



HOUSING FOR THE FUTURE



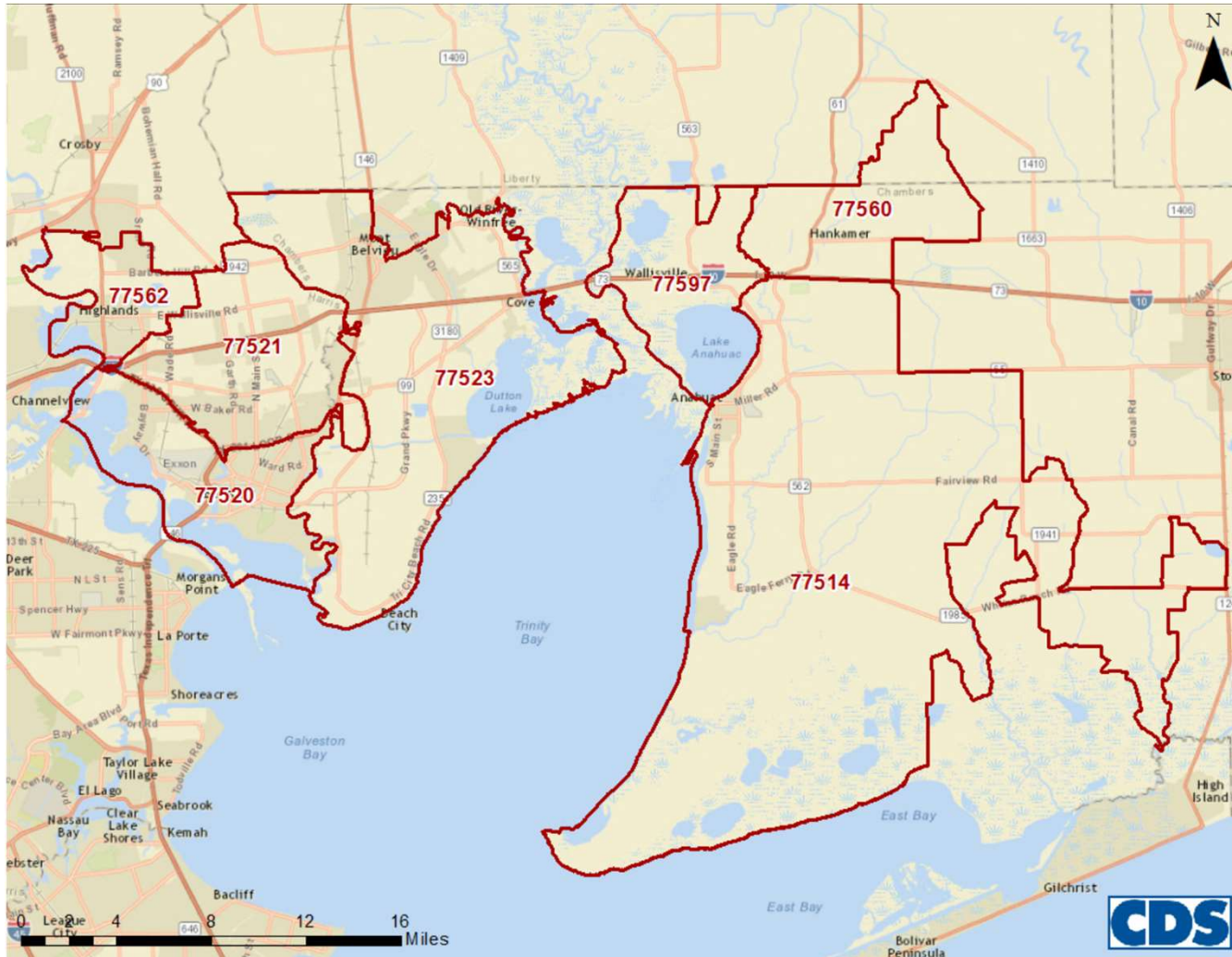
August 17, 2018



Overview:

- **Housing Development Context**
 - Optimizing the Development Cycle
 - Research
 - Recommendations
 - Realities
- **Rural Housing**
 - Chambers County
 - Harris County – Unincorporated Areas

