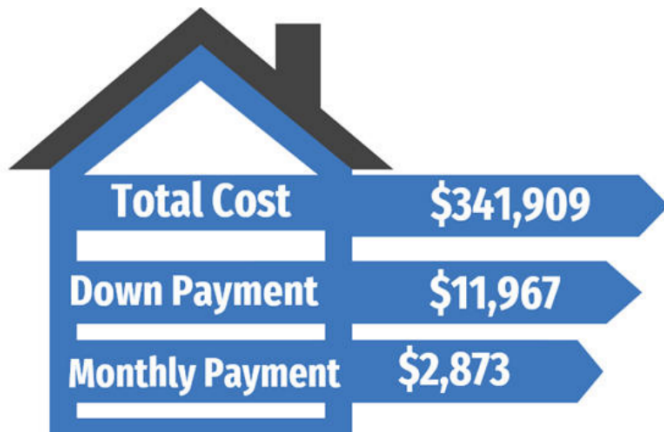
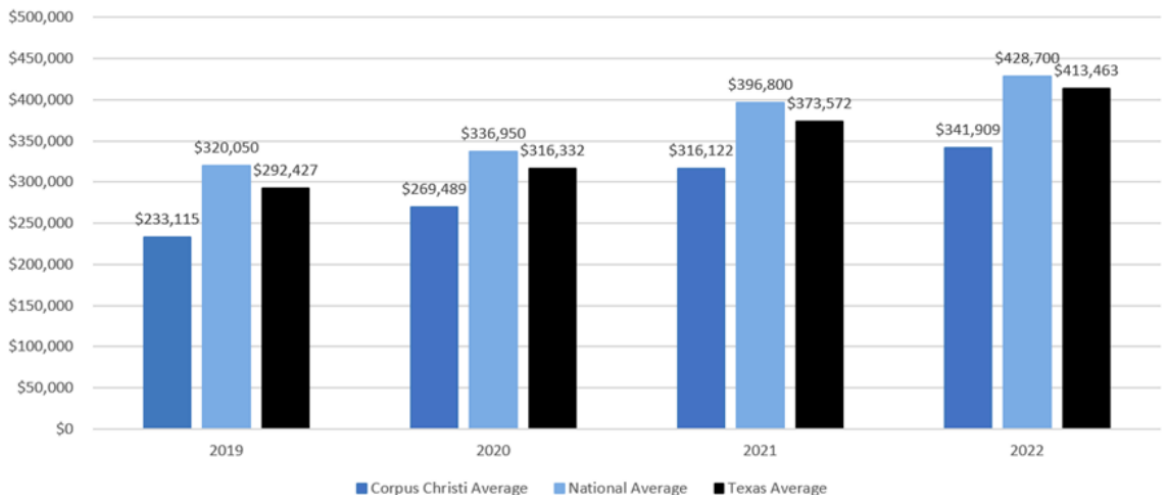


THE MISSING MIDDLE: HOUSING IN CORPUS CHRISTI, TX

Corpus Christi's housing market is heavily stratified. Throughout Corpus Christi, median household incomes alternate between lows of \$30K and highs of \$80k. This **missing middle** is a lost opportunity for economic development. Measured investments by the city can help fill the current gap in unit production, thereby diversifying the economy, raising the tax-base for the city through more property taxes and create a multiplier effect for economic activity.



AVERAGE HOME PRICE



THE MISSING MIDDLE: HOUSING IN CORPUS CHRISTI, TX

Someone living in the Corpus Christi MSA must earn at least **\$44,720** annually in order to comfortably afford a 2-bedroom apartment.

\$21.50/hr

Hourly Income Needed to
Rent a 2-bd Apartment (NLIHC)

As of 2020, there are approximately 61,467 renters living in the Corpus Christi MSA, with the Fair Market Rate being \$1,118/month for a 2-bedroom apartment. Because of low wages, inflation, and low housing activity, renters are becoming increasingly more cost burdened.

