing – How We Got Here

- Decades of Bad Land Use Policy
 - Last 20 to 30 years
 - Zoning prioritized single family zoning – strong segregation of uses
 - Homes became an investment/commodity – financial over quality of life
 - Housing Bubble 2008 – Housing production stalled, glut of foreclosures
 - Stability 2014ish – start of out migration from large expensive cities production still low, financing difficult.
 - 2020 Pandemic – Huge demand
 - Work from home

Housing – How We Got Here

- Key Issues
 - Zoning – 40%
 - Building and Fire Codes – 20%
 - Financing/lending industry – 20%
 - Construction Industry – smaller developers – 20%
- Rethink Land Use
 - Not an immediate or short term solution
 - Less expansion of infrastructure
 - Eliminate segregation of uses – zoning reform

Affordable Housing

- Three of the biggest issues in affordable housing
 - *Lack of Diversity – Predominantly Single-family zoning – Larger lots/larger homes*
 - *Lack of Availability - smaller units - even within SF zoning*
 - *Zoning that precludes diversity and availability*
- Consideration of livability along with affordability
- *Guthrie*
 - *2010 – Total Monthly Housing Costs between \$1,000 to \$3,000 – 18% (ACS)*
 - *2022 – Total Monthly Housing Costs between \$1,000 to \$3,000 – 31% (ACS)*
 - *Taxes, Insurance, heating & cooling, etc.*

Affordable Housing

- Smaller Communities – Incremental Development
- Context of development patterns
- Difficulties for Smaller Communities
 - *Personnel Resources*
 - *Financial*
 - *Infrastructure*

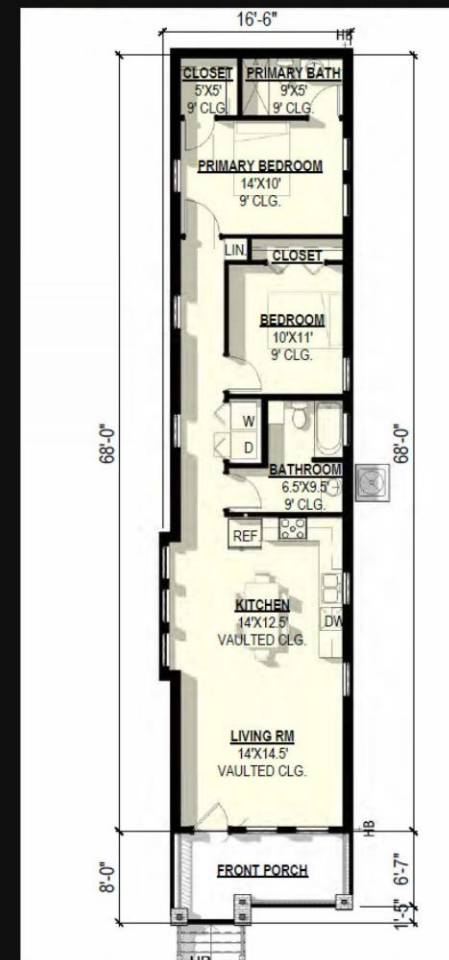
Build and Invest in Guthrie (BIG)

- Guthrie Proper Overlay District – Approved in October 2020
- *Hybrid Form Based Code*
- *Encompasses most of the original townsite Area (1,600 acres – 2.5 Sections)*
- Build and Invest in Guthrie (BIG) Initiative - Approved in March 2024
- *12 preapproved homes – 8 SF 2 Duplexes 2 ADU's*
- Smaller lots and smaller square footage homes – affordability – 3,500 to 7,000 sq. ft. lots with 1,000 sq. ft. homes to 1,300 sq. ft (two story)
- Adds to diversity of homes – lacking availability – smaller homes on smaller lots

THE LILY #1

DESIGN SPECS:

Bedrooms: 2 **Living Area: 1,032 SF**
Bathrooms: 2 **Porch: 109 SF**
Width: 16' - 6" **Depth: 68' - 0"**



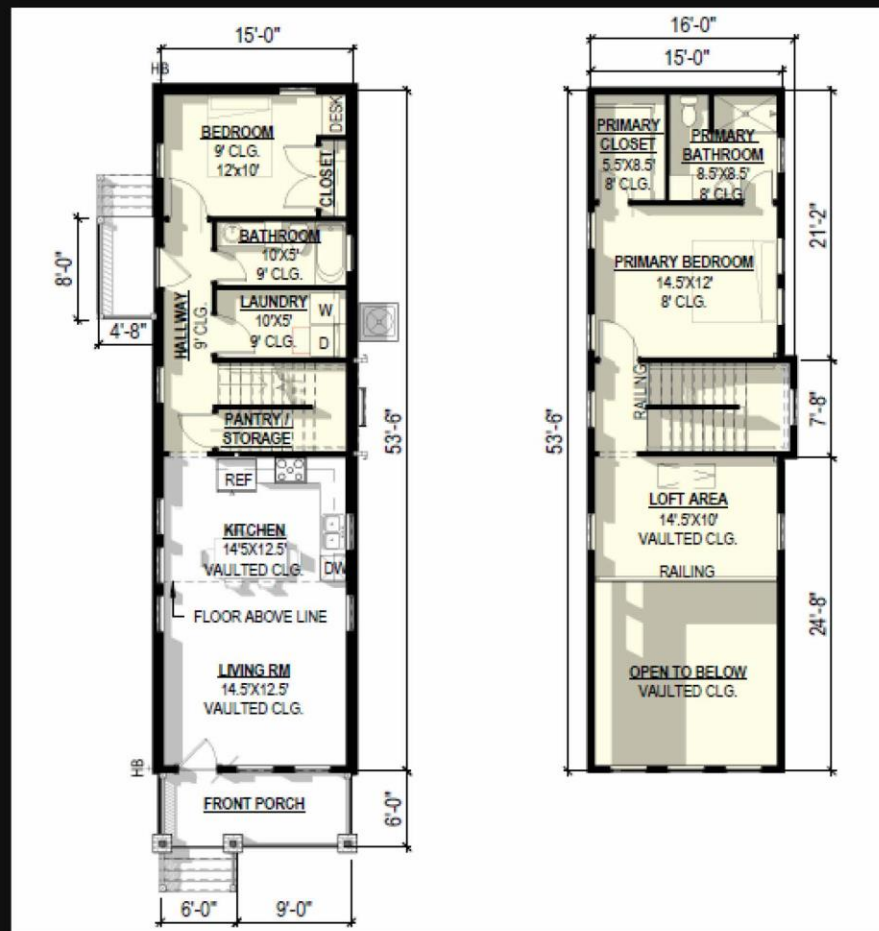
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THE GARDENIA #1

DESIGN SPECS:

Bedrooms: 2 Living Area: 1,308 SF
Bathrooms: 2 Porch: 128 SF
Width: 16' - 0" Depth: 53' - 6"