EDF Service Area



Development Cycle



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

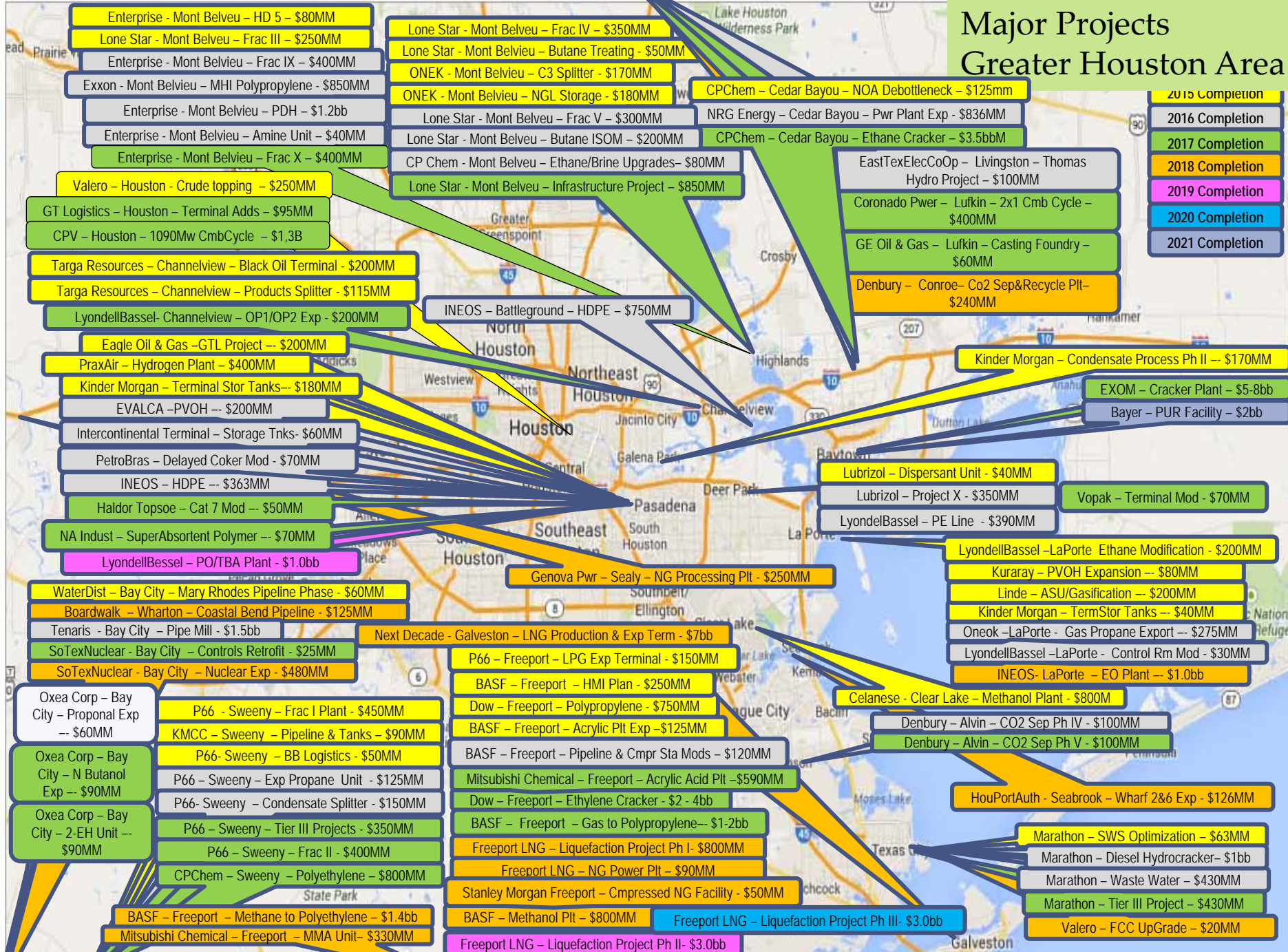
- Key Learning – Interest Emerges For All Types of Housing.

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?