3-Year Housing Demand Forecast

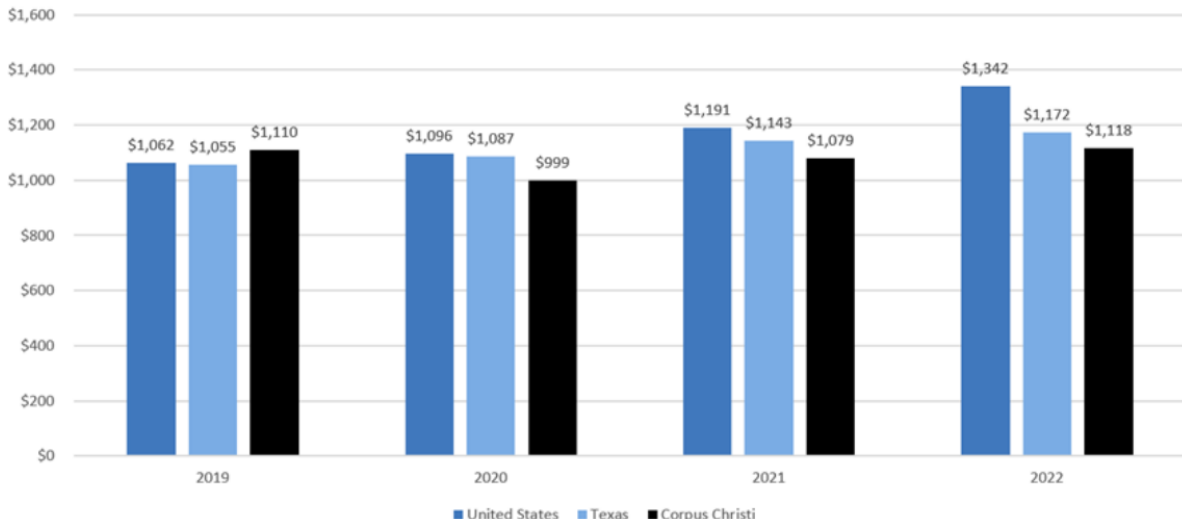
| Corpus Christi HMA | | Sales Units | Rental Units |
|--------------------|--------------|--------------------|--------------------|
| | Total Demand | 4,725 | 1,750 |
| Corpus Christi HMA | | Under Construction | Under Construction |
| | | 900 | 550 |

Notes: Total demand represents the estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of January 1, 2022. The forecast period is January 1, 2022, to January 1, 2025.

Source: Estimates by the analyst

According to ACS 5-Year Estimates, 46.98% of renters in Corpus Christi are 'Cost-Burdened,' meaning they pay 30% or more of their total gross income on rent. 23.51% of renters in Corpus Christi are 'Extremely Cost-Burdened,' meaning they pay 50% or more of their total gross income on rent.

AVERAGE RENT FOR A 2-BD APARTMENT

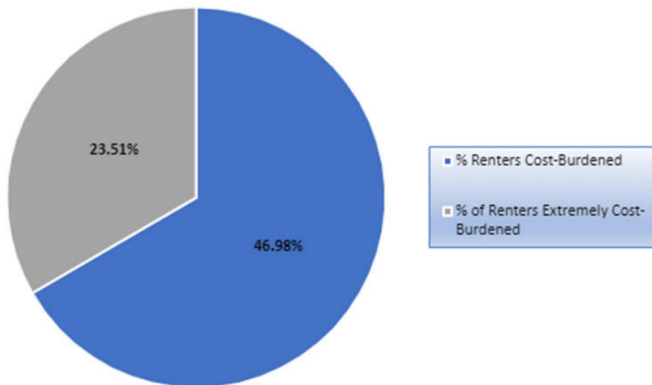


THE MISSING MIDDLE: HOUSING IN CORPUS CHRISTI, TX

Entry-level homes for first-time buyers are out of reach; the gap between what buyers can afford and the realities of the current housing market grow wider each day.

Demand for homeownership remains robust but high prices, coupled with rapidly escalating interest rates, have locked an ever-increasing number of Texans out of homeownership.

Cost-Burdened Renters in Corpus Christi

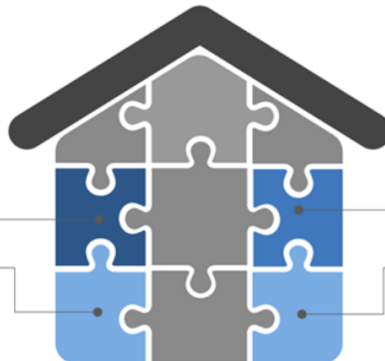


As the gap between home prices and the means of hardworking Texas widens, down payment assistance programs, or DAP, remain the most effective tool for bridging this divide for potential homeowners.

POLICY RECOMMENDATIONS

A permanent rental assistance program should be established for low-to-moderate income earning renters.

The City of Corpus Christi and Nueces County should offer down-payment assistance to potential low-to-moderate income homebuyers. A sizeable commitment would also stimulate the construction of more starter units.



Subsidize construction of new units including Accessory Dwelling Units (ADUs).

Improve land usage with dedicated plan for reforming zoning and promoting infill development.