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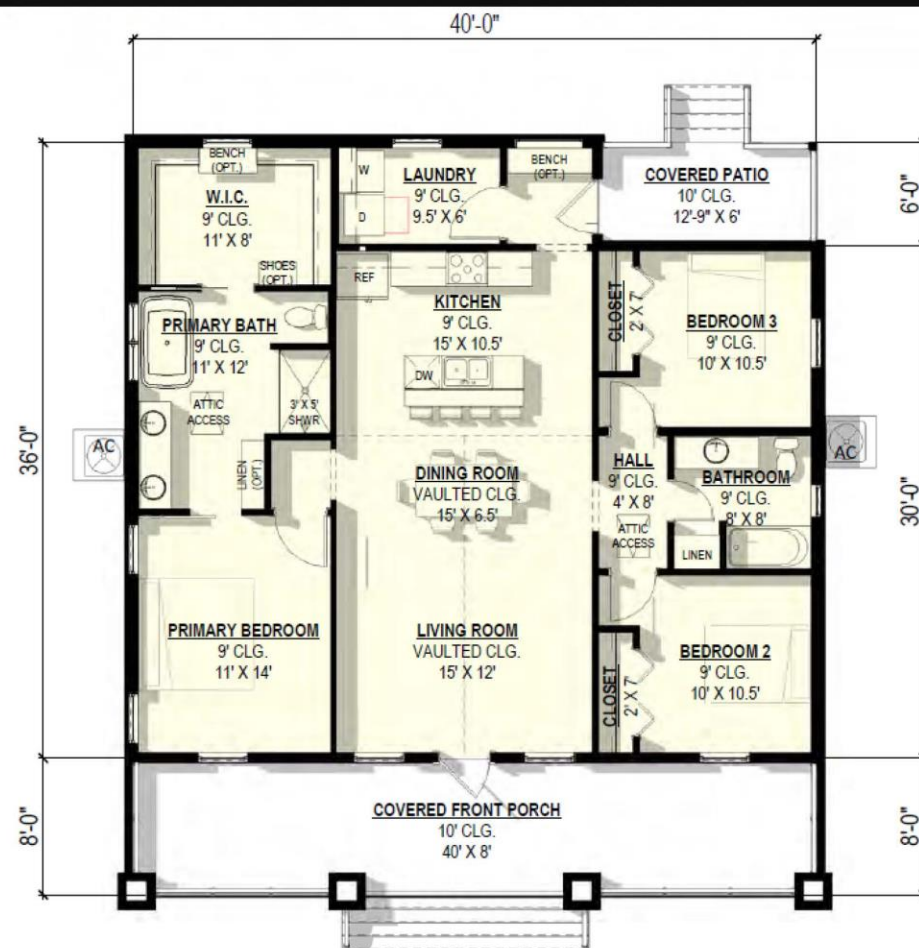


THE HONEYSUCKLE

DESIGN SPECS:

Bedrooms: 3
Bathrooms: 2
Width: 36' - 0"

Living Area: 1,364 SF
Porch: 312 SF
Patio: 76 SF
Depth: 40' - 0"



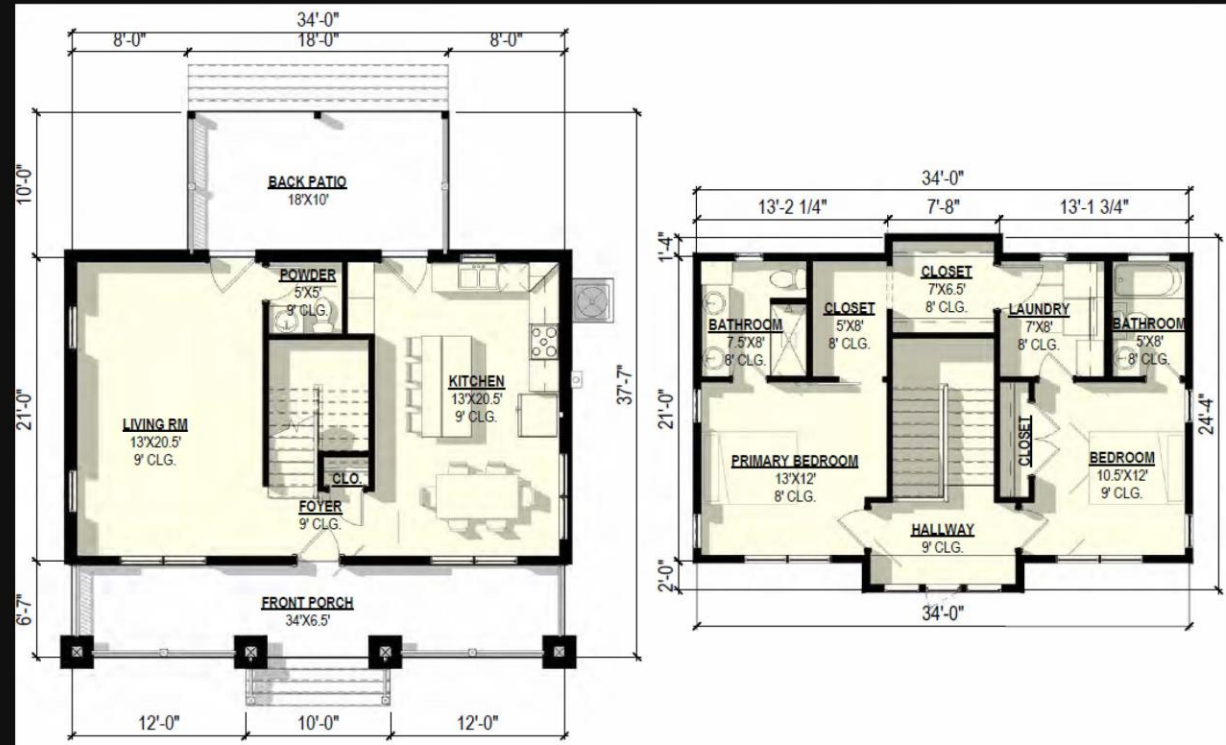
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THE SUNFLOWER

