

# The City of Waco

## Strategic Housing Plan Update

1.16.2024



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# AGENDA

- Review of Strategic Housing Plan
- Update on Housing Task Groups
  - Vacancy
  - High Density
  - Neighborhood Revitalization
  - Community Land Trust and Land Bank
- Questions

# Focus of the Strategic Housing Plan

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## Review:

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From January 2021 to March 2022, the City of Waco contracted M&L Associates to research affordability, market demand, market types, and gentrification in Waco neighborhoods to create recommendations addressing city-specific issues.

There were more than 15 strategies recommended by M&L Associates falling into 4 main categories: Supply, Stability, Subsidy, and Administrative

# Focus of the Strategic Housing Plan

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## Review:

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Four task groups were created to focus on specific strategies under each category.

- Vacancy Task Group (Supply)
- High-Density Task Group (Supply)
- Neighborhood Revitalization Task Group (Stability)
- Community Land Trust/Land Bank Task Group (Subsidy)

# Vacancy

# Vacancy Project Overview

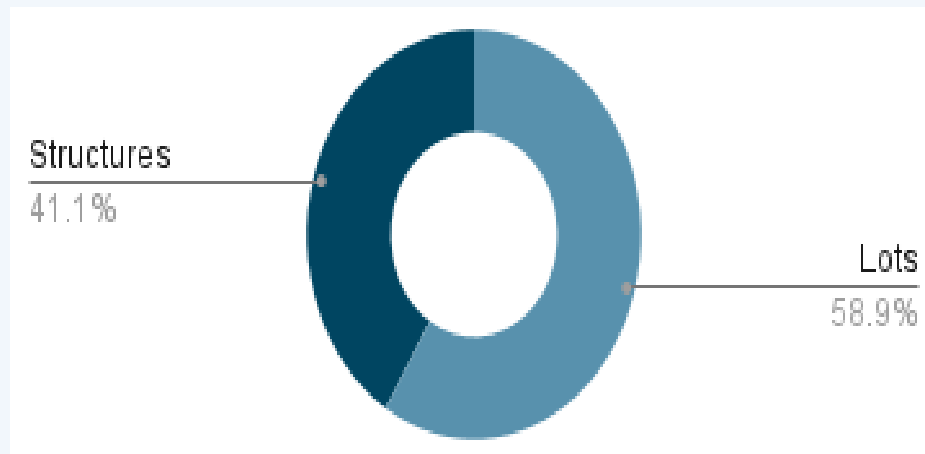
- The task group determined that identifying vacant properties was a needed first step
- A process was created to identify vacant properties in North, East, and South Waco.
- This process utilized best practices from other cities:
  - Driving survey of properties
  - Cross referencing with other data sources
  - Analysis of properties



# Vacancy Project Key Findings

## Total Vacancy

- We identified **2,286 possible vacancies** in Waco. From this count, we applied a certainty scale to narrow our estimate to **1,969 “reasonably certain”** vacant properties. Our analysis focuses exclusively on these “reasonably certain” vacancies.
- The 2022 City of Waco Strategic Housing Report notes that nearly 5,000 properties may be vacant. Our number is significantly less than this estimate.