Major Projects Greater Houston Area

- 2015 Completion
- 2016 Completion
- 2017 Completion
- 2018 Completion
- 2019 Completion
- 2020 Completion
- 2021 Completion

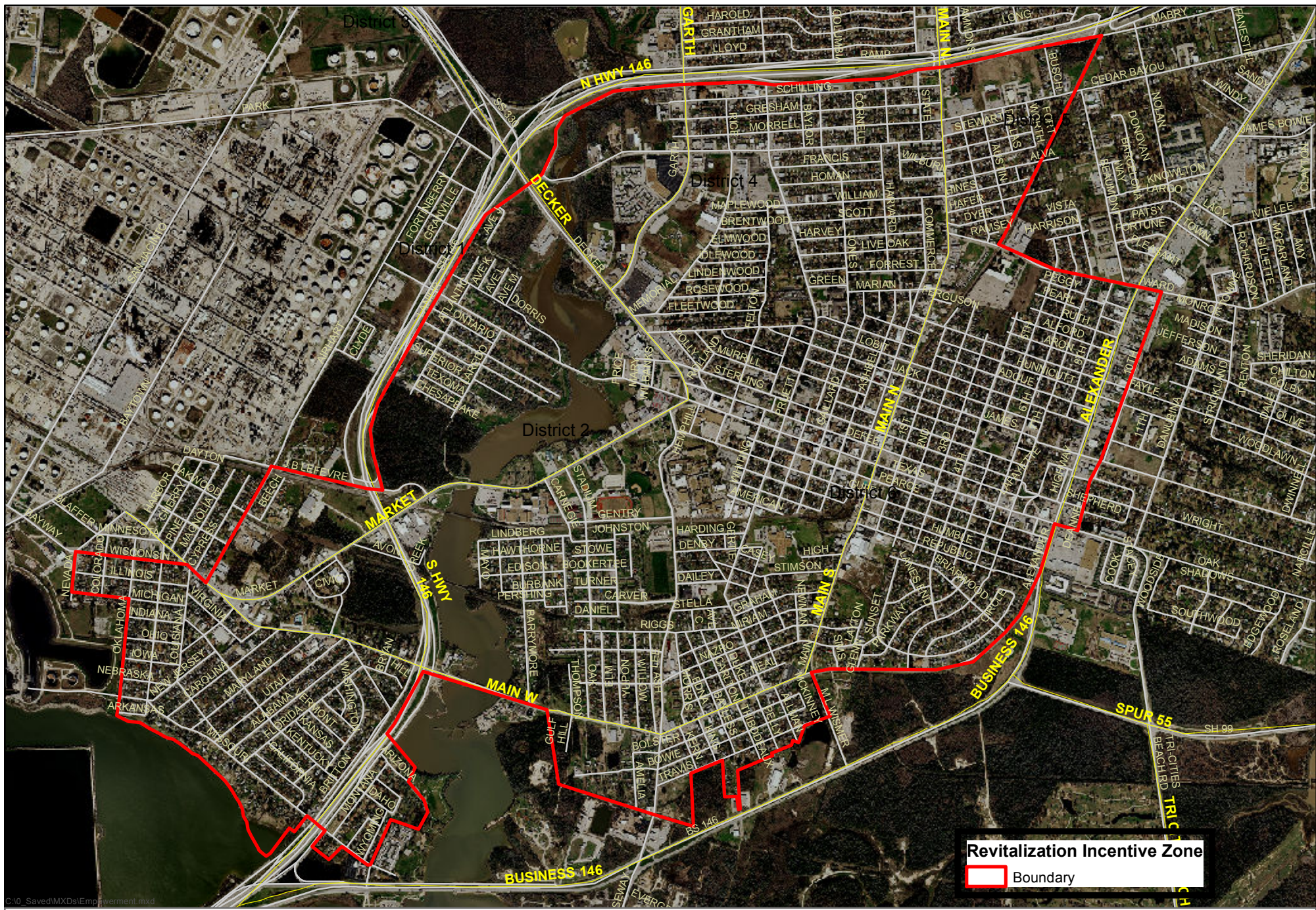


Key Question(s): 2Q2016

- 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





Revitalization Incentive Zone
 Boundary

Revitalization Incentive Zone
 NEZ Encompasses 7290 parcels

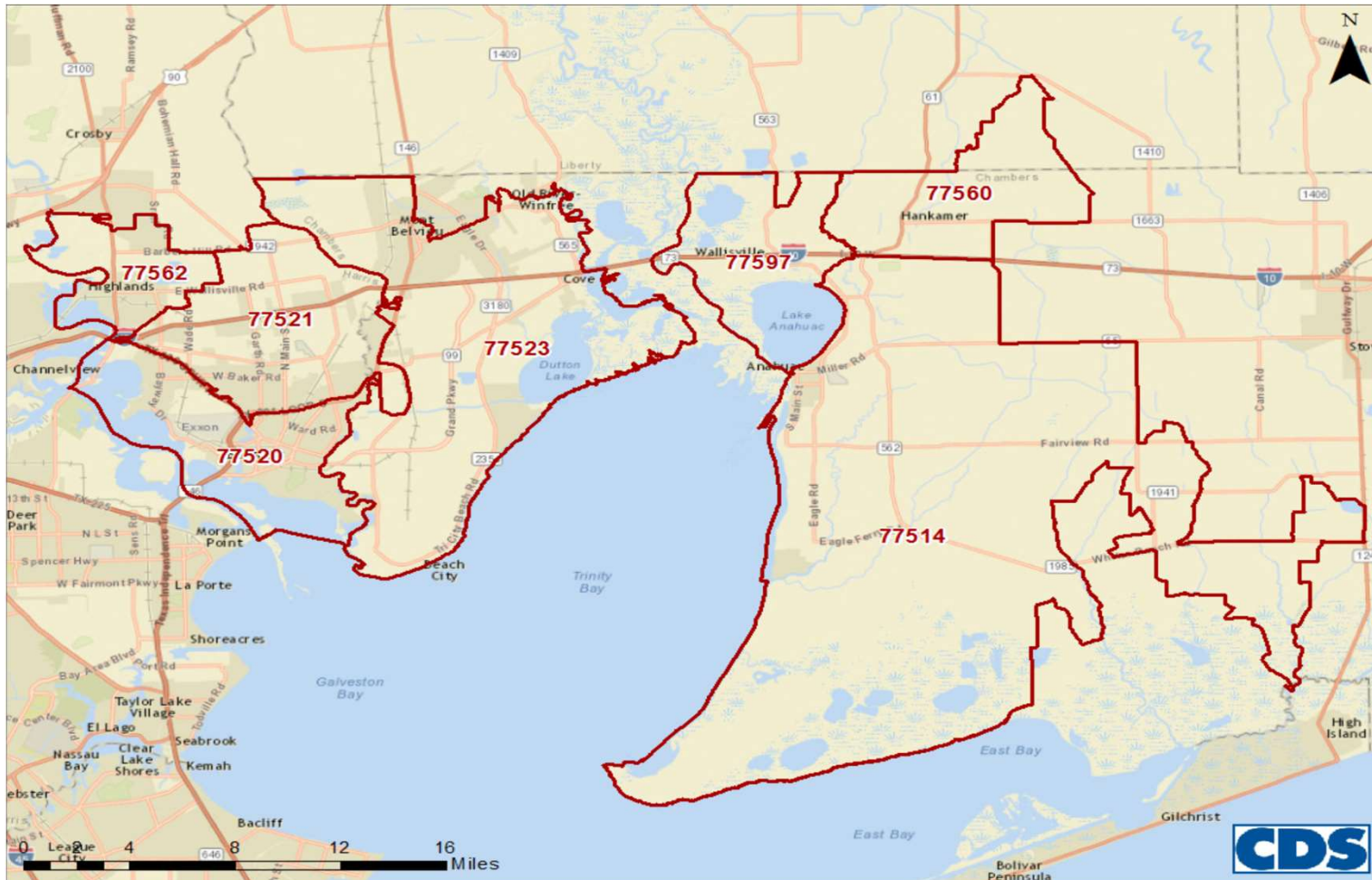


Date 2014-08-25

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Rural Development



06/06/2018 09:27a Y:\Eng\OpenProj\5830\Subdivisions\Drawings\Master Plan\1 - 5830 MASTER PLAN.dwg 1 - 5830 MASTER PLAN.dwg

REV	DATE	DESCRIPTION



INTERIM REVIEW ONLY
 THIS DOCUMENT IS INCOMPLETE.
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 P.E. JERRY L. GAMER
 TYPE FIRM REGISTRATION #F-387
 DATE: JUNE 06, 2018
 TBPE FIRM REGISTRATION #F-267

HUTCHISON & ASSOCIATES
 ENGINEERS, LAND PLANNERS, SURVEYORS
 TYPE FIRM REGISTRATION #F-387
 1209 DECKER DR.
 BAYTOWN, TEXAS 77520
 TEL (281) 420-8213 FAX (281) 420-2717
 www.hutchisonassoc.com