DESIGN SPECS:

Bedrooms: 2
Bathrooms: 2.5
Width: 34' - 0"
Living Area: 1386 SF
Porch: 224 SF
Patio: 180 SF
Depth: 21' - 0"



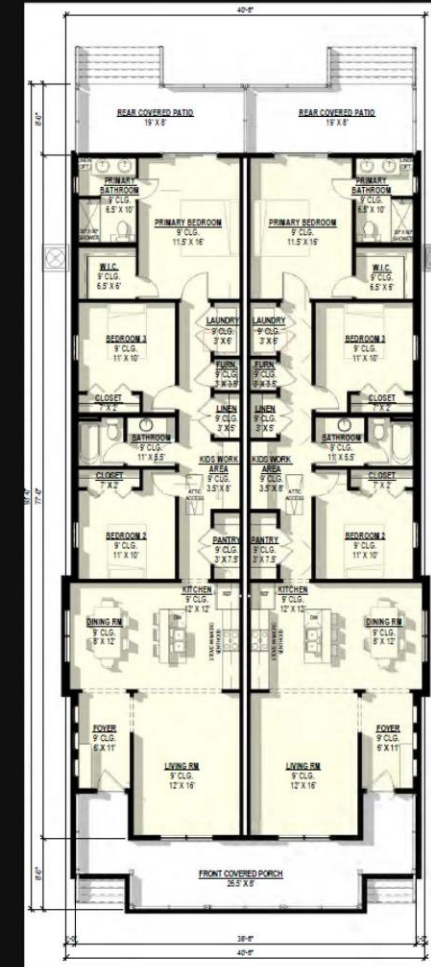
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THE AZALEA DUPLEX

DESIGN SPECS:

Bedrooms: 3
Bathrooms: 2
Width: 40' - 6"
Living Area: 1443 SF
Porch: 324 SF
Patio: 308 SF
Depth: 77' - 0"