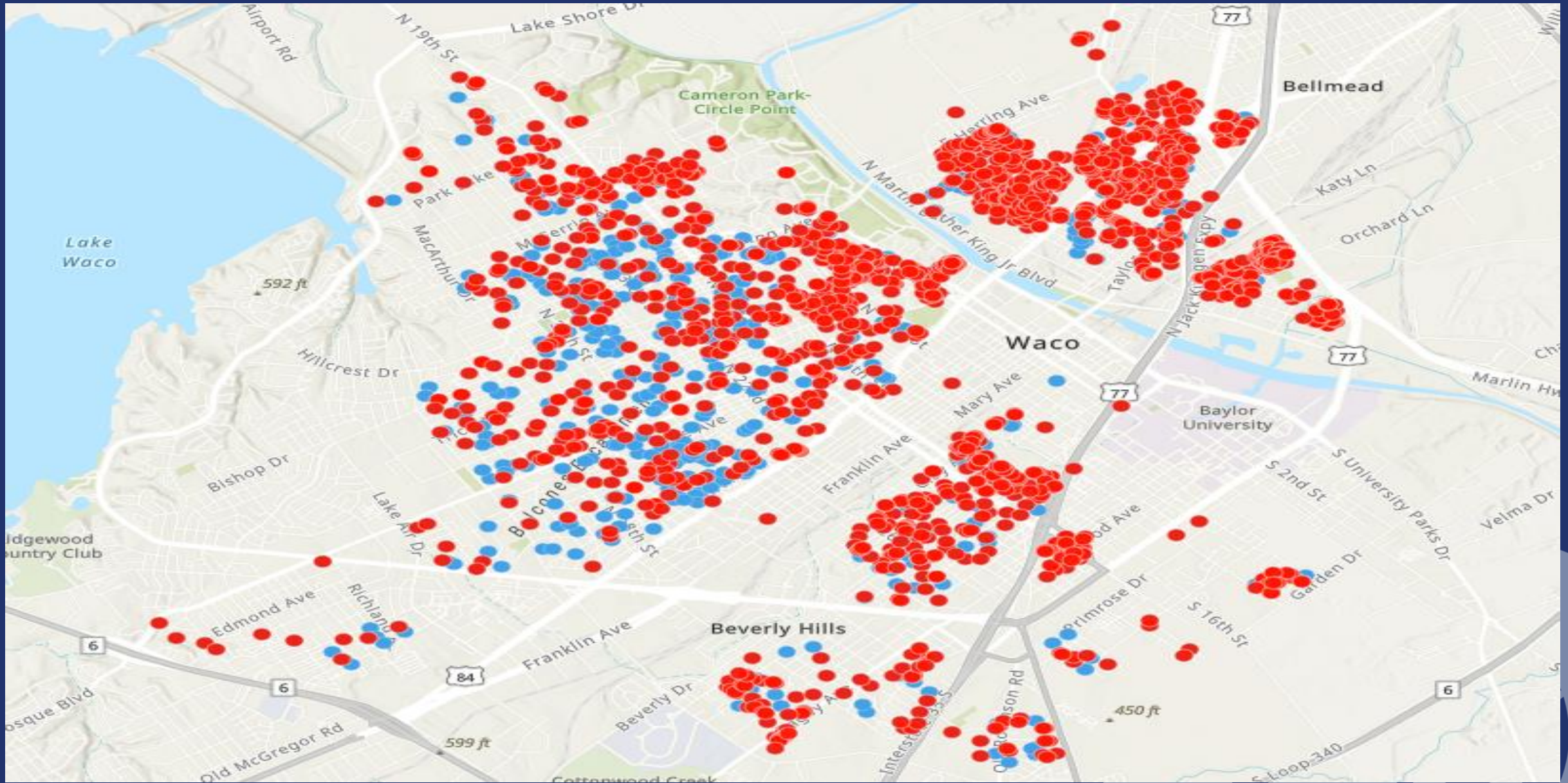


## Lots & Structures

- Our study classified all vacancies as either structures or lots.



# Vacancy Project: Certainty Mapping





# Vacancy Project Key Findings

## Property Value & Size

- The total property value of all reasonably certain vacancies amounts to **\$102,347,223**.
- The average property value of vacant structures is **\$116,478**.
- **78 vacant lots** have effective front footage of less than 50 feet, which is the minimum required size to build according to city code.
- The average square footage of vacant structures is **1,252.13 feet**.

## Time Off-Market: Structures\*

- The average time since the last deed transfer for structures is **1,878 days (5.15 years)**.
- The 2021 American Community Survey estimates that the plurality (37.8%) of owners of owner-occupied housing units moved into their homes **between 2-5 years ago**.

## Time Off-Market: Lots\*

The average time since the last deed transfer for Lots is **2,741 days (7.51 years)**.