CYPRESS POINT SUBDIVISION
 SITE LOT LAYOUT

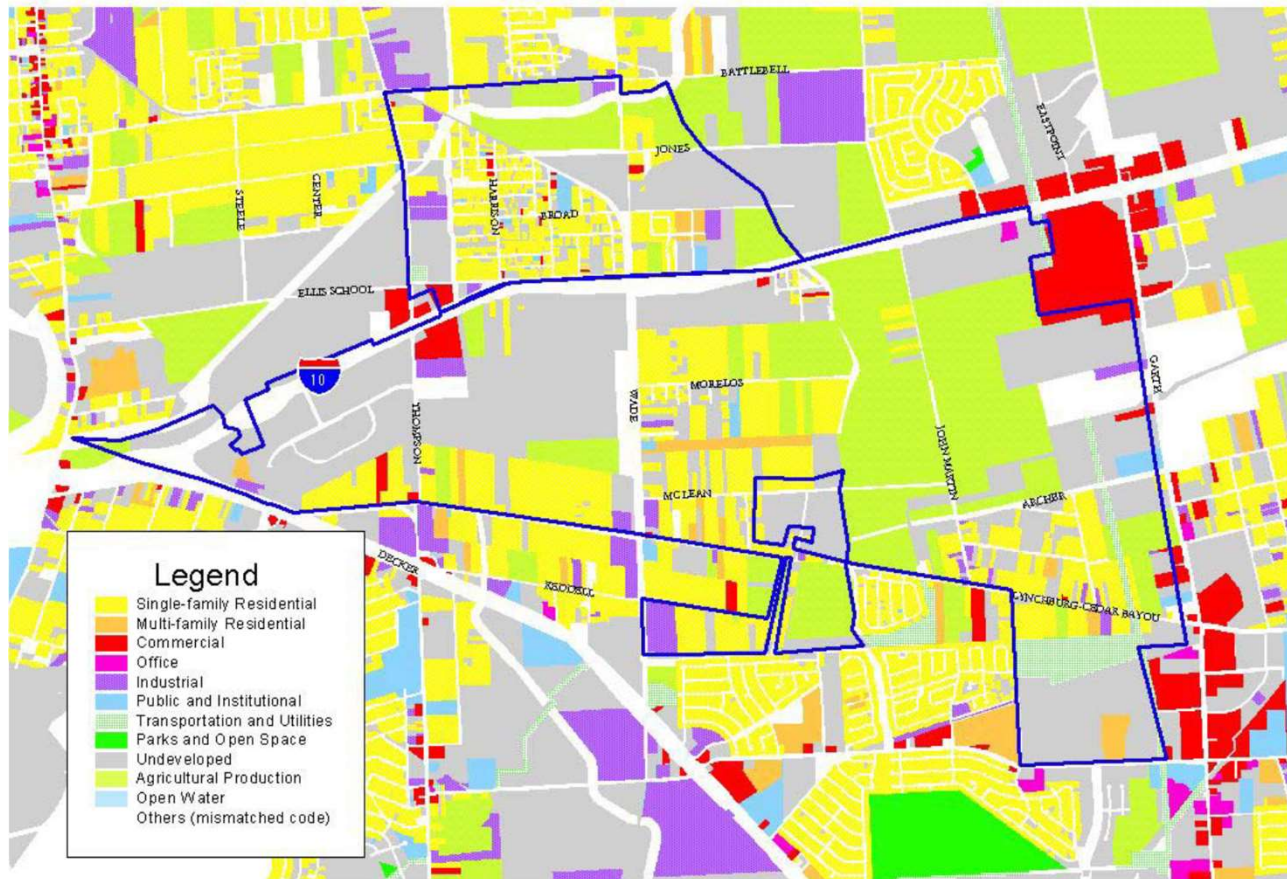
ANAHUAC, CHAMBERS COUNTY, TEXAS	
DATE: JUNE 06, 2018	PROJECT: 5830
SCALE: 1" = 100'	SHEET: OF 38