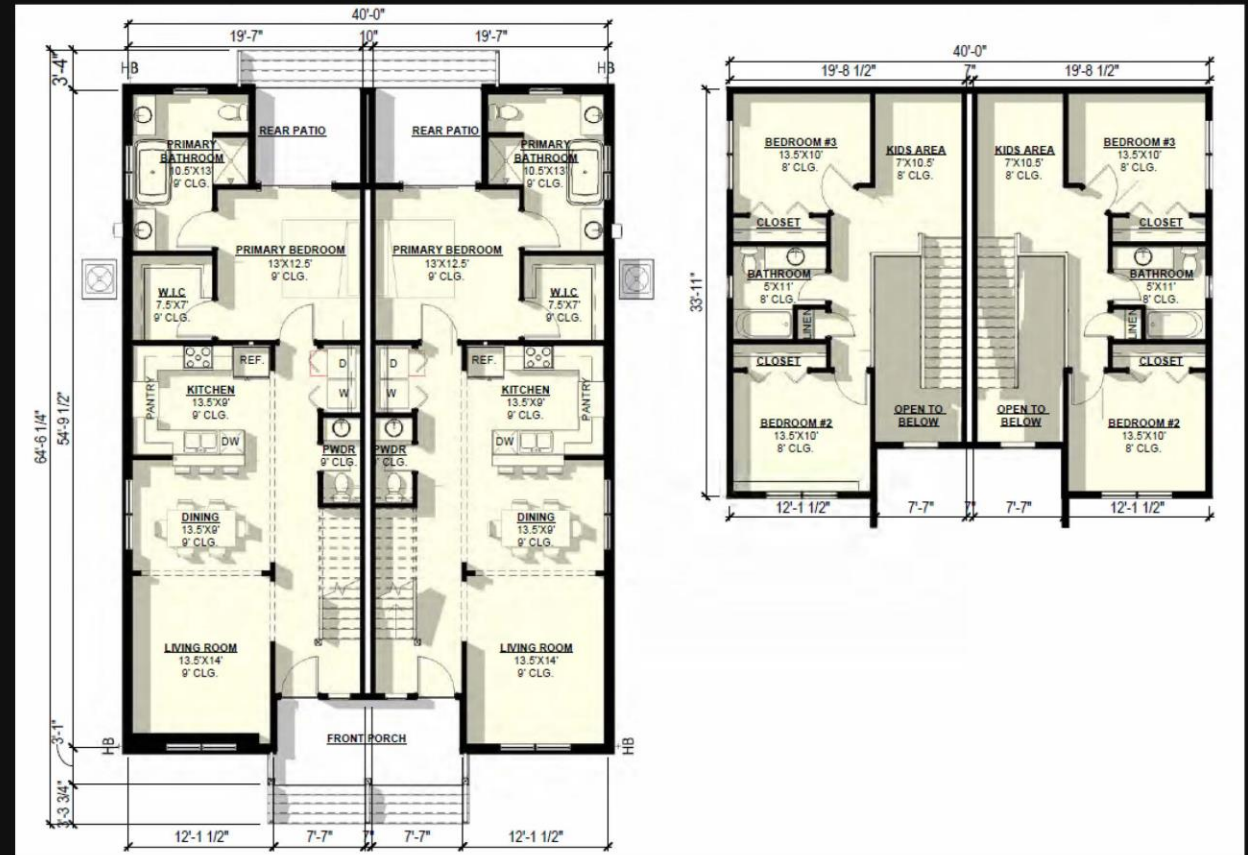
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THE MARIGOLD DUPLEX

DESIGN SPECS:

Bedrooms: 3
Bathrooms: 2.5
Width: 40' - 0"
Living Area: 1484 SF
Porch: 118 SF
Patio: 159 SF
Depth: 54' - 9.5"

