Housing for the Future: A Regional Conversation
Regional Housing Vision

“To be a great region in 2040, we should provide balanced housing choices near jobs, services, and transportation options.”
Housing Opportunity
Proportion of Renters Cost Burdened

Renters Cost Burden

- Austin
- Brazoria
- Chambers
- Colorado
- Fort Bend
- Galveston
- Harris
- Liberty
- Matagorda
- Montgomery
- Walker
- Waller
- Wharton
Percentage of Owner Households spending greater than 30 percent of their income on housing costs

Percentage of Owners
- 0-25%
- 26-50%
- 51-75%
- 76-100%
Percentage of Renter Households spending greater than 30 percent of their income on housing costs

Percentage of Renters

- 0-25%
- 26-50%
- 51-75%
- 76-100%
Percentage of Households (Owners and Renters combined) spending greater than 30 percent of their income on housing costs

Percentage of Households

- 51-75%
- 76-100%

Housing Cost Burden Area

- 0-25%
- 26-50%
- 51-75%
- 76-100%
- 50% Plus
POPULATION DISTRIBUTION BY RACE

<table>
<thead>
<tr>
<th>Area</th>
<th>Hispanic</th>
<th>White</th>
<th>Black</th>
<th>Asian</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-GAC13</td>
<td>36%</td>
<td>38%</td>
<td>17%</td>
<td>7%</td>
<td>2%</td>
</tr>
<tr>
<td>H-GAC8</td>
<td>36%</td>
<td>38%</td>
<td>17%</td>
<td>7%</td>
<td>2%</td>
</tr>
<tr>
<td>HARRIS</td>
<td>42%</td>
<td>31%</td>
<td>19%</td>
<td>7%</td>
<td>2%</td>
</tr>
<tr>
<td>HOUSING COST BURDEN AREA</td>
<td>56%</td>
<td>10%</td>
<td>27%</td>
<td>6%</td>
<td>1%</td>
</tr>
</tbody>
</table>
Demographic Shifts
Proportion of Population Age 65 and Above

- Austin: 17%
- Brazoria: 16%
- Chambers: 13%
- Colorado: 23%
- Fort Bend: 18%
- Galveston: 14%
- Harris: 12%
- Liberty: 15%
- Matagorda: 19%
- Montgomery: 16%
- Walker: 14%
- Wharton: 17%
Household Size

The graph illustrates the number of households and their average size from 1980 to 2050. The x-axis represents the year, while the y-axis shows the number of households and average household size in thousands. The graph shows that the number of households increases significantly from 1980 to 2050, with a peak around 2030. The average household size also decreases over the same period, indicating a shift towards smaller family sizes.
Household Size

- **Households with Children**
- **Households without Children**
- **Average Household Size**

The graph shows the number of households over time, categorized by presence of children, and the average household size. The data spans from 1980 to 2050.
Rural Housing
Single Family Home Construction

Number of building permits issued

- Austin
- Chambers
- Colorado
- Matagorda
- Wharton

## Historic Multi-Family Building Permits Issued in 5 Rural Counties

<table>
<thead>
<tr>
<th>Year</th>
<th>Austin</th>
<th>Chambers</th>
<th>Colorado</th>
<th>Matagorda</th>
<th>Wharton</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2014</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2015</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>2016</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2017</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>0</td>
</tr>
</tbody>
</table>
Housing Support Systems

- 21 Community Development Corporations
- 18 are in the City of Houston
- 1 is a regional corporation
- 1 each in
  - Friendswood
  - Prairie View
  - New Waverly
Housing Support Systems

Jurisdictions with CDBG Entitlements

Cities

• Baytown
• Conroe
• Galveston
• Houston
• League City
• Missouri City
• Pasadena
• Pearland
• Sugarland
• Texas City

Counties

• Brazoria
• Fort Bend
• Harris
• Montgomery
Recommendations

• Develop housing plans
• Provide incentives
• Identify gaps and opportunities
• Develop and enforce local housing codes
Jeff Taebel, FAICP
Director of Community and Environmental Planning
H-GAC
jeff.taebel@h-gac.com
www.h-gac.com