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

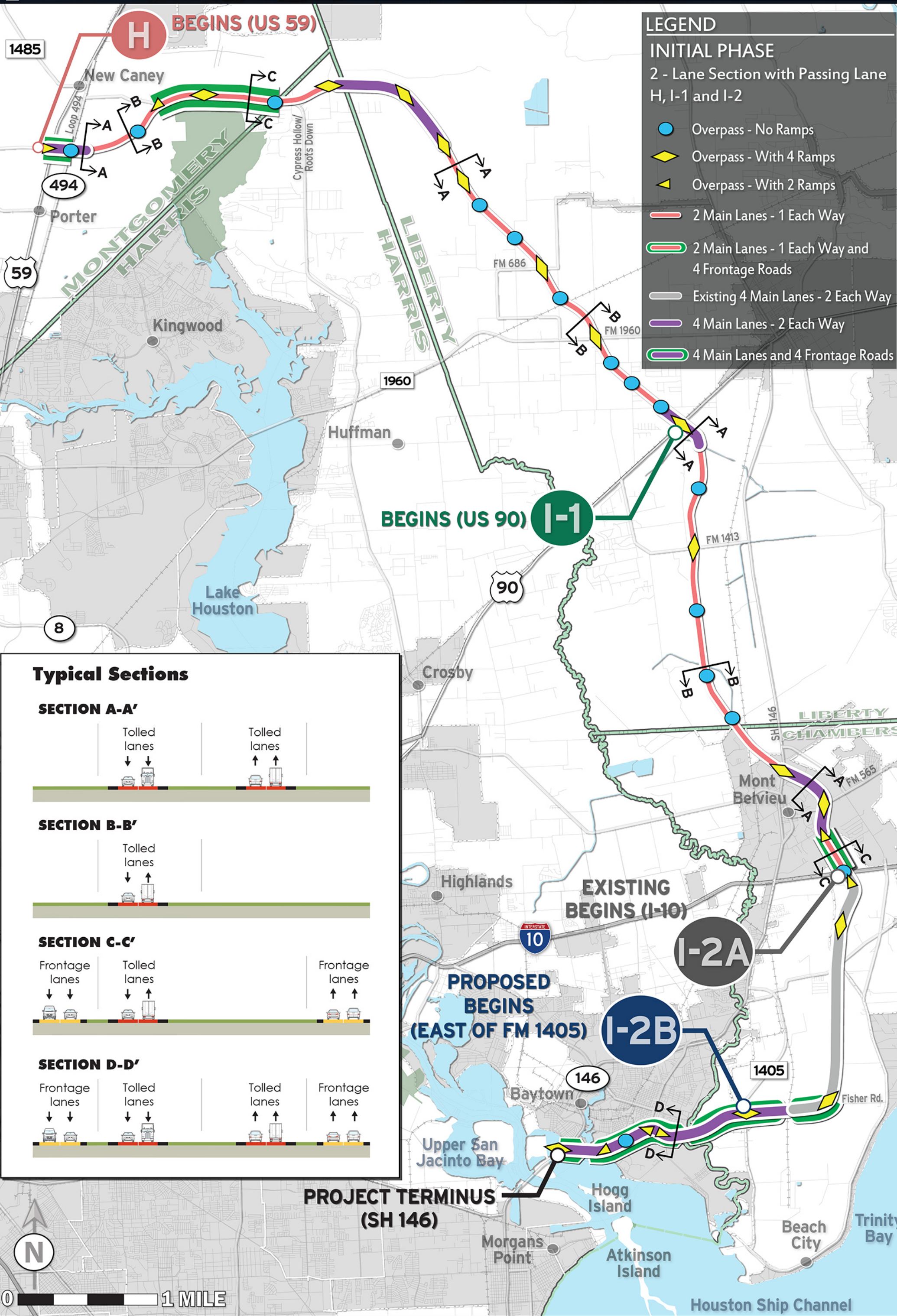
McNair / Linus



LEGEND

INITIAL PHASE
 2 - Lane Section with Passing Lane
 H, I-1 and I-2

- Overpass - No Ramps
- Overpass - With 4 Ramps
- Overpass - With 2 Ramps
- 2 Main Lanes - 1 Each Way
- 2 Main Lanes - 1 Each Way and 4 Frontage Roads
- Existing 4 Main Lanes - 2 Each Way
- 4 Main Lanes - 2 Each Way
- 4 Main Lanes and 4 Frontage Roads



Typical Sections