# Current Vacancy Work:

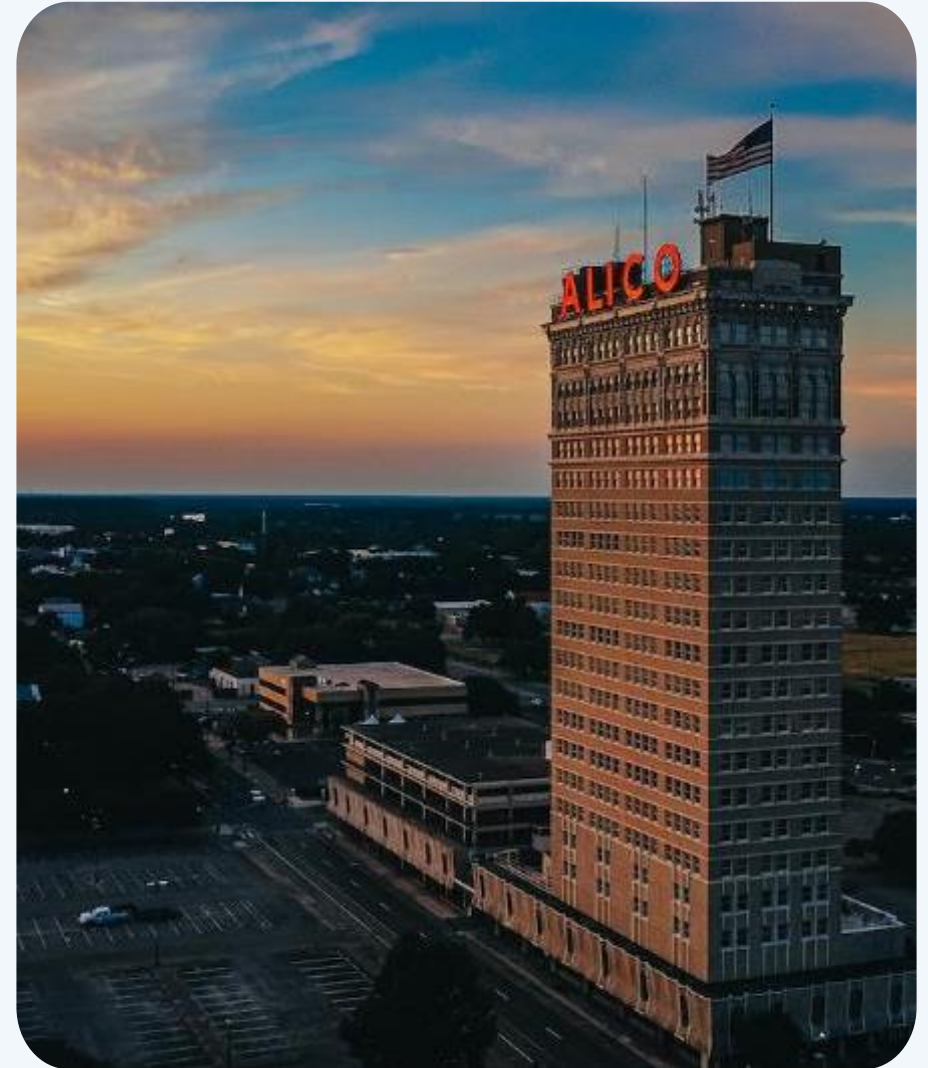
- Continued release of city-owned lots through the Vacant Property Plan for development.
- Ongoing identification and measurement of vacancies
- Recommendations for the Task group to consider exploring:
  - Creation of a Vacant Property Registration Ordinance
  - Strategy for addressing current and future vacant lots
  - Establishment of a Land Bank (and a Community Land Trust)



# Higher Density

# ADU Ordinance & Pre-Approved Plans

- The task group provided input on the Accessory Dwelling Units (ADU) ordinance.
- We are partnering with TSTC to have students develop 5 pre-approved plans
  - Plans will vary in size and design to fit a variety of Waco housing types and be completed by the end of April 2024.
  - Plans will be made available to the public to help streamline ADU development.



# ADU Forthcoming Work

- Awareness campaign & public education workshops
- Exploring a grant to assist low-moderate income residents in the development of ADU's.
- Meeting with financial institutions to explore additional ADU financing products

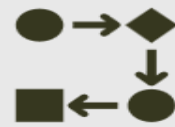




# Neighborhood Revitalization



Launched 4 separate task groups (North, East, South, & Core partners).



Engaged in group process to define revitalization, establish priorities, and develop recommendations with each task group.



Held a total of 34 task group meetings over the last year.



Engaged with 35 community partner organizations and 72 community members through the task groups.



Established neighborhood revitalization priorities and focus areas in North, East, and South Waco.

# Neighborhood Revitalization Process



# Neighborhood Revitalization Concerns & Department Efforts

- Lack of community awareness about housing programs – Increased community engagement efforts (Attended **36 community events** over the last year and engaged with aprx. **400 residents**)
- Lack of understanding of the application process for Rehab and DPA – Partnered with Highland Baptist Church and Grassroots Community Development to increase program awareness and provided training to each organization to assist clients through the application process.
- A need for minor repair and cleanup efforts in South Waco – Partnered with Grassroots Community Development and Code Compliance to launch “Fall Into Action” (**45 volunteers participated and were able to resolve 3 Code Compliance issues and cleanup 1 additional property**)
- A need for employment opportunities in East Waco – partnering with CTAAC to host an employment fair and workshops next spring.



# Neighborhood Revitalization Priorities

## North Waco

- General
  - Improved infrastructure (streets, sidewalks, lighting)
  - Accessible and attractive housing
  - Access to healthy food and healthy activities
- Housing
  - Affordable paths to homeownership
  - Rehab for existing homeowners
  - New housing for middle income families
- Financial
  - Access to higher-paying jobs
  - Access to childcare
  - Continuing education opportunities (MCC, TSTC, UpSkill Waco)

## East Waco

- General
  - Improved infrastructure (streets, sidewalks, lighting)
  - Accessible and attractive housing
  - Access to healthy food and healthy activities
- Housing
  - Affordable paths to homeownership
  - New housing for middle income families
  - Accessible rental options
- Financial
  - Access to higher-paying jobs
  - Job training
  - Continuing education opportunities (MCC, TSTC, UpSkill Waco)/Access to childcare

