HOUSING FOR THE FUTURE

August 17, 2018
Overview:

- **Housing Development Context**
  - Optimizing the Development Cycle
    - Research
    - Recommendations
    - Realities

- **Rural Housing**
  - Chambers County
  - Harris County – Unincorporated Areas
EDF Service Area
Development Cycle

- Employment Growth
- New Households
- Population, Housing Growth
  - Buying Power
  - Retail, Entertainment Growth
- Community Improvements
  - Attractiveness
  - Community Growth/Improvement Cycle
- Amenities
Chronology: 2008 - 2018

2008 - Retail Market Research Project
- Key Finding – Increase Population, Housing Growth & Income Levels

2010 - Housing Market Analysis – Phase I
- Key Finding – Significant Demand For Up-Tier Housing. Target Demographic Exists

2011 - Housing Market Analysis – Phase II
- Key Findings – East Side/Baytown Not Considered by Developers for Upscale Housing
Chronology

- Older, Affordable Housing Stock Removed From Retail & Community Amenities. Deterioration.
- Certain Products Lacking (e.g., Patio Homes).

2011 - Housing Market Analysis – Phase II

- Key Recommendation – Stabilize and Reinforce Older, Affordable Housing Stock. Implement Affordable Housing Development Assistance.

2013 - Developers Symposium

- Key Learning – Interest Emerges For All Types of Housing.
Key Question(s): 2013

- Given the current job growth and low lot supply in the MSA, why hasn’t Baytown seen more development activity?

Related Factoids:
- 30% of new residential construction is in MPD.
- $152MM – Houston residential permits, 04/13
- Why not Baytown?
Key Question(s): 2Q2016

- How has the decline in upstream O&G impacted residential development?

- How has/will the stability & growth in the midstream - downstream sectors change MPD patterns?

- Given the current job growth and low lot supply in the MSA, why hasn’t Baytown seen more development activity?
Market Participation
The City of Baytown Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.
Rural Development
Single Family Housing
Guaranteed Loan Program

- Income Eligibility (1 – 5 Person / MI)
  - $82,700 - $109,150 Limit
- Primary Residency
- Citizenship
- Legal Capacity
- Credit Worthiness
- Purchase Property
McNair / Linus