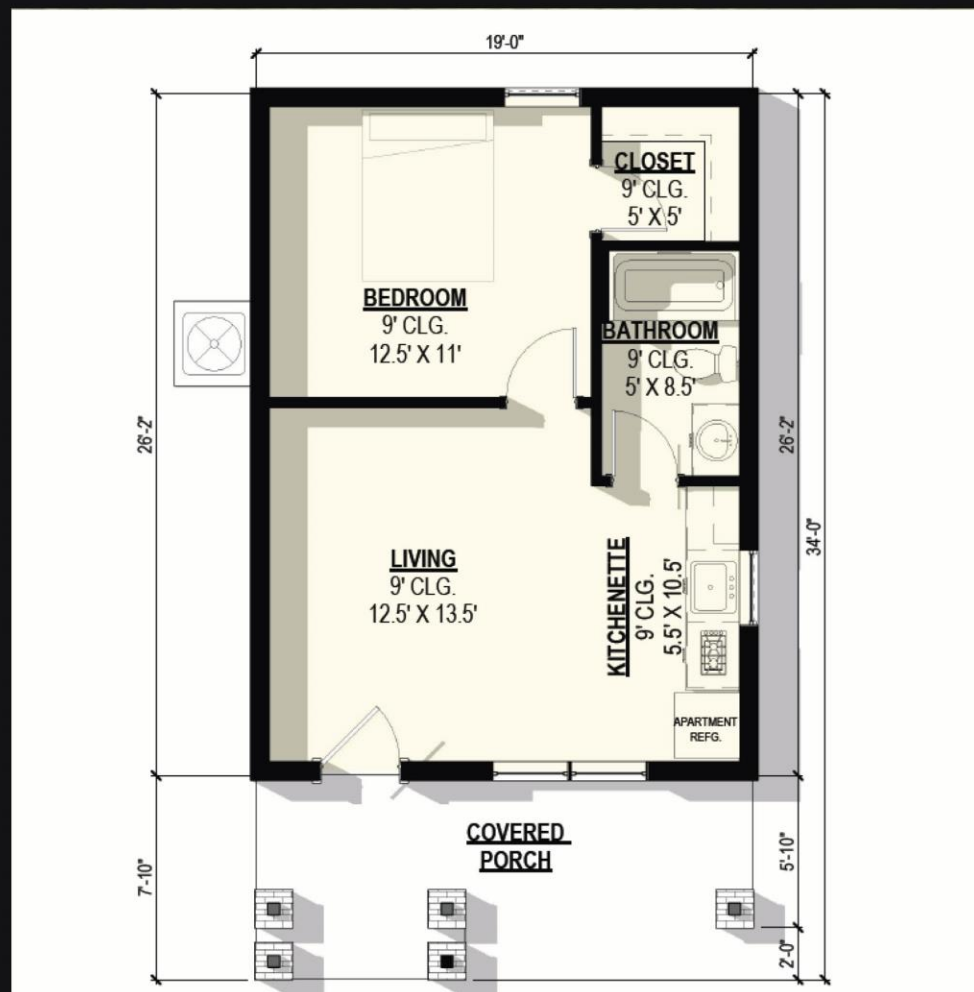


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DESIGN SPECS:

Bedrooms: 1 Living Area: 497 SF
Bathrooms: 1 Porch: 127 SF
Width: 19' - 0" Patio: 0 SF
Depth: 26' - 2"



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Zoning Reform

- **Zoning Code updates specific to the BIG Program**
 - 2 units per property by right – original townsite area – 7,000 sq. ft. lots
 - Reduced minimum lot size to 3,500 sq. ft.
 - Eliminated garage requirement
 - Parking – 1 space per unit – no other parking required.
 - Residential allowed in commercial and industrial zoning

Zoning Reform

- **Zoning Code Updates**

- Reduced density requirements to allow more units on less property. Old code required 14,000 sq. ft. for 4 units and update code requirements allow 4 units on 10,500 sq. ft.
- Requirements more adaptable for rent to own options
- Accessory Dwelling Units
- Modular Homes/Cottages
- Allowance for bungalow/cottage courts - Amended code to eliminate density requirements for units 1,000 sq. ft. or less on a single-lot – lot coverage

Other Guthrie Considerations

- Find incentives that are not expensive to a city budget
- ReNEW (Residential Neighborhood Enhancement Waiver)
 - *Provides relief to existing liens (50%)*
 - *Provides financial assistance for tearing down a dilapidated structure*
 - *BIG Program and ReNEW could save \$8,000 to \$10,000*