## South Waco

- Housing Priorities
  - Increased homeownership
  - Rehab/Repair Efforts
    - Community-wide effort for minor repairs
    - Expansion of rehab program for major repairs
  - Rental Strategies
    - Many people discuss need for affordable rental units.
- Additional priorities
  - Infrastructure need
    - Improved streets
    - Lighting
    - Community connectedness

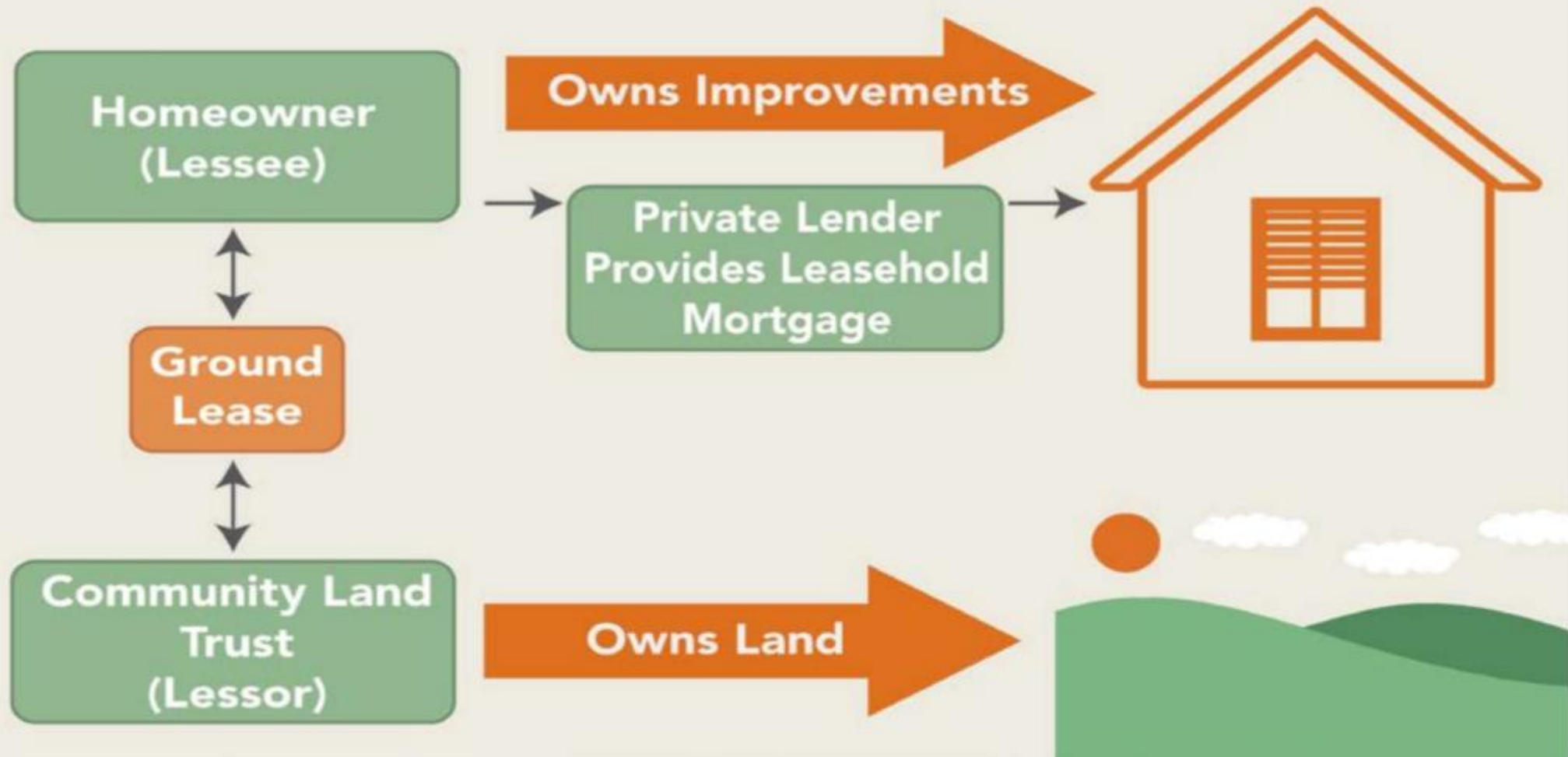


# Community Land Trust and Land Bank



# Community Land Trusts (CLT)

## How a Community Land Trust Works



# Current CLT Work

- Identified a consultant to provide community education and conduct a feasibility study in the spring of 2024.
- Developing community education plan to introduce CLT model to stakeholders and understand community readiness.
- Attended the Center for Community Progress National Land Bank Summit (Cleveland, OH) to understand best practices.



# THANK YOU

Please contact [galenp@wacotx.gov](mailto:galenp@wacotx.gov) for any questions